# PLANNING COMMISSION

# AGENDA

***REGULAR MEETING OF THE HEMET PLANNING COMMISSION***
***City Council Chambers***
***450 East Latham Avenue, Hemet CA 92543***

**August 5, 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:** Commissioner Vince Overmyer

## 2. APPROVAL OF MINUTES:

**A.** Minutes for the Planning Commission Meeting of July 15, 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.*

## CONTINUED 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. 14-001 (CIELO ABIERTO TIERRA FERTIL CHURCH)** – A request for Planning Commission review of a Conditional Use Permit for the operation of a 4,000 square foot church located within an existing 8,000 square foot building, previously used as a church, located at 3590 West Florida, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301. ***CONTINUED FROM THE 7/15/14 MEETING***

**PROJECT APPLICANT INFORMATION:**

| | |
|---|---|
| Applicant: | Cielo Abierto Tierra Fertil Corporation |
| Planner: | Emery Papp – Principal Planner |
| Authorized Agent: | James Irvin |
| Project Location: | 3590 W. Florida Avenue |
| APN: | 448-240-018 |

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 14-018* ***APPROVING*** *CUP 14-001, based on the information and Findings contained in Resolution Bill No. 14-018.*

2. *Direct staff to file a Notice of Exemption with the County Clerk*

**5.** **CONDITIONAL USE PERMIT NO. 14-003 (76 GAS STATION, PAGE PLAZA)** - A request for Planning Commission review and approval of a Conditional Use Permit for an ABC License upgrade from a Type 20 License (Off-sale beer and wine) to a Type 21 General License (Off-sale beer, wine and distilled spirits) from 6:00 a.m. to 2:00 a.m., seven days a week, and to make a finding of public convenience or necessity as required by the California Department of Alcoholic Beverage Control at an existing 76 gas station located at 1111 Sanderson Avenue, on the west side of Sanderson Avenue south of Stetson Avenue. ***CONTINUED FROM THE 7/15/14 MEETING***

**PROJECT APPLICANT INFORMATION:**

| | |
|---|---|
| Applicant: | Robert Zakar, Just For Fun, LLC |
| Planner: | Emery Papp – Principal Planner |
| Project Location: | 1111 Sanderson Avenue |
| APN: | 460-250-023 |

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 14-019* ***DENYING*** *CUP 14-003, based on the information and Findings contained in Resolution Bill No. 14-019.*

## 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 Principal Planner, Emery Papp*

**A.** Report on actions from the July 22, 2014 City Council Meeting.

**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.** Master Tentative Tract Map/Conveyance map for Tres Cerritos East
**B.** Parcel Map for Verizon

**10.** **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for ***August 19, 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 I 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:** **JULY 15, 2014** **CALLED TO ORDER: 6:00P.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 Vince Overmyer and Michael Perciful
**ABSENT:** Commissioner Rick Crimeni

**Invocation and Flag Salute:** Commissioner Michael Perciful

**2. APPROVAL OF MINUTES:**

**A.** Minutes of the Planning Commission meeting of July 1, 2014

It was **MOVED** by Vice Chair Greg Vasquez and **SECONDED** by Commissioner Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of July 1, 2014, with a correction noted on page 4, Item 5.

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

**AYES:** Chairman John Gifford, Vice Chair Greg Vasquez, Commissioners Vince Overmyer and Michael Perciful
**NOES:** None
**ABSENT:** Commissioner Rick Crimeni

**3. PUBLIC COMMENTS:**

There were no members of the public who wished to address the commission regarding items not on the agenda.

## PUBLIC HEARING ITEMS

**4. CONDITIONAL USE PERMIT NO. 14-001 (CIELO ABIERTO TIERRA FERTIL CHURCH)** - A request for Planning Commission review of a Conditional Use Permit

For the operation of a 4,000 square foot church located within an existing 8,000 square foot building, previously used as a church, located at 3590 West Florida, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

**PROJECT APPLICANT INFORMATION:**

| | |
|---|---|
| Applicant: | Cielo Abierto Tierra Fertil Corporation |
| Planner: | Emery Papp - Principal Planner |
| Authorized Agent: | James Irvin |
| Project Location: | 3590 W. Florida Avenue |
| APN: | 448-240-018 |

Principal Planner Papp advised the Commission that Item No. 4 is to be continued to August 5, 2014; however, anyone wishing to speak to the issue can do so, as a public hearing has been advertised.

