

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

June 3, 2014

6:00 PM

*If you wish to make a statement regarding any item on the agenda, please complete a Speaker Card and hand it to the clerk. When the Chairman calls for comments from the public on the item you wish to address, step forward to the lectern and state your name and address. **Only testimony given from the lectern will be heard by the Planning Commission and included in the record.***

1. CALL TO ORDER:

Roll Call: Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioners Michael Perciful, Vince Overmyer, and Rick Crimeni

Invocation and Flag Salute: Chairman Gifford

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of May 6, 2014

3. PUBLIC COMMENTS:

*Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. When you are recognized, please give your name and address. Please complete a Speaker Card and hand it to the Clerk so that we have an accurate recording of your name and address for the minutes.*

PUBLIC HEARING ITEMS

Meeting Procedure for Public Hearing Items:

1. Receive Staff Report Presentation
2. Commissioners report any Site Visit or Applicant Contact, and ask questions of staff
3. Open the Public Hearing and receive comments from the applicant and the public.
4. Close the Public Hearing
5. Planning Commission Discussion and Motion

4. **CONDITIONAL USE PERMIT NO. 14-002 (BUY SELL LOAN PAWN SHOP)** - A request for Planning Commission review and approval of a Conditional Use Permit allowing the relocation and operation of an existing pawn shop from its current location at 318 East Florida Avenue, to a new location at 220-A South Lyon Avenue near the southeast corner of Florida and Lyon Avenues, with consideration of an Environmental Exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION:

Applicant: BuySellLoan – Gary Hembd, Jr.
Planner: Emery Papp – Principal Planner
Authorized Agent: James Calkins
Project Location: 220-A South Lyon Avenue
APN Information: 441-110-021

RECOMMENDED ACTION:

That the Planning Commission:

1. *Approve Planning Commission Resolution Bill No. 14-014 approving CUP 14-002 subject to the Conditions of Approval (Attachment No. 1B), and*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

WORK STUDY ITEMS

5. **WORKSTUDY: PRELIMINARY REVIEW NO. 14-001 (PASEO SANTA FE)** – A Workstudy Session for the Planning Commission to review and provide input regarding the submittal of a future General Plan Amendment to amend the land use designation from Industrial(I) to Business Park (BP) and High Density Residential (HDR); a Zone Change from Light Manufacturing (M-1) to Business Park (BP) and Multiple Family Residential (R-3); a Tentative Tract Map to subdivide the property into six (6) separate lots; and, a conceptual layout for the future construction and operation of a medical campus, senior apartments and multiple family apartments, located on the northwest corner of Santa Fe and Midway Avenues.

PROJECT APPLICANT INFORMATION:

Applicant: Michael Wright – Santa Fe Commons
Planner: Carole Kendrick – Assistant Planner
Authorized Agent: Blaine Womer – Blaine A. Womer Civil Engineering
Project Location: Northwest corner of Santa Fe and Midway Avenues
APN Information: 439-080-014 and 439-090-022

RECOMMENDED ACTION:

That the Planning Commission review the conceptual proposal and provide comments and direction to the applicant and the staff, prior to the preparation and submittal of the formal planning applications.

DEPARTMENT REPORTS

6. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*

7. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director Elliano*
 - A. Report on actions from the May 13, 2014 and May 27, 2014 City Council Meetings.

8. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
 - A. Chairman Gifford
 - B. Vice Chair Vasquez
 - C. Commissioner Perciful
 - D. Commissioner Overmyer
 - E. Commissioner Crimeni

9. **FUTURE AGENDA ITEMS:**
 - A. General Plan Consistency Zoning Program – Phase II
 - B. Other reports requested by the Planning Commission

10. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **July 1, 2014 at 6:00 P.M.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

NOTICE TO THE PUBLIC:

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department counter of City Hall located at 445 E. Florida Avenue during normal business hours. Agendas for Planning Commission meetings are posted at least 72 hours prior to the meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact the Planning Department office at (951) 765-2375. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to the meeting. (28 CFR 35.102-35.104 ADA Title II).

PLANNING  COMMISSION

MEETING MINUTES

DATE: MAY 6, 2014

CALLED TO ORDER: 6:00 P.M.

MEETING LOCATION: City Council Chambers
450 East Latham Avenue
Hemet, CA 92543

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, Vice-Chairman Greg Vasquez, and
Commissioners Rick Crimeni, Vince Overmyer and Michael
Perciful
ABSENT: None

Invocation and Flag Salute: Commissioner Rick Crimeni

2. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR FOR
2014-15 — Community Development Director Elliano

It was **MOVED** by Commissioner Vice-Chairman Greg Vasquez and **SECONDED** by
Commissioner Vince Overmyer to **NOMINATE** Chairman John Gifford as Planning
Commission Chair for 2014-15.

The **MOTION** was carried by the following vote:

AYES: Vice-Chairman Greg Vasquez, Commissioners Michael
Perciful, Rick Crimeni and Vince Overmyer
NOES: None
ABSTAIN: Chairman John Gifford

3. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR FOR
2014-15 — Community Development Director Elliano

It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner
Vince Overmyer to **NOMINATE** Vice-Chair Greg Vasquez as Planning Commission
Vice-Chair for 2014-15.

The **MOTION** was carried by the following vote:

1 Density Residential (2.1-5.0 d.u./ac.) to Low Medium Density Residential
2 (5.1-8.1 d.u./ac.). The Planning Commission will also consider the Draft
3 Environmental Impact Report (EIR) that has been prepared to assess the
4 environmental effects of the project.
5

6 **C. RAMONA CREEK SPECIFIC PLAN (SP-12-001)** - A request for Planning
7 Commission review and recommendation to the City Council regarding the
8 proposed Ramona Creek Specific Plan establishing 954 residential units
9 and 649,044 square feet of commercial space; consideration of an
10 associated General Plan Amendment to the Land Use Element to modify
11 the mix of residential units and commercial acreage in Mixed Use Area No.
12 1 and to change the land use designation on 44.9 acres from Low Density
13 Residential (2.1-5.0 d.u./ac.) to Low Medium Density Residential (5.1-8.0
14 d.u./ac.). The Planning Commission will also consider the Draft
15 Environmental Impact Report (EIR) that has been prepared to assess the
16 environmental effects of the project.
17

18 **D. RAMONA CREEK MASTER SUBDIVISION MAP (TTM 36510)** - A request
19 for Planning Commission review and recommendation to the City Council
20 regarding the proposed Ramona Creek master tentative tract map to
21 subdivide the site into 37 large numbered lots and 49 lettered lots.
22

23 (Planner Running gave a detailed report to the Commission and invited comments.)
24

25 Chairman Gifford wanted to know the reason for the increase in proposed residential
26 and decrease in commercial as part of the proposed General Plan Amendment.
27

28 Chairman Gifford also questioned if the recent changes in the conditions of approval
29 have been approved by the applicant, and Planner Running said they had discussed it
30 by telephone with the applicant and provided it to them at the meeting.
31

32 Commissioners Overmyer and Crimeni wanted more information about the increase in
33 residential and change in commercial and its impact on traffic for the Mixed Use Area
34 #1 of the General Plan.
35

36 CDD Elliano responded that when you look at the General Plan and potential
37 amendments, in terms of Mixed Use Area #1, the area is larger than just this project
38 site. At the time the City was preparing the general plan update, we studied a
39 maximum build-out condition as a "worst case analysis" in terms of the EIR and the
40 relative impacts to traffic, etc. It was anticipated that the acreages of the actual land
41 uses proposed in the area would change or modify over time. A traffic analysis and
42 environmental analysis was prepared to make sure that reducing the overall
43 commercial square footage and adding residential wasn't going to change the
44 environmental impact assumed originally in the General Plan, and it is, in fact, less of
45 an impact.
46

47 Even in the General Plan fiscal analysis done in 2012, the City's fiscal
48 consultant stated that the area was too high for the amount of commercial, based on
49 the foreseeable market. So when the Ramona Creek proposal came forward, it was a
50

1 more appropriate mix of land uses for the site, and was further substantiated by the
2 market and fiscal studies prepared for the Ramona Creek project.

3
4 Chairman Gifford asked if there was a plan to have Riverside County Flood Control
5 take over management of the flood control features of the project.

6
7 City Engineer Biagioni stated that RC Flood Control usually does not take isolated
8 pieces, that building to their specifications does not ensure their management. The
9 advantage is the saving for maintenance.

10
11 Chairman Gifford opened the public hearing and invited Daniel Gryczman to the
12 lectern.

13
14 Daniel Gryczman, Regent Properties (11990 San Vicente Boulevard, Los Angeles, CA
15 90049) stated that this was their fourth appearance before the Planning Commission
16 and it had always been a pleasure to work with the City of Hemet. He noted that he
17 had been developing properties all over California for 15 years, and he had never
18 seen such a well put-together package from a city staff, and he appreciated having a
19 partner that takes development as seriously as Regent does.

20
21 He clarified that the decrease in commercial and increase in residential had to do with
22 the General Plan, not this specific property, as this had always been their proposal.
23 Retail vs. residential is always a chicken and egg conversation, but their plan really is
24 set up to respond to that market demand.

25
26 Mr. Gryczman also explained that the project is being designed to Flood Control
27 District standards, with the hope that eventually the district would take it over.

28
29 There were a number of conditions that were proposed to be changed, relative to
30 signals. Putting the Florida Avenue signal aside, (because that signal must be in
31 place before the first building goes up for retail), all the other signals should be
32 installed when they are warranted, from the developer's perspective. That way, when
33 the number of building permits pulled warrant a traffic signal, it's then the developer
34 should be expected to expend a significant amount of money to put the traffic signal
35 in, rather than with the first building permit.

36
37 CDD Elliano explained that it was not clear from the Specific Plan what the timing was
38 for the signals and street improvements. The Florida Avenue signal is indeed
39 warranted, in conjunction with the commercial portion of the plan, but the others are
40 going to be when they are warranted based on traffic demand.

41
42 Planner Running further noted that street improvement is needed prior to the first
43 building permit, when development occurs, so people can get there. He felt that the
44 two concepts (signals and street improvements) probably should have been separated
45 in the phasing plan chapter of the Specific Plan.

46
47 Chairman Gifford remarked that there is no disagreement these three signals need to
48 be put in. It's just a matter of what triggers them.

1 Mr. Gryczman agreed, and explained further that the phasing plan for the project is
2 somewhat atypical - in a good way - because it's set up to be responsive to the
3 market. The phasing plan is not chronological, therefore, building Phase 3 first
4 doesn't mean a particular traffic signal may or may not be warranted.

5
6 After extensive further discussion the suggestion was made to solidify the language of
7 the conditions of approval: General Condition 13(c)2, suggest changing the "and" to
8 "or"; 13(d)1, adding "or when signal warrants are met," and likewise, with (e) and (f),
9 page 3 of 3 on the General Conditions.

10
11 Mr. Gryczman noted that he agreed that the streets need to be in place.

12
13 Chairman Gifford stated that the consensus was that the matter be deferred to staff for
14 actual language clarification in the modified conditions of approval.

15
16 To Commissioner Crimeni's question about anchor stores to attract other retailers, Mr.
17 Gryczman declined to give out names, as these negotiations have not, as yet, been
18 finalized, but stated that they are attending the Shopping Center Conference in Las
19 Vegas and have meetings set up with big boxes, junior boxes, restaurant chains and
20 convenience store representatives.

21
22 They have been working hard, as has Hemet's Economic Development Staff, to entice
23 the right anchor. A match has not been found, however he is optimistic that it will.
24 Their leakage study showed that the greatest need in Hemet and surrounding areas is
25 apparel, home goods, entertainment, and that is where they are focused.

26
27 Seeing no other members of the public wishing to speak, Chairman Gifford closed the
28 public hearing.

29
30 **A.** It was **MOVED** by Vice Chair Vasquez and **SECONDED** by Commissioner Michael
31 Perciful to direct staff and the City's environmental consultant to prepare the Final EIR
32 for the project including the Response to Comments, The Mitigation Monitoring and
33 Reporting Plan (MMRP), and the Findings and Statement of Overriding
34 Considerations, for City Council review and certification.

35
36 **AYES:** Chairman John Gifford, Vice-Chairman Greg Vasquez, Commissioners
37 Michael Perciful, Rick Crimeni and Vince Overmyer

38 **NOES:** None

39 **ABSTAIN:** None

40 **ABSENT:** None

41
42 **B.** It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner
43 Michael Perciful to **ADOPT** Planning Commission Resolution Bill No. 14-012
44 recommending to the City Council **APPROVAL** of GPA 12-005.

45
46 **AYES:** Chairman John Gifford, Vice-Chairman Greg Vasquez, Commissioners
47 Michael Perciful, Rick Crimeni and Vince Overmyer

48 **NOES:** None

49 **ABSTAIN:** None

50 **ABSENT:** None

1 C. It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by
2 Commissioner Rick Crimeni to **ADOPT** Planning Resolution Bill No. 14-009,
3 recommending approval of the Specific Plan (SP 12-001) to the City Council, subject
4 to the amended conditions of approval presented at the Planning Commission meeting
5 and as further modified by staff.
6

7 **AYES:** Chairman John Gifford, Vice-Chairman Greg Vasquez, Commissioners
8 Michael Perciful, Rick Crimeni and Vince Overmyer

9 **NOES:** None

10 **ABSTAIN:** None

11 **ABSENT:** None
12

13 D. It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner
14 Michael Perciful to **ADOPT** the attached Planning Commission Resolution Bill No. 14-
15 010 recommending the City Council approve Tentative Tract Map No. 36510, subject
16 to conditions of approval and the findings contained in Resolution Bill No. 14-010, as
17 modified at the Planning Commission meeting.
18

19 **AYES:** Chairman John Gifford, Vice-Chairman Greg Vasquez, Commissioners
20 Michael Perciful, Rick Crimeni and Vince Overmyer

21 **NOES:** None

22 **ABSTAIN:** None

23 **ABSENT:** None
24

(Brief Recess)
25

26 DEPARTMENT REPORTS 27

28 7. CITY ATTORNEY REPORTS: 29

30 Assistant City Attorney reported that the Supreme Court had overruled a lower court on
31 the issue of prayer in local government meetings. It ruled that the town of Greece,
32 New York, did not violate the First Amendment by opening its city council meetings or
33 town council meetings with prayer. Had the lower court ruling been upheld by the
34 Supreme Court, it would have been precedent setting.
35

36 8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS: 37

38 A. Report on actions from the April 22, 2014 City Council Meeting. 39

40 CDD Elliano reported that there were no Planning Commission related items on the
41 council's agenda, but a presentation of interest:
42

43 A workstudy where Police Chief Brown and the San Bernardino Research Institute
44 presented the quality of life results to the council, including what people valued about
45 the city of Hemet, such as location, scenic setting, sense of community and community
46 pride, with such necessities as a public participation in public safety, crime-free
47 housing program, and the need for community outreach to supplement police
48 oversight.
49
50

1 **B. Riverside County Transportation Commission SR-74 Curve Widening Project**

2
3 CDD Elliano reported that this curve-widening project began in March and is starting
4 with the California Avenue and Florida Avenue traffic signal. From there, it is moving to
5 Calvert, with work during the daytime hours. There will be a speed reduction corridor
6 through that area, with the project completion date sometime in September.
7

8 **C. Inland Empire Economic Quarterly Report (April 2014)**

9
10 CDD Elliano referred to a report she had included in the Commissioners' packets from
11 Dr. John Husing regarding Inland Empire economic trends, which included increases in
12 jobs in logistics, healthcare and manufacturing. Construction is picking up, but many
13 laborers have left the area, but overall, the job market is improving.
14

15 **D. Local Housing Trends for 1st Quarter, 2014**

16
17 Commissioner Michael Perciful commented on a merger between Hemet/San Jacinto
18 Board of Realtors and Southwest. The cities included in this area are Temecula,
19 Murrieta, Menifee, Lake Elsinore, Wildomar, Canyon Lake, Hemet and San Jacinto.
20 CDD Elliano reported that first quarter single-family unit sales volume in Hemet is very
21 high. Where the divide starts is in the price points. Median home price in Temecula is
22 \$427,000 versus \$182,000 in Hemet, in part because of the numbers of mobile homes
23 and manufactured homes in the Hemet area. The short sales and foreclosures have
24 dramatically decreased, but lending institutions are restraining the market. There is
25 supply now, but in terms of the resale market, more than with new sales.
26

27 CDD Elliano reported that there are some new tracts coming up in the next couple of
28 months for Planning Commission review and consideration.
29

30 **9. PLANNING COMMISSIONER REPORTS:**

- 31
32 **A. Chairman Gifford (Nothing to report)**
33 **B. Vice Chair Vasquez (Nothing to report)**
34 **C. Commissioner Perciful (Nothing to report)**
35 **D. Commissioner Overmyer (Nothing to report)**
36 **E. Commissioner Crimeni reported that the Ramona Play season was a great**
37 **season.**
38

39 **10. FUTURE AGENDA ITEMS:**

- 40
41 **A. Preliminary review for Paseo Santa Fe Project**
42 **B. General Plan Consistency Zoning Program - Phase II**
43 **C. Other reports requested by the Planning Commission**
44

45 **11. ADJOURNMENT**

46
47 It was unanimously agreed to adjourn the meeting at 7:32 p.m. to the regular meeting
48 of the City of Hemet Planning Commission scheduled for June 3, 2014 at 6:00 p.m. to
49
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1 be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,
2 Hemet, CA 92543.
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John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Melissa Couden, Records Secretary
Hemet Planning Commission

DRAFT



Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director *DE*
Emery J. Papp, Principal Planner *EP*

DATE: June 3, 2014

RE: **CONDITIONAL USE PERMIT NO. 14-002 (BuySellLoan Pawn Shop)** – A request for Planning Commission review and approval of a Conditional Use Permit allowing the relocation and operation of an existing pawn shop from its current location at 318 East Florida Avenue, to a new location at 220-A South Lyon Avenue near the southeast corner of Florida and Lyon Avenues, with consideration of an Environmental Exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION

Applicant: BuySellLoan – Gary Hembd, Jr.
Agent: James Calkins
Project Location: 220-A South Lyon Avenue
APN: 441-110-021

STAFF RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

1. Adopt the attached Planning Commission Resolution Bill No. 14-014 (Attachment No. 1), approving CUP 14-002 subject to the findings and Conditions of Approval (Attachment No. 1B), and
2. Direct staff to file a Notice of Exemption with the County Clerk.

BACKGROUND:

BuySellLoan is an existing pawn shop currently located at 318 E. Florida Avenue in the D-1 (Downtown zone), and has been independently owned and operated in Hemet by the current owner since 2002. This pawn shop was originally located at 199 N. State Street, Suite 112. In 2008, the building in which BuySellLoan was originally located was sold. The new owner significantly raised the rent which forced the pawn shop to either shut down or relocate.

The pawn shop then moved to its current location on Florida Avenue in 2008. The move was intended to be temporary because the business relocated within the D-1 Zoning District, which does not permit pawn shops. City Officials at the time apparently allowed the temporary use until the owners could find a permanent, suitable location. The business has remained at the Florida Avenue location ever since. The owners have paid the annual Business License renewal fees since 2008, but for the old State Street location. Also, due to the zoning discrepancy, the owner has not been able to obtain a Certificate of Occupancy for the new location. Subsequently, Code Enforcement issued a Notice of Violation on November 25, 2013 for operating without a valid Business License and without a valid Certificate of Occupancy.

Resulting from the code enforcement notification, the Applicant, Gary Hembd, Jr. submitted a request for a Conditional Use Permit for BuySellLoan on March 31, 2014 for its new location at 220-A South Lyon Avenue in the Neighborhood Commercial (C-1) Zone. The City of Hemet Municipal Code, and the Land Use Matrix for commercial uses does not specifically address pawn shops (other than prohibiting them in in the D-1 and D-2 zones), however a Planning Director Determination made in 2007 requires approval of a Conditional Use Permit for pawn shops in the C-1 or C-2 zones to ensure that the Planning Commission and City staff has an opportunity to review and condition the project. A Conditional Use Permit is an entitlement that provides special consideration of certain types of land uses in a particular zone. For such uses, certain safeguards and conditions may be required to protect the public health, safety, convenience and general welfare.

PROJECT DESCRIPTION

The proposed tenant space is an existing 1,500 square foot store that is currently unoccupied and last operated as an antique store. The tenant space is located within a larger multi-tenant commercial building on Lyon Avenue south of Florida Avenue (see Attachment Nos. 3 and 4). The Applicant proposes no modifications to the exterior of the building except for signage, and the interior requires no modifications except for the addition of display cases. The Applicant proposes no changes to the pawn shop's current operations other than its location.

BuySellLoan currently has three employees and the current and proposed hours of operation are 9:30 AM to 4:30 PM Monday through Friday; 9:30 AM to 2:00 PM Saturday, and 10:00 AM to 1:00 PM on Sunday. BuySellLoan operates as a typical pawn shop and offers loans for items held as collateral. The owner of the property can reclaim the items after a specified period of time by repaying the loan with interest. BuySellLoan also purchases used items from customers for resale in its store. All items purchased or "pawned" are held for 30 days to provide Hemet PD the opportunity to investigate any potentially stolen items. They also require customers that pawn or sell items to provide valid photo identification and fingerprints for each item. Items that are pawned and forfeited are also sold. The most common items accepted for pawn or purchase include

jewelry, electronics, musical instruments, hand and electric power tools, and collectible items and memorabilia. BuySellLoan does not deal in firearms, ammunition, or fuel-powered equipment or tools. The proposed layout of the store can be seen in Exhibit 1A and a description of their business is included as Attachment No. 2.

If approved, BuySellLoan will operate at its new location under the proper entitlement and permits for its use in a commercial zone, will have obtained a Business License and Certificate of Occupancy for the new location, which will bring the business into full compliance with City Codes and regulations. The Planning Commission is the approving body for Conditional Use Permits and its action is final unless the decision is appealed to the City Council.

PROJECT SETTING AND SURROUNDING USES

The proposed new location for BuySellLoan is 220-A South Lyon Avenue, at the north end of an L-shaped, in-line shopping center with parking and landscaping facing Lyon Avenue, as shown in Attachment Nos. 1A and 3. The entire shopping center is approximately 1.37 acres. All of the other tenant spaces in the center are occupied with long-term tenants. Some of the present tenants include Cullens Chiropractic immediately adjacent to the proposed pawn shop, The Early Bird Café, and Human Computer. The proposed tenant space is located immediately south of the Walgreens store at the south east corner of Florida and Lyon Avenues.

The majority of the existing interior will remain in its present configuration, with some modifications potentially needed for ADA accessibility to the restroom which shall be for employees only. All other accessibility requirements shall be met. Exhibit No. 1B provides the site plan and the interior floor plan layout.

The project setting can also be seen in the following materials attached to this staff report:

- Aerial Map (Attachment No. 3)
- Photographs of Site (Attachment No. 4)
- Surrounding Zoning Map (Attachment No. 6)

The surrounding property Land Uses, Zoning, and General Plan designations are found in the following Table:

| | LAND USE | ZONING | GENERAL PLAN |
|--------------|---------------------------------|---|------------------------------|
| PROJECT SITE | Shopping Center | C-1 (Neighborhood Commercial) | NC (Neighborhood Commercial) |
| NORTH | Walgreens Drug Store | C-1 (General Commercial) and C-M (Commercial Manufacturing) | CC (Community Commercial) |
| SOUTH | Vacant Land | C-M | I (Industrial) |
| EAST | Bank | C-1 and C-M | CC |
| WEST | Gas Station and Shopping Center | C-1 and C-M | CC |

ANALYSIS:

Through Design Review Committee distribution, meeting, review and comment, no Divisions throughout the City had significant concerns with the proposed use at 220-A South Lyon Avenue. The site and the tenant space, as conditioned, meets all Municipal Code requirements. Moreover, the Police Department has verified that BuySellLoan has had no significant calls for service at its present location, 318 East Florida Avenue, and attributes that to the Owner being a good, responsible operator and their business hours. BuySellLoan is open only in the daytime hours when, statistically, there are fewer calls for service. In addition, The Applicant has put in place precautionary and security measures required by state and federal law to avoid receiving stolen goods and to discourage theft. These measures include checking and copying photo identification, and taking fingerprints of each person that sells an item or takes a loan out (pawn) on an item.

The concerns expressed by the Planning Division staff to the Applicant and to the Police Department stem from public safety concerns for employees and patrons of BuySellLoan.

Due to information obtained by staff through the Police Department for other projects that have recently been proposed in proximity to BuySellLoan, it was known that there are significant Police Department calls for service in the immediate proximate area. Planning staff asked the Police Department to run call for service statistics for the last year for the 1600 to 1700 Block of East Florida Avenue, and the 100 to 200 Block of South Lyon Avenue. The Police Department provided the following statistics from January 1, 2013 through April 29, 2014:

- For the 100 to 200 Block of South Lyon Avenue, there were a total of 25 calls for service. All of the calls were routine traffic stops, vehicle checks or pedestrian checks as shown in Attachment No. 7.
- For the 1600 to 1700 Block of West Florida Avenue, there were a total of 574 calls for service in 2013. Of these calls for service, 267 of them are attributed to 1661 East Florida Avenue, which is Walgreens Drug Store, immediately adjacent to the proposed BuySellLoan location at 220-A South Lyon. The call sheets are available for review with the Planning Department, but the number of sheets precluded attaching them to this report.
- For the 1600 to 1700 Block of West Florida Avenue, there were a total of 192 calls for service from January 1, 2014 through April 29, 2014. The call sheets are available for review with the Planning Department, but the number of sheets precluded attaching them to this report. The calls for service vary widely from routine traffic stops to battery, domestic violence, drug sales, panhandling, petty theft, probation violations, prostitution, public intoxication, shoplifting, and vandalism.

A review of the Police Department call for service statistics indicates that the criminal activity in the area is concentrated along Florida Avenue. The statistics for the last year and a half show very little police activity in the 100 to 200 Block of South Lyon. However, as a condition of approval, the Police Department has recommended that security cameras shall be in place to record all counter and display area activity. Planning staff and the Police Department also recommend as a condition of approval that exterior entrances to the building and other exterior areas where people may congregate are also monitored with security cameras and exterior lighting to the satisfaction of the Police Department.

Provided that the Applicant agrees and adheres to the recommended conditions of approval for the project, staff has no remaining issues with the proposed relocation of BuySellLoan from 318 East Florida Avenue to 220-A South Lyon Avenue.

CONSISTENCY WITH ADOPTED GOALS AND POLICIES:

Zoning Consistency

In 2007, the Planning Director made a determination that absent any development, operational, or locational standards in the Hemet Municipal Code, pawn shops may be conditionally permitted in the C-1 and C-2 zones on a case by case basis subject to approval of a Conditional use Permit by the Planning Commission. This determination was made to prevent a proliferation of such uses which have the potential to attract unwanted activity and behaviors. The existing center in which the proposed use will be

located is a fully developed commercial shopping center with ample parking, sufficient lighting, meets the requirements for emergency vehicle access and other vehicular and pedestrian circulation, and landscaping.

The existing structure in which the proposed use is to be located complies with the setback requirements from all property lines for the proposed use, is below the maximum height, and has a smaller percentage of lot coverage than allowed. Other than signage, no new exterior modifications are proposed or required for the intended use.

General Plan Consistency

The General Plan land use designation for the project site is NC (Neighborhood Commercial) as shown in Attachment No. 5. The project is also located within the East Florida Corridor Land Use District, which recognizes a mix of small scale commercial and office uses and mobile home parks that serve the west Hemet area. The plan recognizes a haphazard mix of commercial and office uses with existing, nearby residential uses. The plan also promotes a future gradual transitioning of the existing residential uses to higher intensity uses.

The proposed development is also consistent with the following General Plan policy:

- **LU-6.7 Regulate Sensitive Land Uses** Appropriately control the location, concentration and number of community sensitive land uses such as alcohol sales, tobacco products, adult businesses, medical marijuana dispensaries, and entertainment venues, and require operational measures to prevent adverse impacts to adjoining residences, businesses, schools, parks, medical facilities, and religious facilities consistent with City, State, and Federal Laws.

The proposed project is the relocation of an existing business in Hemet to another location in Hemet and as such does not increase the number of pawn shop establishments in the City. The owner of the business is required to relocate a second time because the zoning district in which the business is currently located does not permit pawn shops. As a result, BuySellLoan has been unable to acquire the proper licensing at its current location. Subject to approval of the Conditional Use Permit, BuySellLoan will be located within the proper zoning district for this type of use and will operate with all necessary license and permits, including local, state and federal laws and regulations.

Staff Recommendation and Findings

Approval of a Conditional Use Permit for the relocation of an existing pawn shop from 318 East Florida Avenue to 220-A South Lyon Avenue requires that ALL of the findings must be made. If the Planning Commission cannot make all of the findings, then the Commission must deny the project. The following contains the required findings and Staff's recommendation to the Planning Commission for each finding.

Conditional Use Permit:

1. *That the proposed location of the conditional use is in accord with the objectives of this chapter and the purposes of the zone in which the site is located; and,*

Pawn shops may be located in commercial zones subject to approval of a Conditional Use Permit. The HMC Zoning Ordinance allows retail sales, a component of the pawn shop operations, in the C-1 zone between the hours of 7 a.m. and 9 p.m. as a permitted use. The business owner is proposing operating hours of 9:30 AM to 4:30 AM, Monday through Friday; 9:30 AM to 2:00 PM on Saturday; and from 10:00 AM to 1:00 PM on Sunday. The items available for sale are items that can be purchased at most retail shops. Retail items include: jewelry, watches, electronics, musical instruments, electric tools, etc. The Owner does not deal in firearms, or power tools or other equipment with fuel-powered motors.

2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and*

The business owner is proposing security measures that meet the requirements of local, state, and federal law to ensure the safety of his employees and customers. Surveillance cameras and video equipment is proposed throughout the exterior and interior of the building. Police department statistics verify that the owner/operator of BuySellLoan have had no significant calls for service at their present location, and crime statistics at the new building indicate that calls for service are few and minor in nature.

The commercial center and the proposed tenant space within the building have been maintained very well by the present owner and no site issues being noted.

3. *That the use and operation is consistent with the general plan.*

The proposed project, as conditioned, is consistent with General Plan Land Use Goal LU-6, Policy LU-6.7, regulating sensitive land uses. The owner of BuySellLoan has been required to relocate a second time because the D-1 zoning district in which the business is currently located does not permit pawn shops. As a result, BuySellLoan has been unable to acquire the proper licensing at its current location. Subject to approval of the

Conditional Use Permit, BuySellLoan will be located within the proper zoning district for this type of use and will operate with all necessary license and permits, including local, state and federal laws and regulations.

Transportation Uniform Mitigation Fee (TUMF)

Pursuant to Section 5.1 of the Western Riverside Council of Governments (WRCOG) Transportation Uniform Mitigation Fee (TUMF) Fee Calculation Handbook, TUMF does not apply to existing construction. The proposed project is not subject to TUMF.

Multi-Species Habitat Conservation Plan (MSHCP)

The proposed project involves the reuse of an existing commercial tenant space within an existing fully developed shopping center. There will be no new construction. Therefore, the project is exempt from the MSHCP Mitigation Fee.