Chairman Gifford opened the public hearing, but there being no one wishing to speak to this issue, the hearing was left open until August 5, 2014, upon a motion to continue.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Michael Perciful to **CONTINUE** Item No. 4 to the August 5, 2014, Planning Commission meeting.

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

| | |
|---|---|
| **AYES:** | Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioners Vince Overmyer, and Michael Perciful |
| **NOES:** | None |
| **ABSENT:** | Commissioner Rick Crimeni. |

5. **CONDITIONAL USE PERMIT NO. 14-003 (76 GAS STATION - PAGE PLAZA)** - A request for Planning Commission review and approval of a Conditional Use Permit for an ABC License upgrade from a Type 20 License (Off-sale beer and wine) to a Type 21 General License (Off-sale beer, wine and distilled spirits) from 6:00 a.m. to 2:00 a.m. seven days a week, and to make a finding of public convenience or necessity as required by the California Department of Alcoholic Beverage Control at an existing 76 gas station located at 1111 Sanderson Avenue, on the west side of Sanderson Avenue south of Stetson Avenue.

**PROJECT APPLICANT INFORMATION:**

| | |
|---|---|
| Applicant: | Robert Zakar, Just for Fun, LLC |
| Planner: | Emery Papp - Principal Planner |
| Project Location: | 1111 Sanderson Avenue |
| APN: | 460-240-023 |

Commissioner Perciful recused himself, as his residence is within close proximity of the 76 gas station.

Principal Planner Papp advised the Commission that the consultant for the applicant had not yet arrived, but the presentation could be given and perhaps he would have arrived by then. The consultant had read the staff report.

(Principal Planner Papp gave a PowerPoint presentation.)

Chairman Gifford clarified that staff's recommendation for denial is not based upon police reports or any particular problems. Planner Papp, however, noted there are nine off-sale licenses currently in the census tract. He said that staff is concerned an intensification of the license could lead to similar problems that are known for other stores that sell liquor. Staff's thought is that there is a correlation between alcohol sales and crime, though as noted on the ABC's website, the current operator has no violations that are noted.

Chairman Gifford asked Sgt. Rob Gibbs, Hemet Police Department, if in his experience he noticed any difference between the selling of wine and beer as opposed to spirits in terms of criminal or unlawful activities around the business. Sgt. Gibbs stated that based on his experience in retrieving stats, businesses that have ABC licenses tend to have a higher level of crime or calls for service from the police department.

Vice Chair Vasquez asked if Sgt. Gibbs felt that crime problems would intensify in the area if the request were granted.

Sgt. Gibbs stated that businesses with an ABC license tend to attract a certain type of demographic of individuals to congregate and possibly cause a higher rate of calls for service. However, he felt that was very difficult to answer definitively.

Vice Chair Vasquez asked if liquor stores versus an establishment that also sells liquor, like a gas station, draw about the same problems, or is a liquor store likely to draw more.

Sgt. Gibbs answered that it is very difficult to answer that question because if you drive by certain liquor stores in Hemet, you will see individuals congregating or loitering out front. It could be alcohol related or related to some other types of crimes, or it might be no crime at all.

Commissioner Overmyer asked if there are any businesses that can have a license by right, such as certain restaurants.

Principal Planner Papp explained that there are certain exemptions built into the ordinance for alcohol sales, such as large retailers that only set aside a small percentage of their footage for alcohol sales. In addition, restaurants are also exempt, provided they are a bona fide eating-place, but they will have to go through the PCN findings if the census tract is over-concentrated.

Commissioner Overmyer asked if there are any buildings or lots within this census tract that would accommodate a future restaurant.