Airport Land Use Compatibility

The project is located at 220-A South Lyon Avenue near the southeast corner of Florida and Lyon Avenues. The subject site is located within Area III of the Hemet Ryan Airport Land Use Compatibility Zones (Figure 2.6a of the Hemet General Plan Land Use Element. However, discretionary projects located within Area III only require Airport Land Use Commission (ALUC) review when any of the following applies: structures are over 35 feet high, or two stories, whichever is greater; Schools or institutional uses; Hazardous materials facilities; or Places of assembly. The project does not apply to any of the ALUC review triggers and, therefore, the project can be considered compatible with the Hemet/Ryan Airport Land Use Plan and exempt from further review.

Development Review Committee (DRC) Recommendation

On April 10, 2014, the project was reviewed for design by the DRC. Staff from the various City departments provided written conditions that have been incorporated into the proposed conditions of approval (Exhibit 1B).

CEQA REVIEW

Section 15300 - Categorical Exemption. This project is exempt from CEQA review as it falls in a class of projects which have been determined not to have a significant effect on the environment. This project is an Existing Facility. Section 15301 - Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion to use beyond that existing at the time of the lead agency's determination.

PUBLIC COMMUNICATIONS RECEIVED

On May 21, 2014, the City gave public notice by publishing notice in the Press Enterprise, and mailing said notice to property owners located within 1000 feet of the project site, of the holding of a public hearing. A Notice of Public Hearing sign was also posted in the window of the proposed location to advise other tenants and patrons.

In addition to the public notice, a luncheon was sponsored by the owners of BuySellLoan where other tenants in the center were informed about the proposal and had an opportunity to comment. A description of this event is included as Attachment No. 8.

At the time of report preparation, the Planning Division has not received any letters of comment from the public.

REPORT SUMMARY

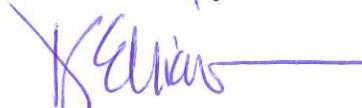
Conditional Use Permit No. 14-002 is for the relocation of an existing business, BuySellLoan from 318 East Florida Avenue to 220-A South Lyon Avenue. The new location is near the southeast corner of Florida and Lyon Avenues. Staff originally had concerns about the potential for crime in the immediate area and its potential impacts on the business, its employees and clients. However, a review of current crime statistics in the proximate area has indicated that the vast majority of calls for service are on the Florida Avenue corridor. Very few calls for service are generated within the 100 to 200 Block of South Lyon. In addition, conditions of approval have been recommended to further ensure the safety and success of the business at its new proposed location. If approved, BuySellLoan will operate in compliance with all City Codes and regulations.

For the reasons stated previously, the Planning Division believes that the project can be found exempt from the California Environmental Quality Act as an existing facility project pursuant to Section 15301 of the CEQA guidelines, and that a Notice of Exemption can be filed for Conditional Use Permit No. 14-002. The Planning Division recommends approval of the project pursuant to the attached conditions of approval, and any additional conditions as may be added by the Planning Commission. The Planning Commission's actions are final unless appealed to the City Council within ten working days.

Respectfully submitted,


Emery J. Papp
Principal Planner

Reviewed by:


Deanna Elliano
Community Development Director

ATTACHMENTS

- 1) PC Resolution Bill No. 14-014 recommending approval of CUP 14-002
Exhibit 1A – Reduced Floor Plan and Front Elevation
Exhibit 1B – Conditions of Approval
- 2) Applicant Statement
- 3) Aerial Photo
- 4) Site Photos
- 5) General Plan Land Use Designation Map
- 6) Surrounding Zoning Map
- 7) Police Department Calls for Service, 100 to 200 Block South Lyon Avenue
- 8) Letter Regarding Luncheon with Tenants to Discuss Pawn Shop Proposal

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet Zoning Ordinance
Contents of City of Hemet Planning Department Project File CUP14-014

**Attachment
No. 1
Resolution Bill No.
14-014**

**Planning Commission
Meeting of
June 3, 2014**



CITY OF HEMET
Hemet, California

RESOLUTION BILL NO. 14-014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 14-002 FOR THE RELOCATION AND OPERATION OF BUYSSELLLOAN PAWN SHOP FROM 318 E. FLORIDA AVENUE TO 220-A SOUTH LYON AVENUE (APN 442-110-021).

WHEREAS, an application for Conditional Use Permit No. 14-014 (BuySellLoan) for the relocation and operation of an existing pawn shop has been duly filed by:

Owner: BuySellLoan – Gary Hembd, Jr.
Applicant: James Calkins
Project Location: 220-A South Lyon Avenue
APN: 441-110-021

WHEREAS, the Planning Commission has the authority per section 90-1531 *et seq.* of the Hemet Municipal Code to take action on Conditional Use Permit No. 14-014 to approve the relocation and operation of an existing pawn shop located within the City of Hemet; and

WHEREAS, on May 21, 2014, the City gave public notice by advertising in the Press Enterprise, by mailing to property owners within 1000 feet, and posting the site, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

WHEREAS, on June 3, 2014, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit, and

WHEREAS, Under California Environmental Quality Act (CEQA) Guidelines Section 15301 this project is exempt from CEQA review because it is an existing facility.

NOW, THEREFORE, the Planning Commission of the City of Hemet does Resolve, Determine, Find and Order as follows:

Planning Commission Resolution Bill No. 14-014
CONDITIONAL USE PERMIT NO. 13-014 – BuySellLoan

1
2
3 **SECTION 1: ENVIRONMENTAL FINDINGS**
4

5 The Planning Commission, in light of the whole record before it, including but not limited
6 to, the City's Local CEQA Guidelines and Thresholds of Significance, the
7 recommendation of the Planning Director as provided in the Staff Report dated
8 February 19, 2013 and documents incorporated therein by reference, and any other
9 evidence (within the meaning of Public Resources Code §21080(e) and §21082.2)
10 within the record or provided at the public hearing of this matter, hereby finds and
11 determines as follows:
12

- 13 1. **CEQA.** Pursuant to California Environmental Quality Act (CEQA) Guidelines
14 Section 15300 Categorical Exemption. This project is exempt from CEQA review
15 as it falls in a class of projects which have been determined not to have a
16 significant effect on the environment. This project is an Existing Facility. Section
17 15301 Class 1 consists of the operation, repair, maintenance, permitting, leasing,
18 licensing, or minor alteration of existing public or private structures, facilities,
19 mechanical equipment, or topographical features, involving negligible or no
20 expansion to use beyond that existing at the time of the lead agency's
21 determination.
22
- 23 2. **Multi-Species Habitat Conservation Plan (MSHCP).** The proposed project
24 involves the reuse of an existing commercial tenant space within an existing fully
25 developed shopping center. There will be no new construction. Therefore, the
26 project is exempt from the MSHCP Mitigation Fee.
27
28

29 **SECTION 2: CONDITIONAL USE PERMIT FINDINGS**
30

31 The Planning Commission, in light of the whole record before it, including but not limited
32 to, all documents and other evidence incorporated herein by reference, and any other
33 evidence within the record or provided at the public hearing of this matter (as described
34 by Government Code § 65009), hereby finds and determines as follows:
35

36 **Findings for Approval**
37

- 38 1. **That the proposed location of the conditional use is in accord with the**
39 **objectives of this chapter and the purposes of the zone in which the site is**
40 **located;**
41

42 Pawn shops may be located in commercial zones subject to approval of a
43 Conditional Use Permit. The HMC Zoning Ordinance allows retail sales, a
44 component of the pawn shop operations, in the C-1 zone between the hours of 7

1 a.m. and 9 p.m. as a permitted use. The business owner is proposing operating
2 hours of 9:30 AM to 4:30 AM, Monday through Friday; 9:30 AM to 2:00 PM on
3 Saturday; and from 10:00 AM to 1:00 PM on Sunday. The items available for
4 sale are items that can be purchased at most retail shops. Retail items include:
5 jewelry, watches, electronics, musical instruments, electric tools, etc. The Owner
6 does not deal in firearms, or power tools or other equipment with fuel-powered
7 motors.
8

- 9
- 10 **2. That the proposed location of the conditional use and the conditions under**
11 **which it would be operated or maintained will not be detrimental to the**
12 **public health, safety or welfare, or materially injurious to properties or**
13 **improvements in the vicinity;**
14

15 The business owner is proposing security measures that meet the requirements
16 of local, state, and federal law to ensure the safety of his employees and
17 customers. Surveillance cameras and video equipment is proposed throughout
18 the exterior and interior of the building. Police department statistics verify that
19 the owner/operator of BuySellLoan have had no significant calls for service at
20 their present location, and crime statistics at the new location indicate that calls
21 for service are few and minor in nature.
22

23 The commercial center and the proposed tenant space within the building have
24 been maintained very well by the present owner and no site issues being noted.
25

- 26
- 27 **3. That the use and operation is consistent with the general plan.**
28

29 The proposed project, as conditioned, is consistent with General Plan Land Use
30 Goal LU-6, Policy LU-6.7, regulating sensitive land uses. The owner of
31 BuySellLoan has been required to relocate a second time because the D-1
32 zoning district in which the business is currently located does not permit pawn
33 shops. As a result, BuySellLoan has been unable to acquire the proper licensing
34 at its current location. Subject to approval of the Conditional Use Permit,
35 BuySellLoan will be located within the proper zoning district for this type of use
36 and will operate with all necessary license and permits, including local, state and
37 federal laws and regulations.
38

39

40 **SECTION 3: PLANNING COMMISSION ACTIONS**
41

42

43 The Planning Commission hereby takes the following actions:
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1. **CEQA.** Pursuant to California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA review as it falls in a class of projects which have been determined not to have a significant effect on the environment. This project is an Existing Facility. Section 15301 - Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion to use beyond that existing at the time of the lead agency's determination.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2014 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

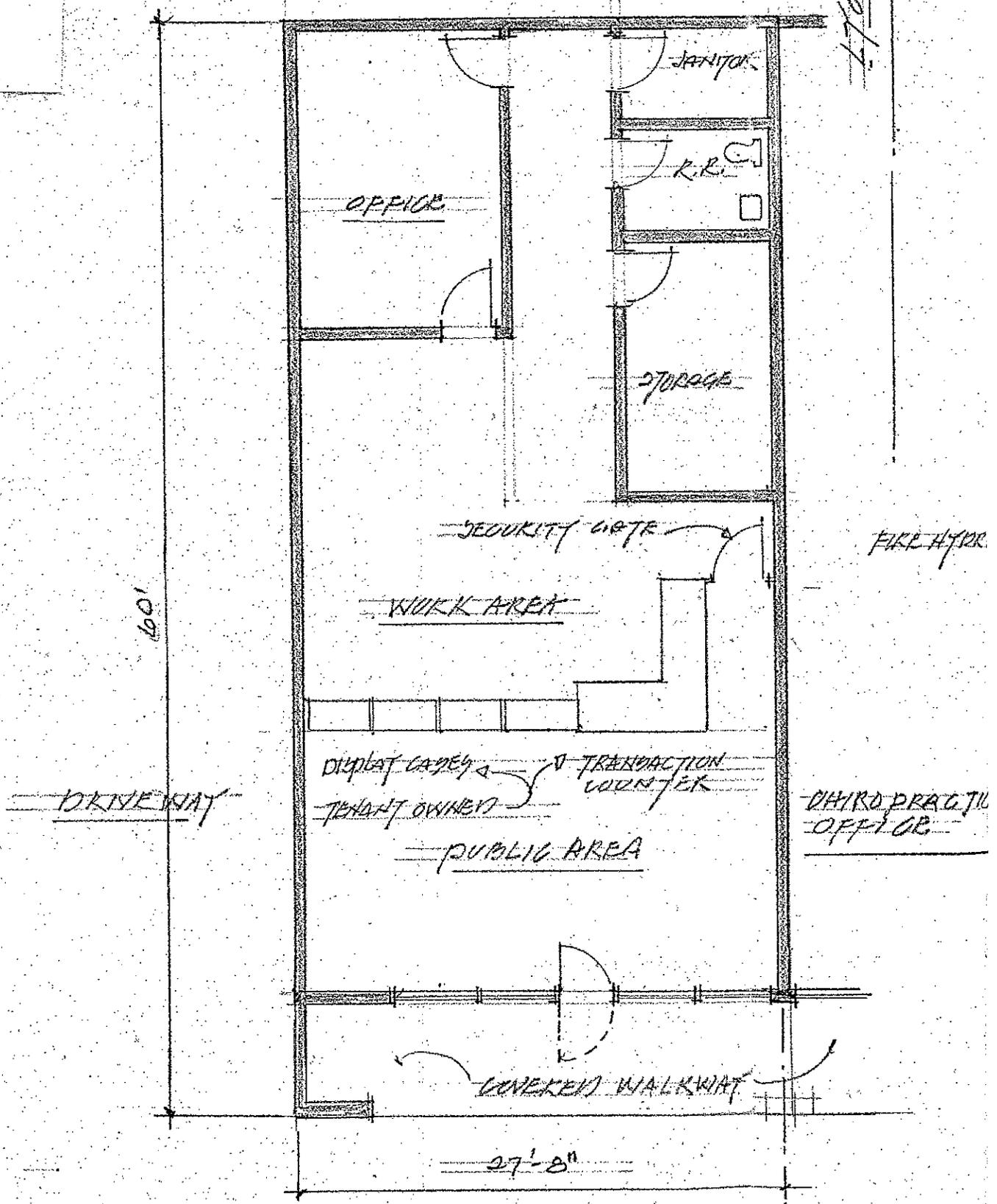
Melissa Couden, Records Secretary
Hemet Planning Commission

**Exhibit
No. 1A
Development Plan**

**Planning Commission
Meeting of
June 3, 2014**

250)

LYON AVENUE

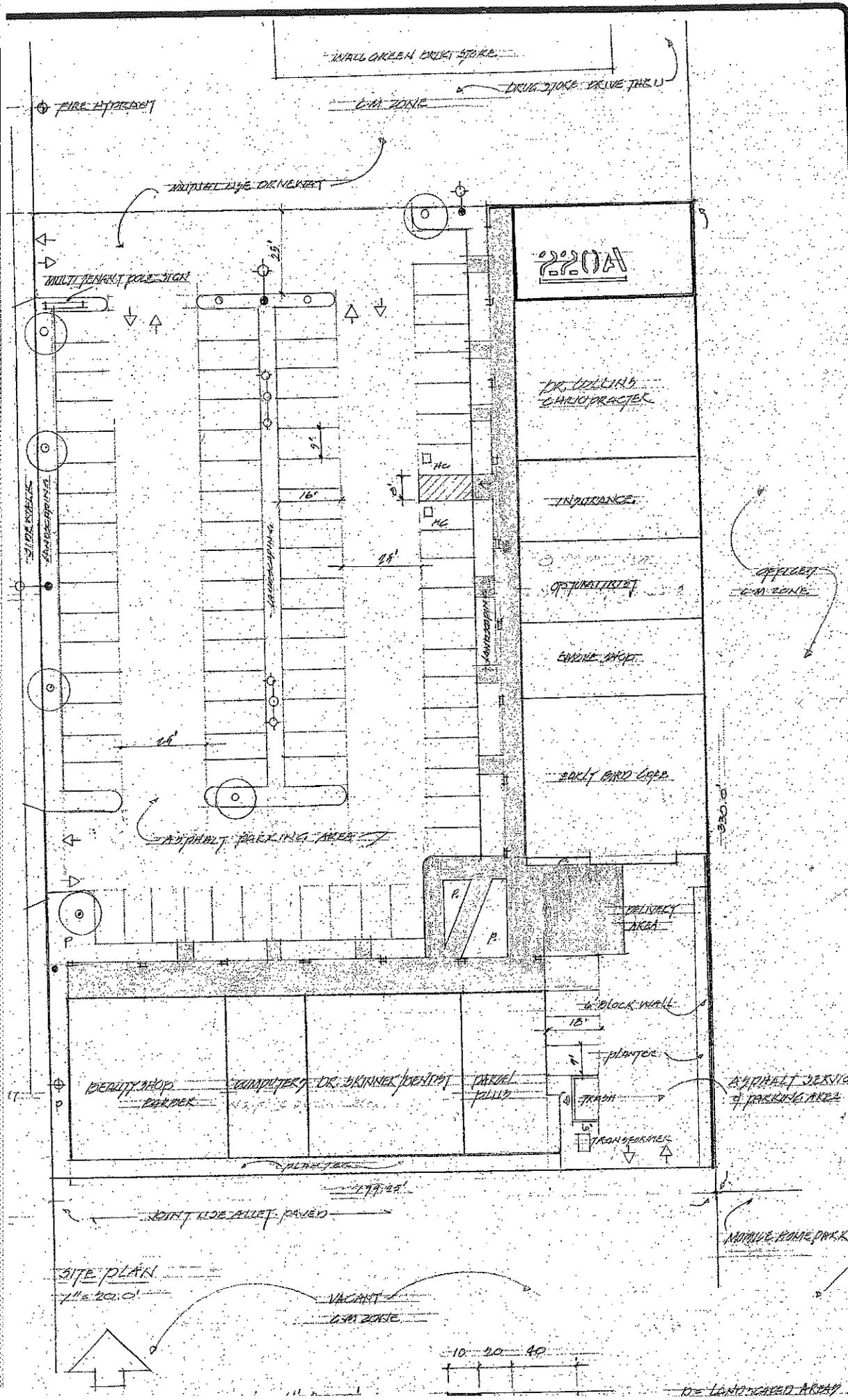


FLOOR PLAN

SCALE 1/8" = 1'-0"