Principal Planner Papp pointed out that the Stetson Crossing project would very likely have restaurants at that location. He did not believe there are any pads available in

Page Plaza for a restaurant. Any sales outlets further south would be prohibited from alcohol sales because that would be approaching the high school. He also answered Vice Chairman Vasquez's question concerning other Type 21 license requests from other gas stations, stating that currently there are no gas stations in the city of Hemet that have a type 21 license or that have made such a request.

Chairman Gifford opened the public hearing.

Mark Kassab, 3596 Fairmount Avenue, approached the lectern and gave background information concerning his ownership of grocery stores and gas stations for the last 30 years. He commented that the gas station in question, which they have owned since 2006, is being upgraded within the next three to six months. Currently they have 10 employees and 16 cameras for surveillance, and have what he described as a "class business." He said if he gets a License 21, he would drop the License 20.

Chairman Gifford asked if Mr. Kassab would like to postpone the hearing since the consultant had not as yet arrived, and Mr. Kassab indicated whatever the Commission wanted to do was fine with him. He also stated that he had 500 to 600 signatures from the local Hemet/San Jacinto area indicating that the business is a good neighbor.

Chairman Gifford asked why they wanted a Class 21 License if, in fact, as Mr. Kassab had previously stated, people who want to buy hard liquor are more likely to go to a liquor store.

Mr. Kassab replied that they want to make it more convenient for their customers and to force liquor store owners to clean up their facilities or lose business to him, who has a better facility than a liquor store. He also felt the license would bring him possibly two percent more business.

Commissioner Overmyer complimented Mr. Kassab on the number of signatures he received and wondered if the petition was at the counter or sent to customers.

Mr. Kassab stated it was in the station. Moreover, in three days they accumulated all the signatures.

Brian Aga (phonetic spelling) of San Jacinto, manager of the station, stated he probably knows everyone on the Hemet Police Department because they utilize the station and he does ride-alongs with them. He used to be the regional manager in San Diego. In regards to liquor sales, there is a dedicated section, 15 feet wide and 2 feet deep behind the counter, which is going to carry high-end liquor. He noted that the station is very well lit, has good surveillance, and that he calls the police if there are any beer runs or disturbances.

Vice Chair Vasquez noted that on January 13, 2014, he met with the applicant for a very short meeting and the applicant explained what they were planning on doing and what they have done in San Diego.

Chairman Gifford commented that this is a complex issue and made the following motion:

It was **MOVED** by Chairman John Gifford and **SECONDED** by Commissioner Vince Overmyer to **CONTINUE** Item 5 public hearing to the Planning Commission Meeting of August 5, 2014.

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

**AYES:** Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioner Vince Overmyer
**NOES:** None
**ABSTAIN:** Commissioner Michael Perciful
**ABSENT:** Commissioner Rick Crimeni

6. **FIVE YEAR CAPITAL IMPROVEMENT PLAN (CIP)** - (Taken out of order at 6:07 p.m.) - A request for Planning Commission review and recommendation to the City Council to determine consistency with the City's adopted General Plan regarding the proposed adoption of a Five Year Capital Improvement Plan (CIP) for Fiscal Years 2014/2015 to 2018/2019.

Applicant: City of Hemet
Location: Citywide

(PowerPoint presentation by Planner Running.)

Chairman Gifford explained that the Planning Commission's role is just to determine that these items are within the scope of the general plan, so there does not need to be a question on individual items unless we feel they are not part of the general plan. He indicated he did not have any particular questions, but noted his approval of the citywide technology refresh.

Planner Running stated that it would be a process.

Vice Chair Vasquez commended Mr. Biagioni on the outstanding job he did on the report/book, and that it answered all his questions about funding and where some of these monies were coming from. He wondered, however, how staff picks out the streets for upgrading.

City Engineer Biagioni explained that up until this year, the city did not have a pavement management system. They are currently working with public works to obtain one. In that way the condition of all the streets in the city can be inputted, and based on those conditions, staff will be able to extract recommendations of the most important ones to resurface or repair. At this time, they have to rely on information from residents or visual inspections.