EXISTING WALLS

14-1-17 5:10 PM



| REVISIONS | BY |
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City of Hemet - Planning
 RECEIVED
 MAR 31 2011
 PROJECT NO.(S)
 CIP 14-002

EXEMPTED for CONDITIONAL USE PERMIT
 SUBSECTIONAL PAVIN STOP

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|---------|
| DRAWN |
| CHECKED |
| DATE |
| SCALE |

Exhibit No. 1B

Conditions of Approval

**Planning Commission
Meeting of
June 3, 2014**



CITY OF HEMET

PROPOSED CONDITIONS OF APPROVAL

PLANNING COMMISSION HEARING DATE: JUNE 3, 2014

PROJECT NO.: **CONDITIONAL USE PERMIT NO. 14-014**
APPLICANT: BuySellLoan – Gary Hembd, Jr.
AGENT: James Calkins
LOCATION: 220-A South Lyon Avenue
OCCUPANCY: This project has been reviewed as an “M” **Occupancy**; any other use will require further review.

Note: Any conditions revised at a hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (for additions), and any newly added conditions will be added at the end of all conditions regardless of the Department originating the condition.

STANDARD CONDITIONS

The following conditions of approval were approved by the City Council as standard conditions of approval for all projects. Questions regarding compliance with these conditions should be directed to the Planning Department at (951) 765-2375.

General Requirements:

1. **CONDITIONAL USE PERMIT NO. 14-014** shall become null and void on **June 3, 2016** (two calendar years from the date of approval), unless use in reliance on the approved Conditional Use Permit is established prior to the expiration date. A time extension may be granted by the Planning Commission in accordance with Hemet Municipal Code, provided a written request for a time extension is submitted the Planning Department prior to the expiration date. No formal notice of expiration will be given by the City.
2. Approval of **CONDITIONAL USE PERMIT NO. 14-014** shall become effective on **June 14, 2014** unless appealed to the City Council by **June 13, 2014** (10 calendar days after action by the Planning Commission). The appeal shall be in writing and shall be accompanied by the required fee.
3. The conditions of approval of this project shall supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on the project development plans.
4. This project site shall be developed in accordance with the approved plan(s) and the conditions contained herein.

5. This project shall comply with all sections of the Zoning Ordinance, Subdivision Ordinance and all other applicable Local, State and Federal laws and regulations in effect at the time of the building permit application and/or time of recordation, including the California Building Code, California Fire Code, and City and State Handicapped Accessibility Requirements (California Code of Regulations, Title 24).
6. Any construction activity required for this project shall meet the requirements of the Hemet Municipal Code Chapter 30, Article II.
7. Prior to occupying the tenant space, the Applicant/Owner shall obtain an updated Business License for the new location and a Certificate of Occupancy for the new location.

PLANNING DEPARTMENT CONDITIONS

The following conditions of approval are project specific and were recommended by the Planning Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Planning Department at (951) 765-2375.

Site Development and Operation:

8. Prior to the issuance of a Certificate of Occupancy for the project site or business activity being commenced thereon, pursuant to Conditional Use Permit No. 14-014, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Department.
9. The hours of operation for the approved use shall be between 9:30 AM to 4:30 PM., Monday thru Friday, 9:30 AM to 2:00 PM Saturday, and 10:00 AM to 1:00 PM Sunday.
10. BuySellLoan shall comply with all Local, State and Federal rules and regulations as required to obtain and maintain a Secondhand/Pawn brokers' license.
11. Prior to the issuance of a Building Permit, the Applicant/Owner shall coordinate and contract with the City's franchise waste hauler for the removal and disposal of refuse and recyclable materials, and permanent trash service.
12. There shall be no outdoor display of inventory, nor any outdoor activities without an approved Temporary Use Permit (TUP).
13. Outdoor facilities for storage or storage containers of any kind are not permitted.
14. Any uses not specifically permitted as part of, or not determined to be in substantial conformance by the Community Development Director, to this Conditional Use Permit No. 14-002, shall require submittal and approval of an application for the modification of the Conditional Use Permit.

15. Signage is not approved as part of this Project. Signage, in accordance with the Zoning Ordinance Section 90-1251.
16. The Applicant shall maintain the landscaping and irrigation, subject to approval by the Planning Division.
17. The storefront, parking areas, landscape areas, and loading dock area shall be kept free of litter, trash, refuse and debris at all times.
18. Prior to the issuance of a Certificate of Occupancy, the Applicant/Owner shall install "No Loitering" signs at all entrances to the building and other outdoors areas where people congregate.
19. The Applicant/Owner shall remove, or cause to be removed, graffiti occurring on the subject property within 48 hours.
20. There shall be no sale of firearms, ammunition, or fuel powered equipment or machinery at this location under this approval.

BUILDING DEPARTMENT CONDITIONS

The following conditions of approval are project specific and were recommended by the Building Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Building Department at (951) 765-2475.

Building Code Requirements

21. Prior to the Certificate of Occupancy, existing building(s) shall be brought into conformance with current building and zoning regulations for the intended new use of the building(s).
22. Prior to the Certificate of Occupancy, roofing shall be of an approved Class Material and in satisfactory condition.

Handicap Requirements

23. This project is subject to State Handicapped Accessibility Requirements. (California Code of Regulations, Title 24)
24. Subject to a determination by the Building Official, a Handicapped Accessible restroom may be required to be installed in accordance with California Code of Regulations, Title 24/California Building Code, and Section 1115(b).
25. Handicapped parking and signage shall be provided or installed in compliance with applicable state and city codes, if off-street parking is provided.

26. All entrances and exists shall be handicapped accessible per California Code of Regulations, Title 24.
27. A handicapped accessible pedestrian access to the site shall be provided.

ENGINEERING DEPARTMENT

The following conditions of approval are project specific and were recommended by the Engineering Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Public Works - Engineering Department at (951) 765-2360.

28. Prior to issuance of a building permit, Engineered Plans will be required if there is any modification to the parking lot to accommodate ADA standards. The parking lot shall be designed in accordance with the City of Hemet Parking Lot Design Criteria contained in the City of Hemet Standard Specification for Public Works Construction, Standards P-400 and 401, Uniform Building Code Title 24, and in accordance with Chapter 90, Article XL of the Hemet Municipal Code. The plans shall include the location of parking lot lighting, lighting standard specifications and required parking lot landscaping.

FIRE DEPARTMENT CONDITIONS

The following conditions of approval are project specific and were recommended by the Fire Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Fire Department, FIRE PREVENTION DIVISION at (951) 765-2450.

Unless specifically stated herein, these conditions shall not be construed to permit or allow deviation from any Federal or State laws nor any of the local codes and ordinances adopted by this jurisdiction. Please contact the Hemet Fire Department, Fire Prevention Division for any questions regarding compliance with the applicable codes or following conditions:

General

29. The Conditions of Approval for this project shall be included in any site plan or construction plans submitted for permit issuance. Plans will not be approved without reference to these "conditions".
30. This project is subject to review and approval in accordance with the California Code of Regulations, Title 19 for Fire and Life Safety. This project may be subject to an annual inspection and permit from the Hemet Fire Department for this type of occupancy (use).

31. Portable fire extinguishers shall be installed and maintained in accordance with 2010 CFC section 906 and Chapter 3, Title 19 CCR. The type and spacing shall be approved by the City of Hemet Fire Marshal prior to installation.
32. All check valves, post indicator valves, fire department controls, and connections shall be located as required and approved by the Fire Marshal of the City of Hemet. If multiple buildings, each building shall have separate (approved) control valves. A separate permit will be required for all underground piping for fire protection systems.
33. Prior to final inspection, addresses shall be provided on all new and existing buildings in accordance with the 2010 CFC Section 505.

Miscellaneous

34. Prior to the issuance of a Certificate of Occupancy, the plans shall indicate the locations of all exit signs and fire extinguishers.
35. Interior finish, decorative materials and furnishings shall be in accordance in 2010 CFC Chapter 8. Classification and acceptance criteria of interior finishes shall comply with NFPA standards. Interior wall and ceiling finish shall not have a flame spread index greater than that specified in CFC Table 803.3.
36. Prior to the issuance of a Certificate of Occupancy, an electronic version of the site plan shall be submitted for fire suppression use. The scale shall be such that the site plan shall be clearly legible, showing all streets, the building footprints and addresses, fire hydrant locations, Knox box locations (if applicable), and access driveways. The format shall be compatible with the latest version of "AutoCAD" or equivalent.
37. No change in use or occupancy shall be made to any existing building or structure unless the means of egress system is made to comply with the requirements for the new use or occupancy in accordance with 2010 CFC Chapter 10.
38. Trash containers with an individual capacity of 1.5 cubic yards or greater shall not be stored in buildings or within 5 feet of combustible walls, openings, eaves, etc. unless protected by an approved means (automatic fire sprinkler system and/or an approved 4-hour fire separation).

POLICE DEPARTMENT CONDITIONS

The following conditions of approval are project specific and were recommended by the Police Department. Questions regarding compliance with these conditions should be directed to the City of Hemet Police Department at (951) 765-2400.

39. The Applicant shall maintain and/or upgrade all parking lot lighting, walkway lighting, and security lighting to the satisfaction of the Police Department, including the addition of security lighting on the north elevation of the building.
40. Prior to the issuance of a Certificate of Occupancy, the Applicant/Owner shall install security and surveillance equipment to the satisfaction of the Police Department.
41. All video recordings shall be kept for one year and all such recordings shall be made available to police as requested.
42. Video surveillance and monitoring shall include exterior door entry areas and other common areas where people may congregate, subject to the approval of the Police Department.

END

Attachment No. 2

Applicant Statement

Planning Commission
Meeting of
June 3, 2014

In the state of this economy nearly everybody needs a little extra money, and Buyselloan provides it's customers a warm and comforting environment so as to put them at ease and take their mind off the problem that brought them in to see us. On a daily basis Buyselloan offers our customers monetary loans in exchange for private property to be held as collateral. The collateral is held in our possession until the loan is repaid in the contractually agreed upon time frame. The property is returned to the customer at its initial loan price plus interest. Buyselloan also purchases used items from our customers who wish to sell rather than get a loan at which point we purchase the item and place it on a 30-day hold to give local law enforcement ample time to investigate any potential stolen items. We require from our customers a valid photo ID and fingerprints for all items either pawned or sold, as required by state and federal law. Buyselloan also sells purchased and forfeited items at discounted prices off of full retail, therefore affording our customers the opportunity to buy items they may not otherwise be able to work into their family budgets. At Buyselloan we serve a wide variety of customers, from the college student that needs that last \$100 for tuition at MSJC to the disabled veteran who needs a loan for medications until his disability check arrives. Buyselloan provides cash assistance to regular people who may not qualify for a loan through a bank or loan agency.

Number of Employees - 3
Hours of Operation

| | |
|---------------------|------|
| 9:30 AM to 4:30 PM | M-F |
| 9:30 AM to 2:00 PM | Sat. |
| 10:00 AM to 1:00 PM | Sun. |

City of Hemes - Planning
RECEIVED

APR - 2 2014

PROJECT NO.(S)

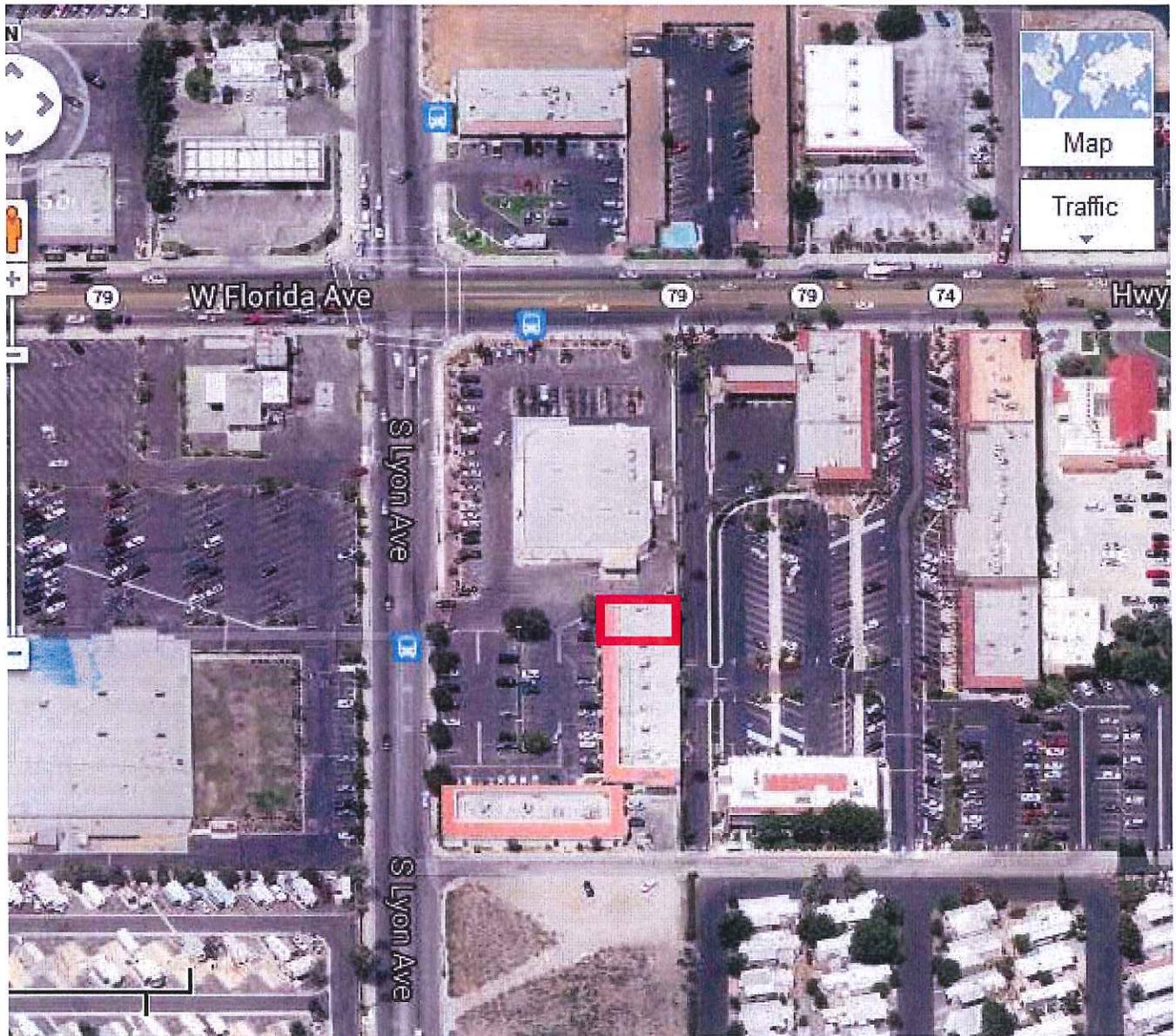
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Attachment No. 3