Vice Chair Vasquez mentioned that $2 million does not seem like enough, with City Engineer Biagioni responding that the city is doing between $1.2 and $1.5 million a year in street repairs.

Chairman Gifford opened the public hearing before City Engineer Biagioni added that yesterday; public works added some new projects at the request of the City Council. Those will be incorporated into the final report. They will be made available to the

public once the CIP is approved.

Chairman Gifford asked if this would be acceptable if the public were able to access the additions on the Website.

City Attorney Jex said that this has been noticed as a public hearing, but since it has now been distributed, an action can be taken to add this to the CIP as part of the Commission's recommendation to the City Council.

There being no public members wishing to speak to this issue, Chairman Gifford closed the public hearing and asked for a motion.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Michael Perciful to **ADOPT** Planning Resolution Bill 14-017.

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

**AYES:** Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioners Vince Overmyer, and Michael Perciful
**NOES:** None
**ABSENT:** Commissioner Rick Crimeni

## DEPARTMENT REPORTS

**7. CITY ATTORNEY REPORTS:** (Nothing to report.)

**8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

A. Report on actions from the July 8, 2014 City Council Meeting

Principal Planner Papp, in CDD Elliano's absence, reported that the most important planning issue at the July 8 City Council Meeting was the pending West End Annexation, approximately 941 acres. He noted the report was well received by the Council. City staff is setting up a deposit account for the purpose of putting together all the forms and applications that are going to be necessary to submit to LAFCO for that annexation. Deanna Elliano is going to get started on working with the requests for proposals and agreements with property owners.

City Attorney is also in the process of preparing conflict checks against all property owners to make sure there are no issues there.

**9. PLANNING COMMISSIONER REPORTS:**

**A.** Chairman Gifford (Nothing to report)
**B.** Vice Chair Vasquez (Nothing to report)
**C.** Commissioner Perciful (Nothing to report)
**D.** Commissioner Overmyer (Nothing to report)
**E.** Commissioner Crimeni (Absent)

## 10. FUTURE AGENDA ITEMS:

**A.** Master Tentative Tract Map/Conveyance Map for Tres Cerritos East
**B.** Parcel Map for Verizon

Planner Papp also reminded the Commissioners that August 5 meeting would be the time for the continued public hearings on the Church located on West Florida and the ABC upgrade for the 76 Gas Station.

## 11. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 7:10 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **August 5, 2014 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 92543.

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Melissa Couden, Records Secretary
Hemet Planning Commission

DRAFT

# AGENDA # 4

*Staff Report*

TO: City of Hemet Planning Commission

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

DATE: August 5, 2014

RE: **CONDITIONAL USE PERMIT NO. 14-001 (CIELO ABIERTO TIERRA FERTIL CHURCH)** – A request for Planning Commission review of a Conditional Use Permit for the operation of a 4,000 square foot church located within an existing 8,000 square foot building, previously used as a church, located at 3590 West Florida, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

## PROJECT APPLICANT INFORMATION

| | |
|---|---|
| Applicant: | Cielo Abierto Tierra Fertil Corporation |
| Agent: | James Irvin |
| Project Location: | 3590 W. Florida Avenue |
| APN: | 448-240-018 |

## RECOMMENDED ACTION:

The Planning Division recommends that the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 14-018** approving CUP 14-001 subject to the Conditions of Approval (Attachment No. 1), and;

2. Direct staff to file a Notice of Exemption with the County Clerk.

## PROJECT DESCRIPTION:

The Applicant is requesting approval of a Conditional Use Permit for the operation of a 4,000 square foot church located within an existing commercial/office building located at 3590 W. Florida Avenue in the C-2 (Community Commercial) zone. The entire site consists of one (1) irregularly shaped parcel on a total of 2.41 acres at the northeast corner of Florida Avenue and Main Street (entrance to Golden Village). The location of the site and surrounding area is illustrated in Attachment Nos. 2, 3, 4 and 5 of this report.

The proposed use of the existing structure for a church requires a Conditional Use Permit in the C-2 (Community Commercial) zone.