Aerial Photo

Planning Commission
Meeting of
June 3, 2014

CONDITIONAL USE PERMIT NO. 14-002 AERIAL MAP



Attachment No. 4

Site Photos

Planning Commission
Meeting of
June 3, 2014

CONDITIONAL USE PERMIT NO. 14-002
Site Photos



Store Front – 220-A South Lyon



Plaza West Shopping Center



View From Lyon Avenue



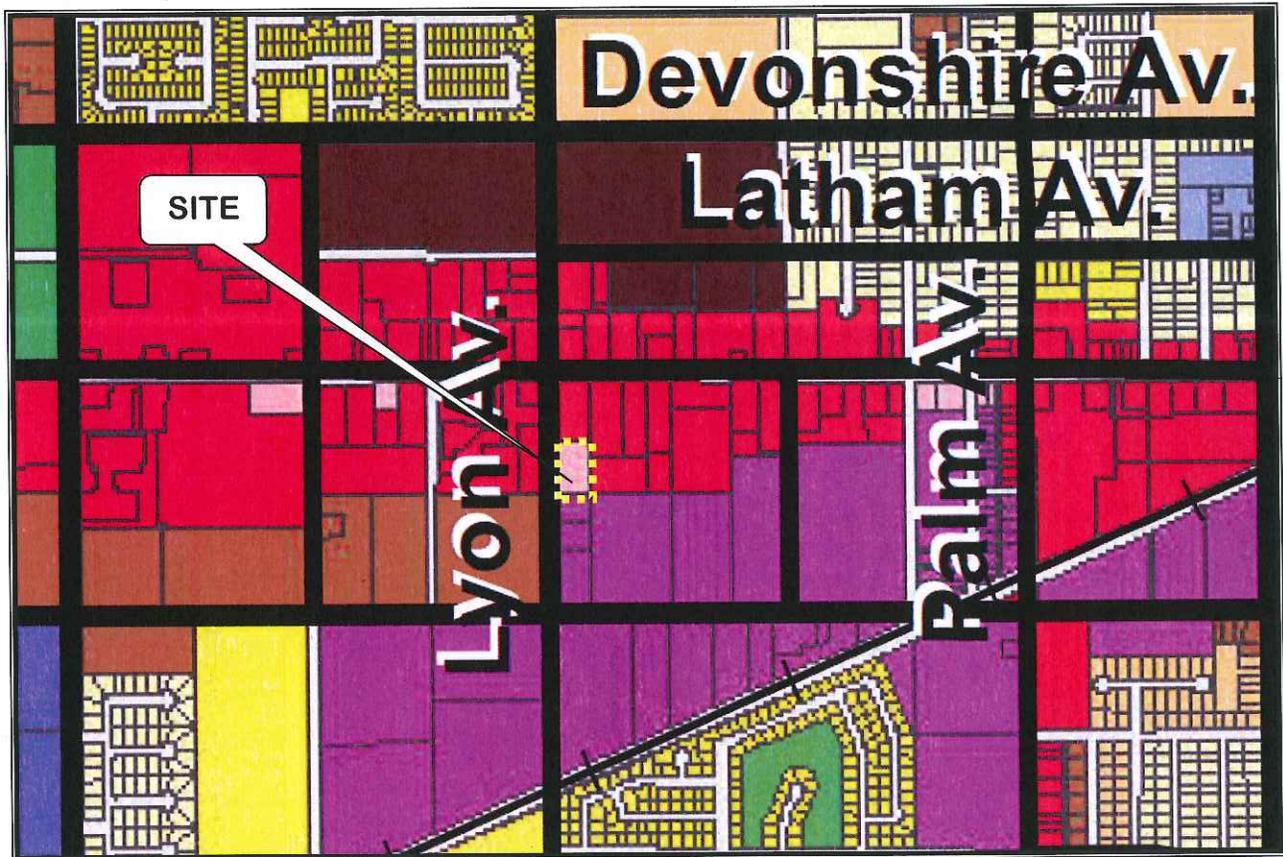
Area Between Walgreens and Proposed Use

Attachment No. 5

General Plan Land Use Designation Map

Planning Commission
Meeting of
June 3, 2014

CONDITIONAL USE PERMIT NO. 14-002 GENERAL PLAN LAND USE DESIGNATION MAP



Land Use Designations

| |
|---|
| RR Rural Residential (0.0 - 2.0 du/ac) |
| HR Hillside Residential (0.0 - 0.5 du/ac) |
| LDR Low Density Residential (2.1 - 5.0 du/ac) |
| LMDR Low Medium Density Residential (5.1 - 8.0 du/ac) |
| MDR Medium Density Residential (8.1 - 18.0 du/ac) |
| HDR High Density Residential (18.1 - 30.0 du/ac) |
| VHDR Very High Density Residential (30.1 - 45.0 du/ac) |

| |
|--|
| NC Neighborhood Commercial (FAR 0.35) |
| CC Community Commercial (FAR 0.40) |
| RC Regional Commercial (FAR 0.50) |
| MU Mixed Use (Varies) |

Environmental Management Area

Areas subject to MSHOP criteria

| |
|---|
| ARPT Airport |
| OP Office Professional (FAR 2.0) |
| BP Business Park (FAR 0.60) |
| I Industrial (FAR 0.45) |

Interim Airport Overlay Zone

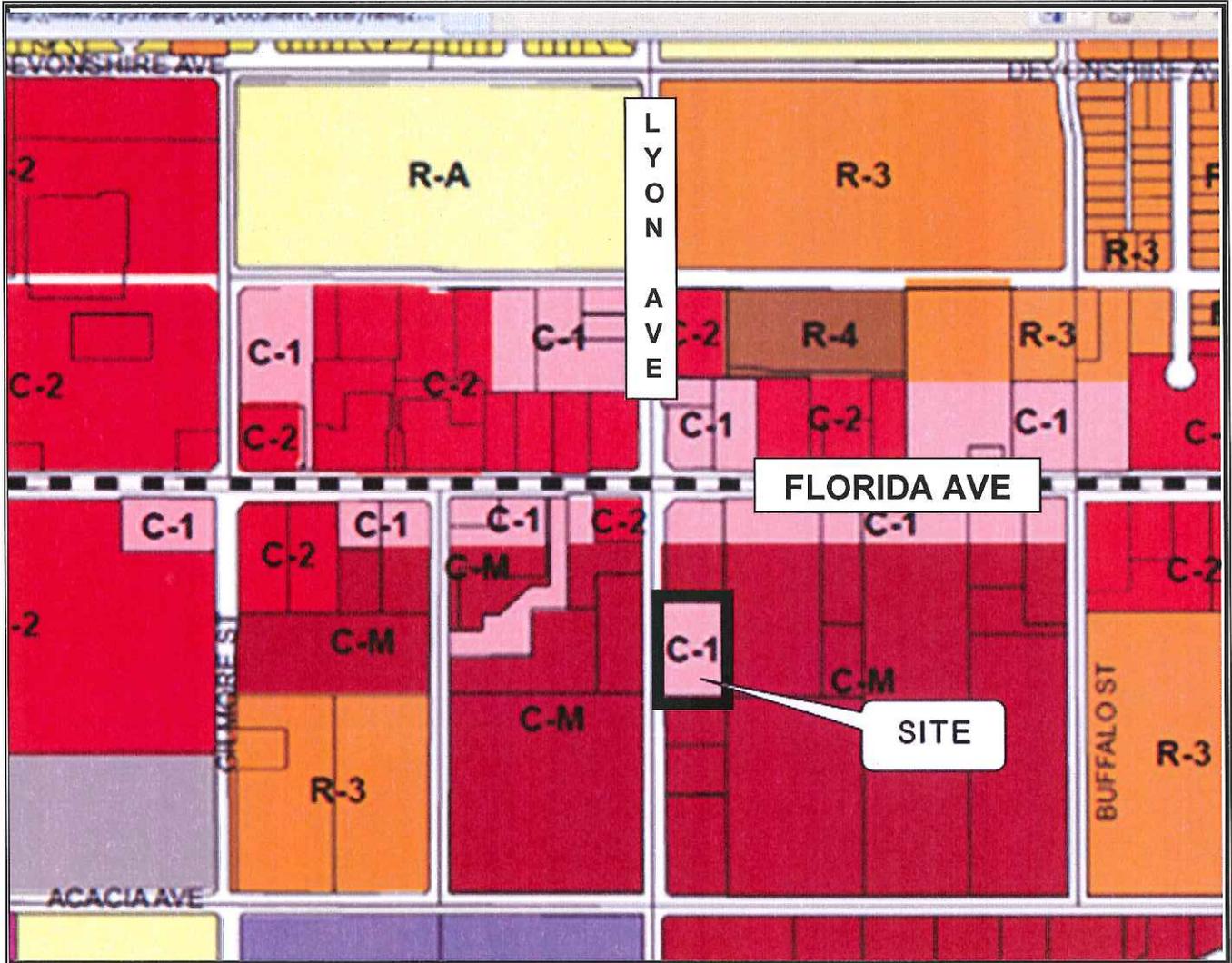
| |
|-----------------------------------|
| QP/C Quasi-Public/Cultural |
| PF Public Facilities |
| SCH School |
| P Park/Recreation |
| OS Open Space |
| A Agriculture |

Attachment No. 6

Surrounding Zoning Map

Planning Commission
Meeting of
June 3, 2014

CONDITIONAL USE PERMIT NO. 13-004 ZONING MAP



Attachment No. 7

Police Department Calls for
Service – 100 to 200 Block
of South Lyon Avenue

Planning Commission
Meeting of
June 3, 2014

2013 W.C.S.G. 100 - 200 S. Lyon

| Incident | A | Date | Time | Type | NOI | Unit | Dispo | Location | RC/DI | DI/AS | DI/CC |
|------------|---|----------|----------|------|-----------|------|-------|----------------|-------|-------|-------|
| 3HM0003414 | P | 01/17/13 | 01:33:06 | BS | BIKE STOP | P41 | SOW | 100 S. LYON AV | | | |
| 3HM0017237 | P | 03/20/13 | 00:50:37 | TS | TRAF STOP | P31 | SOW | 100 S. LYON AV | | | |
| 3HM0038387 | P | 06/23/13 | 11:32:38 | TS | TRAF STOP | P24 | WARN | 100 S. LYON AV | | | |
| 3HM0038390 | P | 06/23/13 | 12:05:04 | TS | TRAF STOP | P12 | WARN | 100 S. LYON AV | | | |
| 3HM0043144 | P | 07/13/13 | 21:13:39 | FD | FLAG DOWN | P41 | ADV | 100 S. LYON AV | | | |
| 3HM0048294 | P | 08/03/13 | 15:33:57 | TS | TRAF STOP | P15 | WARN | 100 S. LYON AV | | | |
| 3HM0051189 | P | 08/15/13 | 19:44:48 | PC | OW2 | S3 | CITE | 100 S. LYON AV | | | |
| 3HM0053403 | P | 08/24/13 | 23:46:53 | TS | TRAF STOP | K3 | ADV | 100 S. LYON AV | | | |
| 3HM0056631 | P | 09/07/13 | 02:44:13 | PC | PED CHECK | P45 | SOW | 100 S. LYON AV | | | |
| 3HM0058494 | P | 09/15/13 | 11:18:03 | TS | TRAF STOP | S12 | TOW | 100 S. LYON AV | | | |
| 3HM0066958 | P | 10/23/13 | 01:03:21 | TS | TRAF STOP | P31 | RPT | 100 S. LYON AV | | | |
| 3HM0071061 | P | 11/10/13 | 00:36:33 | TS | TRAF STOP | P34 | WARN | 100 S. LYON AV | | | |
| 3HM0076915 | P | 12/05/13 | 21:14:53 | TS | TRAF STOP | P43 | WS | 100 S. LYON AV | | | |
| 3HM0004949 | P | 01/23/13 | 20:38:21 | VC | VEH CHECK | S4 | CC | 200 S. LYON AV | | | |
| 3HM0011527 | P | 02/22/13 | 21:22:15 | TS | TRAF STOP | P22 | CITE | 200 S. LYON AV | | | |
| 3HM0017435 | P | 03/20/13 | 21:14:05 | TS | TRAF STOP | P43 | WARN | 200 S. LYON AV | | | |
| 3HM0020473 | P | 04/03/13 | 10:16:28 | TS | TRAF STOP | M1 | CITE | 200 S. LYON AV | | | |
| 3HM0020849 | P | 04/04/13 | 16:14:08 | TS | TRAF STOP | M1 | WARN | 200 S. LYON AV | | | |
| 3HM0053687 | P | 08/26/13 | 07:24:57 | TS | TRAF STOP | M1 | CITE | 200 S. LYON AV | | | |
| 3HM0078139 | P | 12/11/13 | 11:53:07 | TS | TRAF STOP | M1 | CITE | 200 S. LYON AV | | | |

2014 W.G.S.G., 100-200 S. LYON

| Incident | A | Date | Time | Type | NOI | Unit | Dispo | Location | RC/DI | DI/AS | DI/CC |
|------------|---|----------|----------|------|-----------|------|-------|----------------|-------|-------|-------|
| 4HM0003222 | P | 01/15/14 | 02:30:39 | TS | TRAF STOP | P34 | WARN | 100 S. LYON AV | | | |
| 4HM0016509 | P | 03/14/14 | 15:30:03 | PC | PED CHECK | P11 | SOW | 100 S. LYON AV | | | |
| 4HM0017587 | P | 03/18/14 | 19:44:53 | TS | TRAF STOP | P35 | CITE | 100 S. LYON AV | | | |
| 4HM0007975 | P | 02/06/14 | 03:56:50 | TS | TRAF STOP | P45 | WARN | 200 S. LYON AV | | | |

Attachment No. 8

Letter Regarding Luncheon
with Tenants to Discuss
Pawn Shop Proposal

Planning Commission
Meeting of
June 3, 2014

JAMES E. CALKINS
a r c h i t e c t 

May 29, 2014

Planning Department
City of Hemet
445 East Florida Ave.
Hemet, CA 92543

Gentlemen:

On Thursday, May 15, 2014, Mr. Robert Herzberg, the owner of a commercial building at 220 South Lyon Avenue, hosted a luncheon at Coco's Restaurant. The purpose of the luncheon was to introduce the present tenants of his building to a proposed new tenant.

The proposed new tenant is BUYSELLOAN (a pawn shop).

All existing tenants were invited.

Those in attendance included:

Cynthia Medrano, Insurance
Elvee, Early Bird Cafe
Michael Kim, Human Computers
Phyliss and Robert, Beauty Shop
Representative from Brian Hiega, Eye Care
Mrs. Robert Hundley, co-owner of BuySelLoan
Mr. Gary Hembd, co-owner of BuySelLoan
Mr. Robert Herzberg, building owner

If you require further information, please contact me.