The site was originally constructed in 1988 as a Standard Brands Paint store. In 1998, tenant improvements allowed the Spirit of Joy Church to move into the building until they relocated to their permanent facility on Sanderson Avenue. In 2005, the site was used as a Model Home furniture store. The building is currently occupied in part by Valley Golf which moved into one-half of the building in 2008 and the adjacent suite is available for the proposed use.

The Applicant proposes church services with hours of operation on Sunday from 11:00 am to 1:00 pm. Attendance varies from 70 to 90 people, and rarely exceeds 100. Women's Bible study is available on Tuesday mornings from 9:00 to 10:00 am with 10 to 20 in attendance. On Wednesday evenings from 7:00 to 9:00 pm, the church conducts Bible study and prayer sessions for about 20 to 40 guests. From 6:30 to 8:00 pm on Fridays, the Church's band and vocalist practice for worship services on Sunday. On Saturday mornings from 9:00 to 10:00 am, a small group of youths and young adults gather for Bible instruction. The statement of operations is attached as Exhibit No. 6.

The existing building is located in the westerly portion of the project site with three (3) access points, two (2) from Florida Avenue and one (1) common easement area that lets out into the Home Depot parking lot. The main entrances are located on Florida Avenue.

The project proposes a tenant improvement that includes minor interior construction to accommodate the proposed church use within the 4,000 square foot leased space within the building. The proposed use will include a 2,800 square foot worship area, restrooms, storage, offices and main entrance gallery, as shown in the floor plan in Exhibit 1A.

No exterior changes to the building are proposed with this application, except for replacing a solid panel storefront window casement with a storefront entry door. Attachment No. 1A provides the site plan and the interior floor layout for the church.

## PROJECT SETTING

The entire site consists of one (1) parcel totaling 2.41 acres that are developed with existing curb, gutter, sidewalk, an 8,000 square foot commercial/office building, a second 8,000 square foot multi-tenant commercial building and parking fields. The project site is located on the northeast corner of Florida Avenue and Main Street, off of the main entrance to Golden Village and is fully developed. The surrounding area is fully developed with commercial uses to the west and east, Florida Avenue and the Target commercial center to the south, and Golden Village RV park is located to the north.

The project setting can also be seen in the following materials attached to this Project Analysis:

- Aerial Photograph (Attachment No. 2)
- General Plan Land Use Designation Map (Attachment No. 3)
- Surrounding Zoning Map (Attachment No. 4)
- Photographs of Site (Attachment No. 5)

| | LAND USE | ZONING | GENERAL PLAN |
|---|---|---|---|
| **PROJECT SITE** | Unoccupied Commercial Building | C-2 (Community Commercial) | CC (Community Commercial) |
| **NORTH** | Mobile Home Park | R-A (Residential Agriculture) | VHDR (Very High Density Residential 30.1-45.0 du/ac) |
| **SOUTH** | Commercial Office Buildings | C-2 (Community Commercial) | CC (Community Commercial) |
| **EAST** | Commercial Office Buildings | C-2 (Community Commercial) | CC (Community Commercial) |
| **WEST** | Commercial Office Buildings | C-2 (Community Commercial) | CC (Community Commercial) |

## ANALYSIS:

Development Review Committee (DRC) Recommendation

The Staff Development Review Committee (DRC) reviewed the project on April 10, 2014. The DRC provided written conditions that have been incorporated into the proposed conditions of approval. Conditional Use Permit conditions are included as Attachment No. 1 – Exhibit 1B.

The following sections describe the various site elements which are illustrated in Attachment 1A, the Development Plan, and shown in the attached photos (Attachment No. 5):

Section 90-892.F.1 of the Hemet Municipal Code requires approval of a Conditional Use Permit to operate a church in the C-2 (Community Commercial) zone.

Use. A church use at the proposed location is deemed suitable due to the previous use as a church (Spirit of Joy) and no prior history of conflicts reported in association with a church use at the site. The project has been conditioned to mitigate anticipated impacts related to noise, outdoor events and frequency of services. The use as proposed is compatible with the surrounding area and will not disrupt the commercial and residential activity in the area. The site is currently underutilized and unoccupied. The church has leased the property and intends to upgrade the site for active use. A church use at this location is appropriate given that it is was once occupied as a church, the site and surrounding area is fully developed, and it set further away from Florida Avenue where visibility for a commercial use is limited.

Site Plan/Site Design. The site consists of a commercial office building totaling approximately 8,000 square feet. About 4,000 square feet of the building will be used for the proposed church, which is located in the northwest portion of the property. The site was designed with parking fields that partially surround the structure, with parking available immediately adjacent to the site and accessible through interconnected drive aisles. The parking lot is in disrepair and will require a slurry seal and reseal at some point in the future. The Applicant is not proposing any changes to the existing site design or parking fields.

Architecture. The existing building utilizes a modern block style architecture that includes a flat roof, uniform windows, and a shed roof extension located over the main entrance on the east elevation. The existing roof mounted equipment is screened from public view. The Applicant proposes no exterior enhancements to the building at this time, other than adding glass storefront doors..

Materials and Colors. Exterior finish treatments are comprised of stucco in neutral earth-tone colors. Exterior accents and trim include a flat roof with colored banding.

Lighting. The existing site lighting was provided by existing parking lot lighting consistent with the Hemet Municipal Code. The on-site light standards do not interfere with the existing or proposed landscaping.

Landscaping. The Applicant is not proposing to install new landscaping. The existing landscape planters on site appear to be sparsely planted and the landscaping islands appear to be filled mostly with decorative rock. There is very little landscaping surrounding the proposed tenant suite. Staff recommends the installation of potted plants to be placed on either side of the main entrance into the church. Staff also recommends that small shrubs and groundcover of miscellaneous sizes be placed in the landscaped areas surrounding the building, similar to the originally approved landscape plans, or submit a suitable alternate planting plan subject to review and approval by the Director of Community Development. The project's recommended landscaping is required prior the certificate of occupancy and is addressed in Condition Nos. 25 through 30.

vehicular access. In addition, a secondary access point is located further east on Florida Avenue near a Wendy's restaurant to the east of the site. A third point of access is available through the parking area to the east which connects to the Home Depot parking lot.

The project site currently provides 88 parking spaces. Additional spaces within the center that are available to the proposed use include 107 parking spaces in a parking lot adjacent to the site, currently under the same ownership. Therefore, a total of 195 parking spaces are available for the entire center. A total of nine (9) of these parking spaces are available to disabled persons. To ensure the parking in the adjacent lot remains available to the church, staff has recommended Condition of Approval No. 31 which requires the property owner to record a parking agreement in the event that one or more parcels are sold independently. The parking area in question can be seen in the attached Exhibit 1A.

Per the Hemet Municipal Code (HMC), commercial buildings and offices require a minimum of one (1) parking space per 250 square feet of gross floor area. Based on the existing square footage of the site, 64 parking spaces are required to meet the HMC requirements. The church use is required to provide parking spaces at a ratio of one (1) space for each forty (40) feet of worship area. The use proposes a maximum of 2,831 square feet of worship area that will require 71 parking spaces for members of the congregation. Staff has determined that even when all of the other businesses within the center are operating, the existing parking on site is more than adequate to accommodate the proposed use and existing uses.

A letter submitted by the Applicant's Agent, Jim Irvin, on June 13, 2014 (See Attachment No. 6) identifies the onsite parking demands for the church, based upon weekly activities. Sunday worship will be the church's highest demand for parking, when all of the businesses in the center, with the exception of the laundry mat, are closed. Based on the information provided by Mr. Irvin, staff believes that on-site parking will not be an issue.

## PUBLIC COMMUNICATIONS RECEIVED

Property owners located within a 500 foot radius of the project site were notified of the public hearing on July 3, 2014 with a 10-day hearing notice in addition to a public notice in the Press Enterprise. The project was continued from the advertised July 15, Planning Commission Meeting to the next regularly scheduled Planning Commission meeting on August 5, 2014.