Yours very Truly

James E. Calkins



Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director *DE*
Carole L. Kendrick, Assistant Planner *CLK*

DATE: June 3, 2014

RE: **WORKSTUDY: PRELIMINARY REVIEW NO. 14-001 (PASEO SANTA FE)** – A Workstudy Session for the Planning Commission to review and provide input regarding the submittal of a future General Plan Amendment to amend the land use designation from Industrial(I) to Business Park (BP) and High Density Residential (HDR); a Zone Change from Light Manufacturing (M-1) to Business Park (BP) and Multiple Family Residential (R-3); a Tentative Tract Map to subdivide the property into six (6) separate lots; and, a conceptual layout for the future construction and operation of a medical campus, senior apartments and multiple family apartments, located on the northwest corner of Santa Fe and Midway Avenues.

PROJECT APPLICANT INFORMATION

Applicant: Michael Wright – Santa Fe Commons
Agent: Blaine Womer – Blaine A. Womer Civil Engineering
Project Location: Northwest corner of Santa Fe and Midway Avenues
APN: 439-080-014 and 439-090-022

RECOMMENDED ACTION

That the Planning Commission review and provide comments to the Applicant and staff regarding the conceptual project and the proposed General Plan Amendment and Zone Change.

PURPOSE OF THE WORKSTUDY

The Applicant is requesting input from the Planning Commission to determine if the proposed General Plan Land Use map designations, the proposed Zoning Map changes and current version of the site plan are acceptable to the City prior to preparing the required Planning applications and entitlement documents.

City of Hemet - Planning Department
Planning Commission Meeting of June 3, 2014

PROJECT BACKGROUND AND DESCRIPTION

The project site is 18.36 acres and is located on the west side of Santa Fe Avenue, south of Esplanade Avenue and north of Menlo Avenue. The project site is currently composed of two vacant parcels created by the Map of the Midway Ranch Tract on November 8, 1911. The location of the project site and surrounding area is shown in Attachments 2 and 3 to this report.

The Applicant submitted a Pre-Application Review on February 18, 2014. The proposed project was reviewed by staff and the Development Review Committee (DRC) on March 6, 2014. The Applicant revised the original site design based on initial comments from City staff. Because the project involves an amendment to the City's General Plan Land Use Map and corresponding Zone Change, Planning staff recommended that the Applicant submit the project for a work study before the Planning Commission to get initial feedback and comments regarding the proposal, prior to expending the time and expense of preparing the formal applications.

The property currently is zoned M-1 (Light Industrial) and has a General Plan land use designation of Industrial. The property owner, Mr. Wright, indicated to staff that he has tried unsuccessfully for the past 10 years to market the property for industrial uses. As indicated in his letter (Attachment No. 5), he believes the area is in transition and several residential uses in both Hemet and San Jacinto are adjacent to the site. The property owner is requesting that the City consider changes to the Industrial land use designations on the site to allow a combination of medical office, rehabilitation facility, senior housing, and market rate all-age multi-family housing at the property.

General Plan Amendment

The Applicant will be requesting a General Plan Amendment that proposes to amend the southerly two thirds of the property from Industrial to High Density Residential (18.1-30.0 du/ac) to accommodate senior and multiple family residential as shown on the conceptual site plan (see Attachment No. 1). The northerly portion of the property proposes to amend the General Plan from Industrial to Business Park and High Density Residential. The amendment is based on the property owner's lack of success in attracting industrial users to the site for the past 10 years (see Attachment No. 5) and the property owner's belief that the proposed change is consistent with and complimentary to the adjacent multiple family residential housing located in the City of San Jacinto (see Attachment No. 6).

The following table indicates land uses immediately surrounding the project site:

| | LAND USE | ZONING | GENERAL PLAN |
|--------------|---|--|---|
| PROJECT SITE | Vacant | M-1 (Light Industrial) | Industrial |
| NORTH | Vacant | C-2 (General Commercial) | Industrial |
| EAST | Vacant and Recreational Vehicle Storage | City of San Jacinto (Residential Very High Density) | City of San Jacinto (Very High Density Residential & Medium High Density Residential) |
| SOUTH | Multiple Family Residential (Apartments & Duplexes) | R- 3 (Multiple Family Residential) & PUD 80-18 | HDR (High Density Residential) & LDR (Low Density Residential) |
| WEST | Vacant | R- 3 (Multiple Family Residential) & M-2 (Heavy Manufacturing) | Industrial |

The City's General Plan currently designates 423 acres as Industrial property and 402 acres of Business Park within the City limits. The General Plan Amendment, if approved, would remove 15.36 acres (approximately) from the City's industrial/business park development capacity. The northerly portion of the property proposes a Business Park designation that will retain a portion of the development capacity that allows medical uses to operate by right or with an administrative use permit.

The General Plan states that the City "must preserve land zoned for employment uses", in order to have adequate land for new businesses. The need to maintain commercial and industrial zoned land is fundamental to attracting and retaining businesses.

Zone Change

In conjunction with the General Plan Amendment, the zoning would need to be modified to be consistent with the General Plan. The property is currently zoned Light Industrial (M-1). The northerly portion of the property is proposing a Business Park zone to preserve employment uses, while the southerly two thirds and a small portion of the northerly property will propose Multiple Family Residential (R-3). The R-3 zone allows a maximum density of 25 dwelling units per acre, consistent with the High Density Residential General Plan Land Use Designation. The multiple family uses that are proposed have a density of 20 dwelling units per acre which is consistent with the proposed General Plan Amendment and Zone Change.

Tentative Tract Map

The Applicant proposes to subdivide the property into six (6) parcels, four (4) of which are intended for light industrial purposes to accommodate a future medical campus located on the northern portion of the property. The two remaining parcels are intended to accommodate senior and multiple family residential apartment complexes.

Conceptual Site Development

The Multiple Family Residential (R-3) zone requires a Site Development Review for multi-family and senior housing to be reviewed by the Planning Commission. The southern portion of the property is proposed as a multi-family project with 144 rental units. The site plan is constrained by a 500 year flood zone located on the southerly edge of the property. The site layout proposes six (6), three (3) story apartment buildings containing 24 units each. The product mix includes 36 one-(1) bedroom units; 36 three-(3) bedroom units; and 72 two-(2) bedroom units. The conceptual plans also include a variety of recreation and open space amenities that include a 2,200 square foot clubhouse, pool, tennis court, basketball court, tot lot and volleyball court.

The central portion of the property is proposed as a senior living facility with 120 rental units. The product mix includes 54 one (1) bedroom units and 66 two (2) bedroom units in six (6) three (3) story buildings. The unit sizes are proposed as 730 square feet for the one (1) bedroom product and 1,000 square feet for the two (2) bedroom product. Open space and recreation amenities will be provided through a 2,000 square foot club house, swimming pool, covered pavilions and meandering walking paths.

A medical campus is proposed on the northerly portion of the property and proposes four (4) medical office buildings ranging in size from 6,790 to 19,900 square feet. An assisted living facility and/or skilled nursing facility are proposed as part of the medical campus. The previously mentioned facilities are not permitted under the manufacturing zone, which prompts the need for R-3 zoning request for a small portion of the northern part of the project site. The R-3 zone does allow assisted living and care facilities with an approved Conditional Use Permit. Medical offices are listed as permitted uses under the Business Park zone.

Site Constraints

Fault Zone: The design of the medical campus is constrained by the San Jacinto fault line and Alquist Priolo fault zone that run northwest from Santa Fe Avenue (See Attachment No. 7). The General Plan prohibits the construction of any structure for human occupancy to be placed across the trace of an active fault. The medical campus has been designed around the fault zone, consistent with the General Plan (see Attachment No. 1).

Flood Zone: The southerly portion of the project is located with a FEMA 500-year flood zone. The General Plan has enacted provisions within the Chapter 14 of the Hemet Municipal Code that aim to minimize damage or loss of life within FEMA designated flood zones (see Attachment No. 8). The provisions include restrictions or prohibitions on uses, grading and construction.

The preliminary site plan has been designed to avoid construction in the FEMA designed flood zone (see Attachment No. 1)

Transition Area

The subject area is an area in transition that raises staff concerns. Multiple Family Residential and recreational vehicle storage are located to east in the City of San Jacinto while apartments and duplexes exist to the south of the subject property. Existing industrial uses are located to the north of the project site. Staff is encouraged by the Applicant's proposal to maintain job creating areas to the north, while providing a transition to multiple family residential uses to the south.

STAFF CONCERNS:

The City currently has 6,209 multiple family rental units (3 or more), which equate to 16.33% of the total housing units located within the city limits. In addition, in order to comply with the State Housing Allocation, the City had to rezone approximately 75 acres to the R-4 zone, which allow an additional 2,300 new multiple family units to the City wide inventory of multiple family units. The significant amount of multiple family units that exist and are already zoned/planned indicate that Hemet is potentially oversaturated with this type of product.

The Applicant has not prepared a market or absorption study, but has been working closely with commercial leasing agents and realtors and is not opposed to preparing a market study. The Applicant has indicated that there are market needs for medical uses within close proximity to the hospital. The Applicant's proposal for multiple family residential is based on the existing uses located east within the City of San Jacinto.

RECOMMENDED ACTIONS:

1. Review conceptual site plan and provide comments/direction; and,
2. Provide feedback on the project as a whole for the Applicant to determine whether or not to proceed with a formal submittal.

Respectfully submitted,



Carole L. Kendrick
Assistant Planner

Reviewed by:



Emery Papp
Principal Planner

ATTACHMENTS

1. Preliminary Site Plan
2. Zoning Map
3. Aerial Map
4. Land Use Map
5. Applicant letter dated May 5, 2014
6. City of San Jacinto Zoning Map excerpt
7. Seismic Hazards Map
8. Natural Flood Hazards Map

CK

Attachment No. 1

Preliminary Site Plan

Planning Commission
Meeting of
June 3, 2014



| | |
|-------------|-------------------|
| PROJECT | Overall Site Plan |
| SHEET TITLE | Overall Site Plan |
| REVISIONS | |
| PROJECT | 14-01-0101 |
| DATE | May 2014 |
| AS SHOWN | As Shown |
| DRAWN BY | AK |
| CHECKED | AK |
| DATE | 5/1/14 |
| PAGE | 1 |

SHEET

A001

MEDICAL CAMPUS SITE INFORMATION

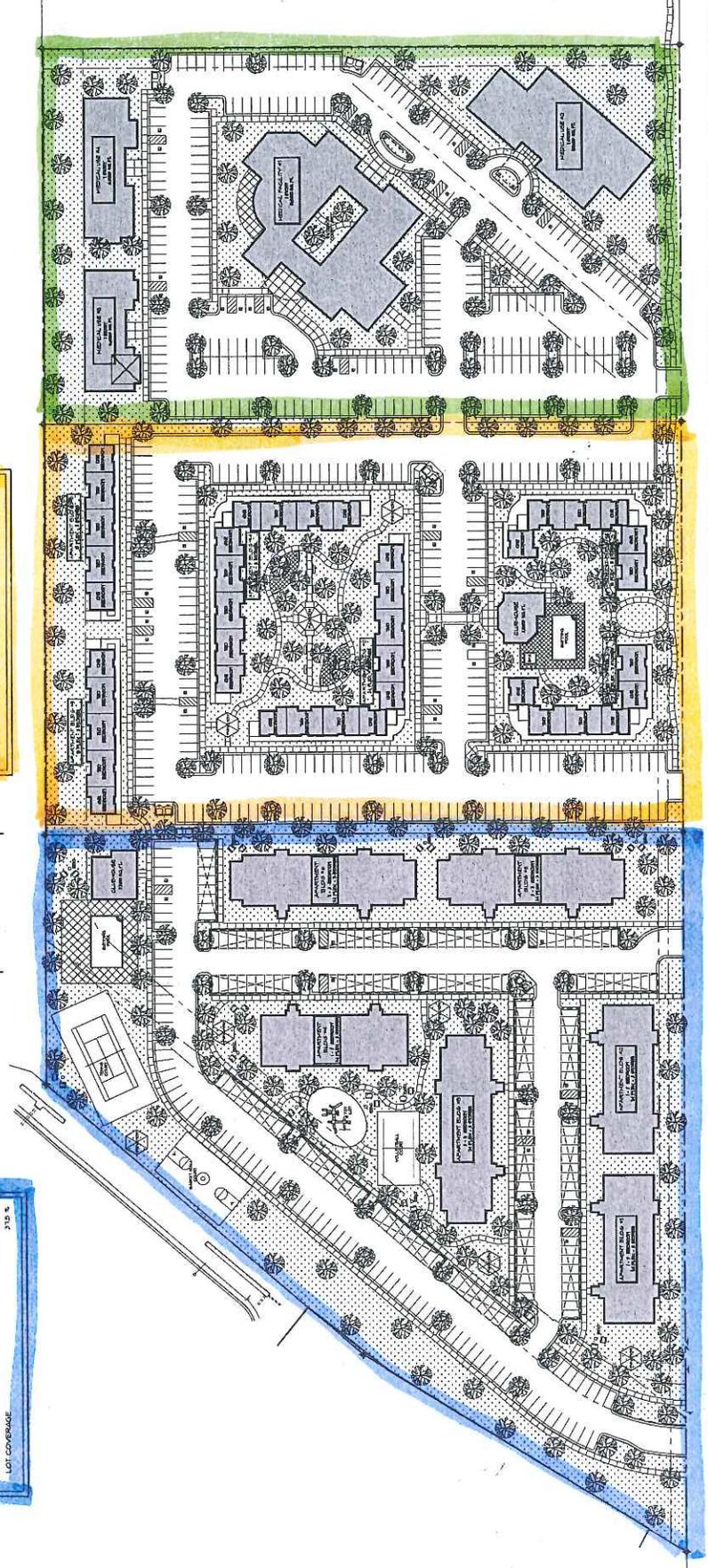
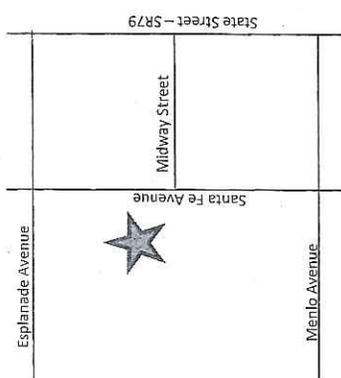
| | |
|---|------------------------------|
| ZONING CODE | M-1 (LIGHTING MANUFACTURING) |
| LOT SIZE | 23,249 SQ. FT. (0.53 ACRES) |
| TOTAL UNITS | 106 UNITS |
| ONE BEDROOM (106 SQ. FT.) | 106 UNITS |
| TWO BEDROOM (149 SQ. FT.) | 0 UNITS |
| THREE BEDROOM (200 SQ. FT.) | 0 UNITS |
| PARKING | 2,000 SQ. FT. |
| TOTAL STALLS REQUIRED (1 PER 200 SQ. FT.) | 232 STALLS |
| STALLS PROVIDED | 240 STALLS |
| ACCESSIBLE STALLS REQUIRED | 18 STALLS |
| ACCESSIBLE STALLS PROVIDED | 40 STALLS |
| BUILDING FOOTPRINT | 10,300 SQ. FT. |
| LANDSCAPING | 14.2 % |
| LOT COVERAGE | 34.2 % |

SENIOR LIVING SITE INFORMATION

| | |
|--|------------------------------|
| ZONING CODE | M-1 (LIGHTING MANUFACTURING) |
| LOT SIZE | 28,430 SQ. FT. (0.65 ACRES) |
| TOTAL UNITS | 196 UNITS |
| ONE BEDROOM (106 SQ. FT.) | 106 UNITS |
| TWO BEDROOM (149 SQ. FT.) | 84 UNITS |
| THREE BEDROOM (200 SQ. FT.) | 6 UNITS |
| PARKING | 2,000 SQ. FT. |
| TOTAL STALLS REQUIRED | 232 STALLS |
| ONE BEDROOM (1 SPACE PER UNIT) | 106 STALLS |
| TWO BEDROOM (2 SPACE PER UNIT) | 168 STALLS |
| VISITOR PARKING (1 SPACE PER 5 UNITS) | 24 STALLS |
| STALLS PROVIDED | 238 STALLS |
| ACCESSIBLE STALLS REQUIRED | 18 STALLS |
| ACCESSIBLE STALLS PROVIDED | 40 STALLS |
| BUILDING FOOTPRINT | 31,347 SQ. FT. |
| LOT COVERAGE | 14.1 % |
| OPEN SPACE REQUIRED (250 SQ. FT. PER UNIT) | 30,600 SQ. FT. |
| OPEN SPACE PROVIDED | 44,235 SQ. FT. |
| LANDSCAPING | 84.23 SQ. FT. |
| LOT COVERAGE | 33.1 % |