At the time of report preparation, the Planning Department has not received any letters of comment from the public. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

## CONSISTENCY WITH ADOPTED GOALS, PLANS, AND PROGRAMS:

The proposed project Development Plans (Attachment No. 1 - Exhibit 1A) were reviewed by the Design Review Committee (DRC) for consistency with the City's applicable policies, requirements and guidelines. Subsequently, the DRC has recommended that the project, subject to the recommended conditions of approval, be found consistent with the City's General Plan, Zoning Ordinance and other development requirements and guidelines. The complete analysis of this project for consistency with the City's policies, requirements and guidelines is described below.

### General Plan Consistency

The proposed project is in conformance with the General Plan for the City of Hemet. The land use designation for the project site is CC (Community Commercial). The proposed development is consistent with the General Plan Land Use policy LU-4.3 regarding Infill Development and Re-Use in that the project will occupy an underutilized commercial site and foster future uses that are consistent with the needs of the community. In addition, the project meets the intent of Economic Development Goal LU-13.7 by occupying a vacant, underutilized commercial building.

### Zoning Consistency

The project proposes a 4,000 square foot church which is consistent with the purpose of the Community Commercial (C-2) zone in providing a use permitted subject to a Conditional Use Permit. The existing structure complies with the setback requirements from all property lines for the proposed use, except for the street side setback which is 10 feet, minimum. Because the site is already developed, staff interprets this setback variation to be a legal-nonconforming setback issue and is not recommending a change. The building is below the minimum height for the zone.

Except as stated above, the project meets the development standards of the C-2 Zone as demonstrated in the following table:

| DEVELOPMENT STANDARDS | REQUIRED | EXISTING |
|---|---|---|
| Front Setback | 7 feet for each 12 feet of building height | 38 Feet |
| Interior Side Setback | 0 feet | 67 Feet |
| Street Side Setback | 10 feet | 7 Feet |
| Rear Setback | 10 feet | 160 Feet |

| DEVELOPMENT STANDARDS | REQUIRED | EXISTING |
|---|---|---|
| Building Height | 35 Feet Maximum | 21 Feet |

In conclusion, the proposed project complies with City of Hemet Zoning Code requirements for commercial developments relating to setbacks, building height, parking, lighting and landscaping.

The proposed project also complies with Zoning Code requirements relating to conditional use permits. Findings can be made as follows:

1. *That the proposed location, use and operation of the conditional use is in accord with the objectives of Chapter 90 of the Hemet Municipal Code, the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.*

   The project is subject to, and remains consistent with the Development Standards for the Community Commercial (C-2) zone. The zoning allows churches, subject to a Conditional Use Permit. The project proposes a 4,000 square foot church within an existing commercial/office building. The existing building generally complies with the minimum setbacks from property lines, the height of the building is below the maximum height requirement of the Hemet Municipal Code, and has a smaller coverage than allowed.

   The proposed project is in conformance with the General Plan for the City of Hemet. The land use designation for the project site is Community Commercial (CC). The proposed development is consistent with the General Plan Land Use policy (LU-4.3) regarding Infill Development and Re-Use in that the project will occupy an underutilized commercial/office site and foster future uses that are consistent with the needs of the community.

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, nor materially injurious to properties or improvements in the vicinity.*

   The site was designed to meet all development standards of the C-2 zone which is intended to protect the public health, safety and welfare. The location of the proposed project complies with development standards, as discussed in the staff report and attachments that are provided to assure

that the project and other properties and improvements in the vicinity are compatible, and that the proposed project is not detrimental to the surrounding community.

The site was previously utilized by a church use (Spirit of Joy) with no report of conflicts from the surrounding commercial, office and residential uses. Commercial and office uses exist to the south, across Florida Avenue, developed commercial property is located to the east and west, and a mobile home park is located to the north. The proposed use provides a smooth transition between commercial and residential uses.

The location of the buildings will not conflict with on-site circulation since the site is fully developed and parking spaces and drive aisles comply with the minimum standards. Based on the above, the use will not have a significant impact on, nor be detrimental or injurious to properties or improvements in the vicinity.