MULTI-FAMILY SITE INFORMATION

| | |
|--|------------------------------|
| ZONING CODE | M-1 (LIGHTING MANUFACTURING) |
| LOT SIZE | 32,475 SQ. FT. (0.75 ACRES) |
| TOTAL UNITS | 144 UNITS |
| ONE BEDROOM | 36 UNITS |
| TWO BEDROOM | 72 UNITS |
| THREE BEDROOM | 36 UNITS |
| PARKING | 2,000 SQ. FT. |
| TOTAL STALLS REQUIRED | 288 STALLS |
| ONE BEDROOM (1 SPACE PER UNIT) | 36 STALLS |
| TWO BEDROOM (2 SPACE PER UNIT) | 144 STALLS |
| THREE BEDROOM (3 SPACE PER UNIT) | 72 STALLS |
| VISITOR PARKING (1 SPACE PER 5 UNITS) | 28 STALLS |
| STALLS PROVIDED | 271 STALLS |
| ACCESSIBLE STALLS REQUIRED | 18 STALLS |
| ACCESSIBLE STALLS PROVIDED | 40 STALLS |
| BUILDING FOOTPRINT | 8,428 SQ. FT. |
| LOT COVERAGE | 13 % |
| OPEN SPACE REQUIRED (250 SQ. FT. PER UNIT) | 36,200 SQ. FT. |
| OPEN SPACE PROVIDED | 44,235 SQ. FT. |
| LANDSCAPING | 1,000 SQ. FT. |
| LOT COVERAGE | 21.9 % |



SANTA FE AVE



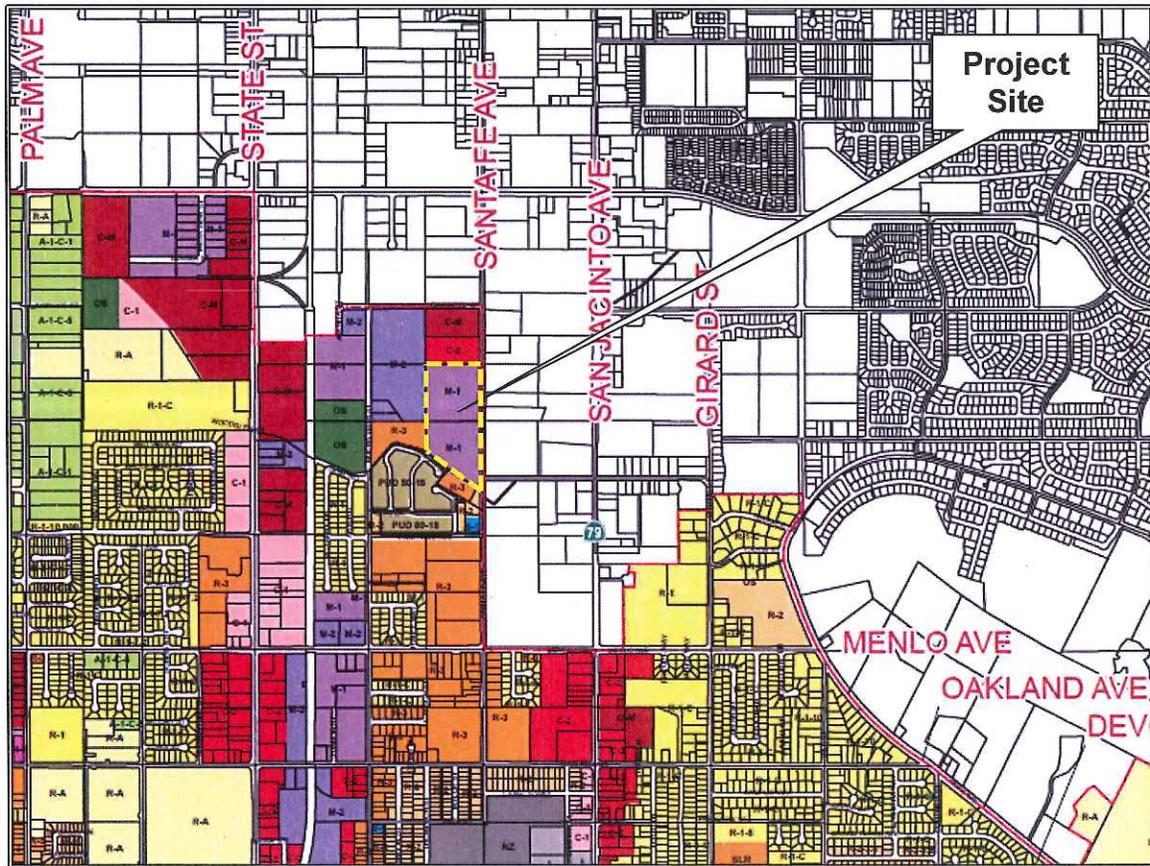
PROPOSED OVERALL MASTER SITE PLAN
SCALE: NOT TO SCALE

Attachment No. 2

Zoning Map

Planning Commission
Meeting of
June 3, 2014

PRELIMINARY REVIEW NO. 14-001 ZONING MAP

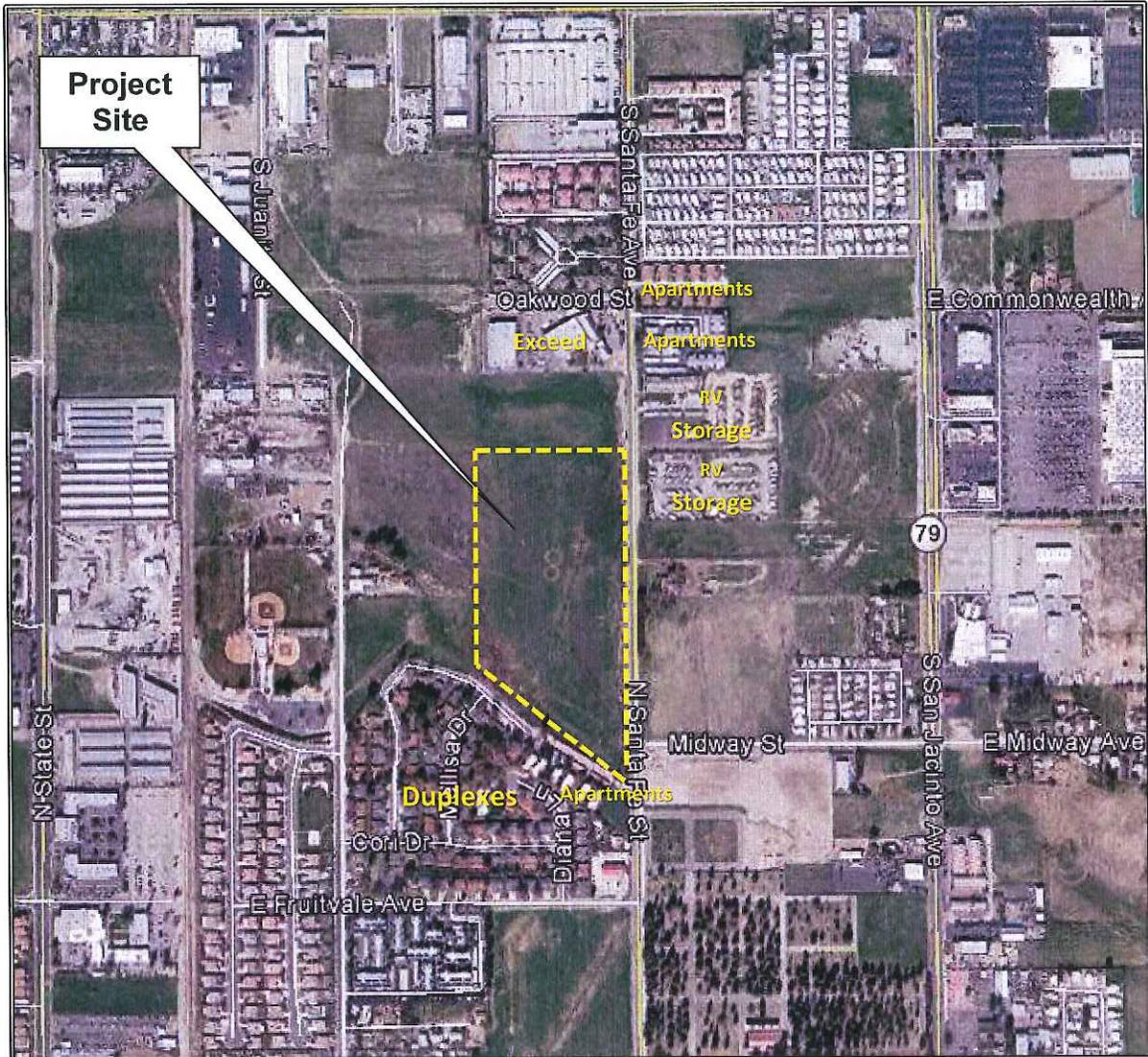


Attachment No. 3

Aerial Map

Planning Commission
Meeting of
June 3, 2014

PRELIMINARY REVIEW NO. 14-001 AERIAL MAP

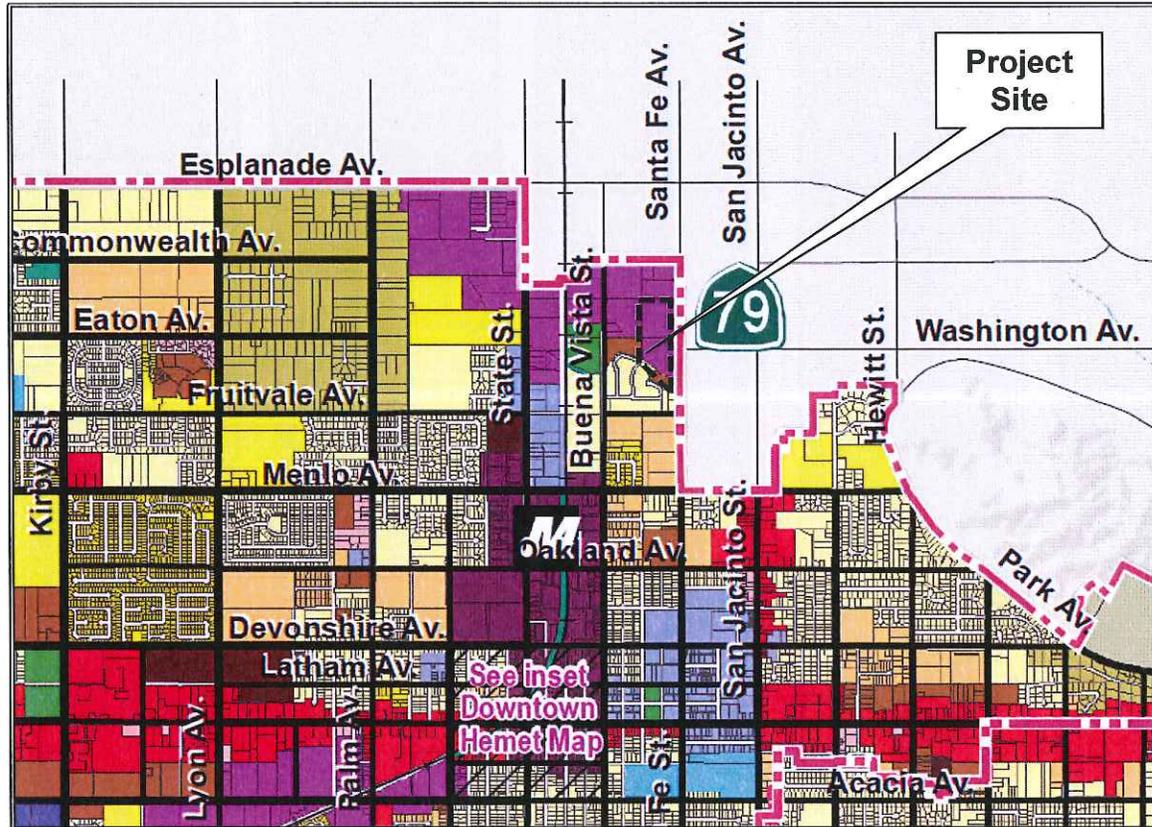


Attachment No. 4

Land Use Map

Planning Commission
Meeting of
June 3, 2014

PRELIMINARY REVIEW NO. 14-001 GENERAL PLAN LAND USE DESIGNATION MAP



| LEGEND | | Land Use Designations | | Environmental Management Area | | Other Designations | |
|--------------------|------------------------------|-----------------------|---|-------------------------------|------------------------------------|--------------------|-------------------------------|
| [Pink Dashed Line] | Hemet City Boundary | [RR] | Rural Residential (0.0 - 2.0 du/ac) | [NC] | Neighborhood Commercial (FAR 0.35) | [ARPT] | Airport |
| [Pink Solid Line] | Planning Area | [HR] | HiSide Residential (0.0 - 0.5 du/ac) | [CC] | Community Commercial (FAR 0.40) | [OP] | Office Professional (FAR 2.0) |
| [Blue Dashed Line] | Sphere of Influence | [LDR] | Low Density Residential (2.1 - 5.0 du/ac) | [RC] | Regional Commercial (FAR 0.50) | [BP] | Business Park (FAR 0.60) |
| [Blue Solid Line] | River/Lake | [LMDR] | Low Medium Density Residential (5.1 - 8.0 du/ac) | [MU] | Mixed Use (Varies) | [I] | Industrial (FAR 0.45) |
| [Blue Dotted Line] | Creek/Canal | [MDR] | Medium Density Residential (8.1 - 18.0 du/ac) | [EM Area] | Environmental Management Area | [QPC] | Quasi-Public/Cultural |
| [Black Line] | Railroad | [HDR] | High Density Residential (18.1 - 30.0 du/ac) | [Hatched] | Areas subject to MSHCP criteria | [SCH] | School |
| [Black Line] | Metrolink (General Location) | [VHDR] | Very High Density Residential (30.1 - 45.0 du/ac) | [Diagonal Hatched] | Interim Airport Overlay Zone | [P] | Park/Recreation |
| | | | | | | [OS] | Open Space |
| | | | | | | [A] | Agriculture |

Attachment No. 5

Applicant Letter dated
May 5, 2014

Planning Commission
Meeting of
June 3, 2014

Predico Properties LLC
Michael Wright

Box 2454
Rancho Santa Fe, California 92067
Phone: 858.692.8690
Fax: 858.756.8544

May 5, 2014

PASEO SANTA FE PROJECT

Background Information on the
Paseo Santa Fe Project
PR 14-001

Subject Property:
434-080-014 and 434-090-022
Location: Santa Fe & Midway 18 Acres

Deanna Elliano
Community Development Director
Hemet City
445 E. Florida Ave
Hemet City, California 92543

Dear Mayor:

Our firm is the development manager of the above referenced parcels. On March 5, 2014 we met with the City's Development Review Committee regarding our proposal. Currently the zoning on the subject property is M-1. We have been the owner of the property for 10 years, and have actively marketed the property with uses under the M-1 zone. We have not found any users, or opportunities under the M-1 zone. As you know, the subject property is on the northeast boundary of the City and the surrounding area has been developed or designated for residential uses. The San Jacinto General Plan has the properties north along Santa Fe as higher density residential uses. It certainly can be considered an area that has been in transition. Many years have passed since the subject property was designated under the M-1 zone, and it appears that use is not compatible with the surrounding uses. The area is not viewed as an industrial corridor. Santa Fe Avenue is collector 2 land road, and not a truck route. Industrial development has taken place in the southwest portion of the city, near the airport, not in the northeast area of Hemet.

We are aware that the subject property represents 2% of the industrial designated zoning within Hemet city. However, the M-1 zone, at this location, will be subject to weak market demand, and most likely remain undeveloped. Vacant land, does not increase the City's tax base, and it would be logical to examine the General Plan for this area, this subject property, and consider other uses.

We are proposing a mixed use project to include multifamily housing, senior housing, and 4 buildings, approximately 45,000 square feet of medical/technology space. Our plan is subject to change, but we believe a mixed use project would offer value to Hemet City. Research has been done examining job creation associated with different land uses. Retail development averages 2.5 employees per 1000 square feet. Industrial development averages 1 employee per 1000 square feet. Office development averages 4 employees per 1000 square feet.

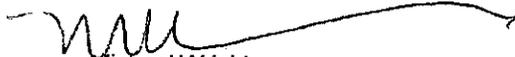
The Paseo Santa Fe medical/technology office portion of the project will move potential jobs from lower value-added to higher-value added sectors jobs, and may as a result produce more employment than from industrial uses at higher wages.

May 5, 2014

From an incremental tax base comparison, the property is currently on the tax rolls at \$904,421. At completion the assessed value of the Paseo Santa Fe project should be approximately \$32,000,000, thereby contributing in a meaningful way to City growth.

We know we have a long way to go to bring the project forward. The Paseo Santa Fe project will require a General Plan amendment and zone change. We have appreciated the dialogue with the City Staff concerning the Paseo Santa Fe project, and would request your thoughtful review and consideration during the application process.

Thank you,

A handwritten signature in black ink, appearing to read 'Michael Wright', with a long horizontal flourish extending to the right.

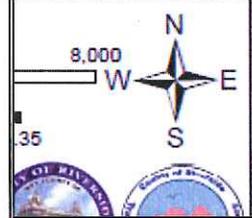
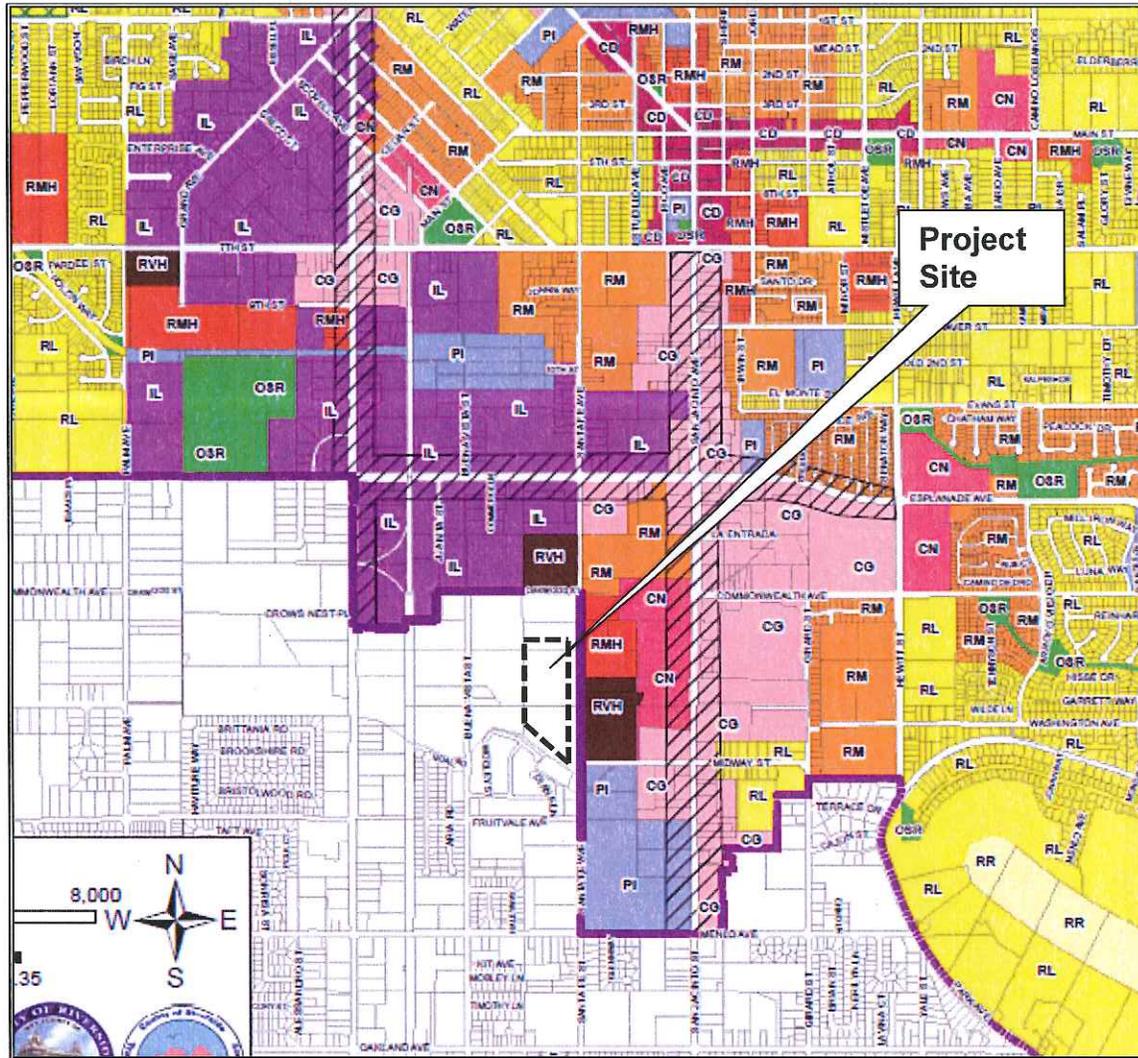
Michael Wright
Manager

Attachment No. 6

City of San Jacinto
Zoning Map Excerpt

Planning Commission
Meeting of
June 3, 2014

PRELIMINARY REVIEW NO. 14-001 SAN JACINTO ZONING MAP



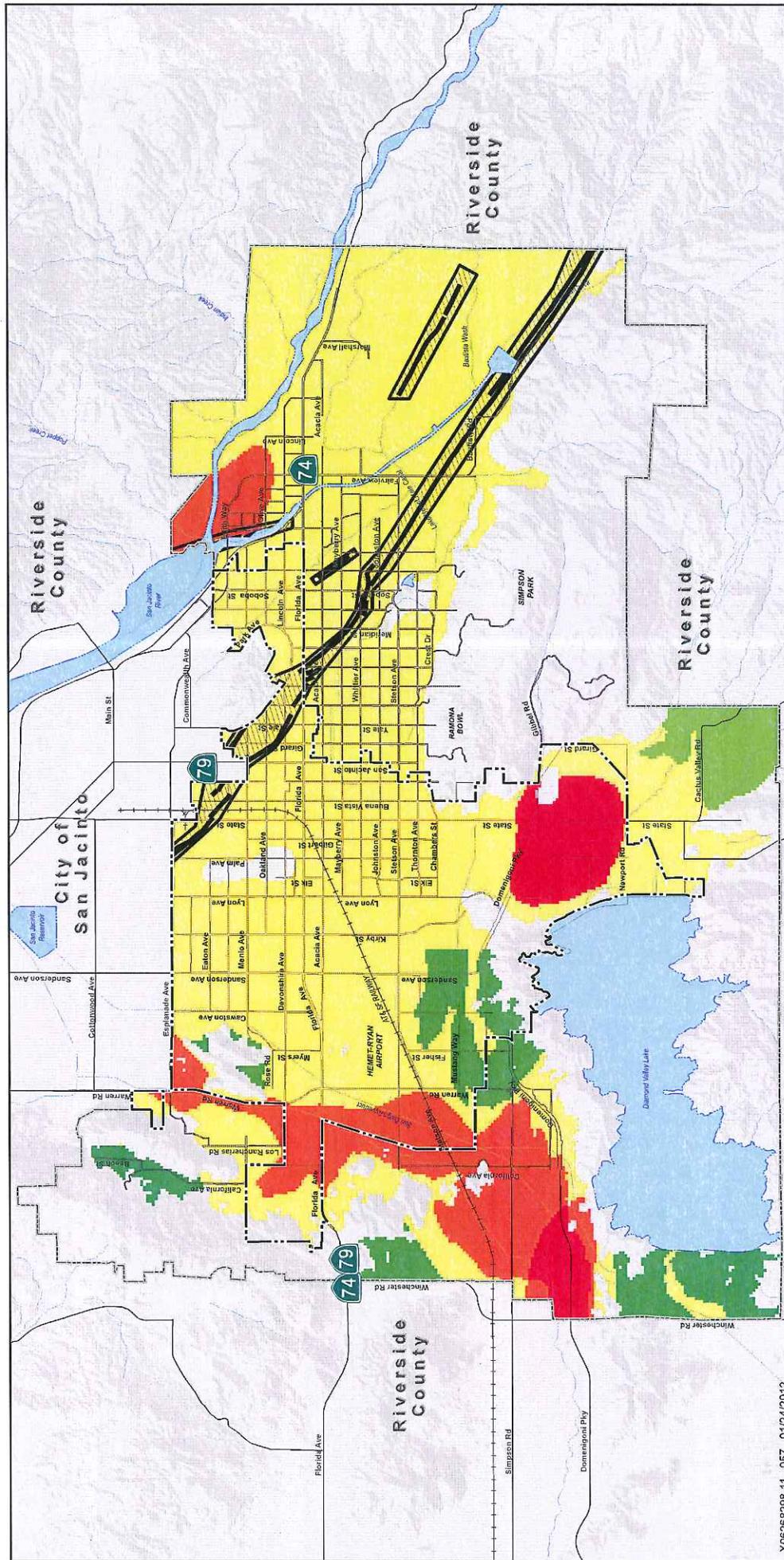
| City Boundary | | Zoning | | CR | OSR | RM |
|---------------|---------------------------------------|--------|-----|-----|--------------|-----|
| | City Boundary | BP | BH | IL | PI | RMH |
| | Parcels | CB | CH | IE | RE | RH |
| | RAAS Combining Overlay Zone | CG | CP | IRL | REH | RVH |
| | Specific Plan Area | CN | OSG | RL | Water Source | |
| | Urban Corridor Combining Overlay Zone | | | | | |
| | Waterbodies | | | | | |

RVH = Residential Very High Density
 RMH = Residential Medium High Density
 PI = Public Institutional

Attachment No. 7

Seismic Hazards Map

Planning Commission
Meeting of
June 3, 2014



X06268298.11_057_01/24/2012



Sources:
 Census Tiger Line Data 2005
 Riverside County TILMA 2005
 ESRI 2010



LEGEND

- San Jacinto Faults
- Alquist Priolo Fault Zone
- Hemet City Boundary
- Planning Area
- Liquefaction Susceptibility Very High
- Liquefaction Susceptibility High
- Liquefaction Susceptibility Moderate
- Liquefaction Susceptibility Low
- Liquefaction Susceptibility Very low
- Street
- Railroad
- Creek/Canal
- River/Lake

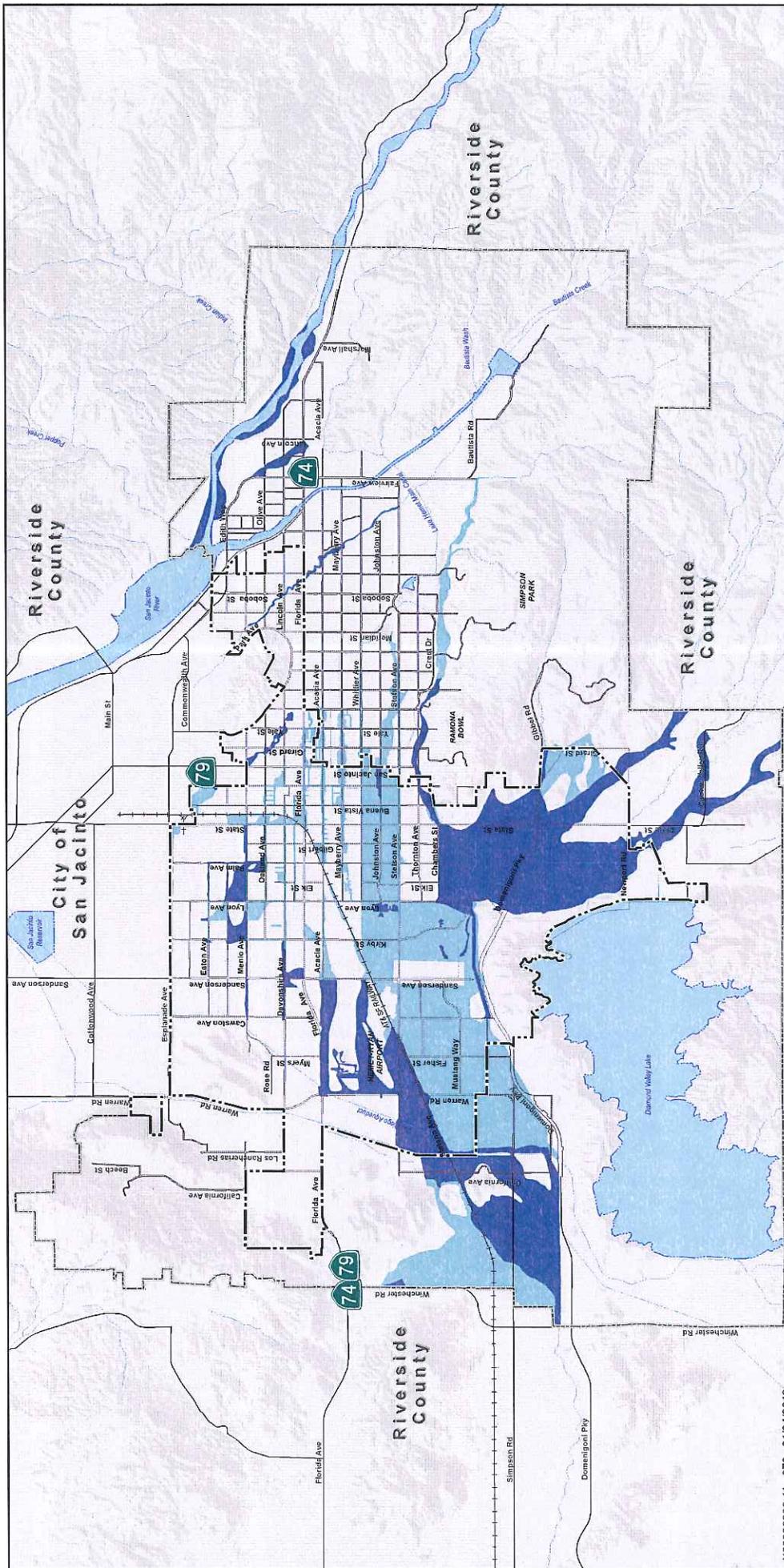
Figure 6.1
SEISMIC HAZARDS
 Hemet General Plan



Attachment No. 8

Natural Flood Hazards Map

Planning Commission
Meeting of
June 3, 2014



X06268298.11 076 01/24/2012



Sources:
 Census Tiger Line data 2005
 FEMA 2010
 ESRI 2010



LEGEND

- FEMA DFIRM Flood Zones
 - 100-year Flood Zone
 - 500-year Flood Zone
- Hemet City Boundary
- Planning Area
- Street
- Railroad
- Creek/Canal
- River/Lake

Figure 6.2
NATURAL FLOOD HAZARDS
 Hemet General Plan