3. *That the proposed conditional use will comply with each of the applicable provisions of Chapter 90 of the Hemet Municipal Code and with other relevant city regulations, policies, and guidelines.*

The proposed use of the project site as a church complies with the intent and purpose of the C-2 zone as an area in which churches can be located subject to conditions that ensure compatibility with surrounding uses. The applicant has proposed a project that conforms to development standards provided by the zoning code.

Commercial Design Guidelines Consistency

The existing structure was constructed during the late-1980's. The City of Hemet Commercial Design Guidelines was adopted by the City Council on August 12, 2003, well after the construction of the existing structure. The Applicant is not proposing any exterior modifications at this time, with the exception of a new entry door, and is not subject to the Commercial Design Guidelines. However, if any exterior modifications are proposed in the future, the alterations will need to comply with the Commercial Design Guidelines.

Transportation Uniform Mitigation Fee (TUMF)

Section 58-70.3(f) of the Hemet Municipal Code provides a limited number of exemptions from provisions of the TUMF Fee Ordinance. The project is exempt based on exemption (3) which states *"The rehabilitation and/or reconstruction of any habitable structure in use on or after January 1, 2000, provided that the same or fewer traffic trips are generated as*

*a result thereof"* and exemption (9) which states *"the sanctuary building of a church or other house of worship, eligible for a property tax exemption"*. The project as proposed does not include new construction, only interior rehabilitation of an existing structure, and the number of vehicular trips will be similar to the previous church and office uses.

Multi-Species Habitat Conservation Plan (MSHCP)

Pursuant to Chapter 31, Section 31-16 (2) of the Hemet Municipal Code, rehabilitation or remodeling of an existing residential unit, commercial or industrial building, and additions to an existing residential unit or commercial or industrial building are exempt. No new construction is proposed, therefore, the project is exempt from the MSHCP Mitigation Fee.

Airport Land Use Compatibility

The project is located at the northwest corner of Florida Avenue and Main Street, and is located within the Area III of the Hemet Ryan Airport Influence area. The proposed use is subject to Airport Land Use Commission review.

The project (ZAP1031HR14) was reviewed by the Airport Land Use Commission on June 12, 2014 and found consistent with the Hemet –Ryan Airport Land Use Plan subject to conditions of approval (see Condition Nos. 30-33 and Attachment No. 7).

## CEQA REVIEW

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 regarding infill development in that information contained in the project file and documents incorporated herein by reference demonstrate that: Conditional Use Permit No. 14-001 is consistent with the CC (Community Commercial) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Hemet; Conditional Use Permit No. 14-001 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit No. 14-001 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid any harmful effects; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 01 (Existing Facilities) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

## REPORT SUMMARY

Conditional Use Permit No. 14-001 proposes the operation of a 4,000 square foot church located within an existing commercial/office building located on the northwest corner of Florida Avenue and Main Street.

Staff believes that the project adequately conforms to and is consistent with land uses, development standards, and guidelines provided by the Zoning Ordinance and is compatible with the existing uses in the surrounding area. For these reasons, and as more fully discussed in the Staff Report and accompanying attachments, the Planning Division recommends approval of the project. 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 Ellano
Community Development Director

## ATTACHMENTS

1) Planning Commission Resolution Bill No. 14-018 approving CUP 14-001
   - Exhibit 1A - Development Plan
   - Exhibit 1B - Conditions of Approval
2) Aerial Photograph
3) General Plan Land Use Designation Map
4) Surrounding Zoning Map
5) Photographs of Site
6) Applicant's Statement of Operations & Letter dated June 13, 2014
7) ALUC Consistency Letter and Conditions

## INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet General Plan EIR
City of Hemet Zoning Ordinance
City Of Hemet Commercial Design Guidelines
Project Site's Riverside County Integrated Plan Multi-Species Habitat Conservation Plan

Summary Report
Contents of City of Hemet Planning Department Project File CUP 14-004 and CUP 93-005

# Attachment No. 1

## Resolution No. 14-018

Planning Commission
Meeting of
August 5, 2014

**CITY OF HEMET**
**Hemet, California**

**RESOLUTION BILL NO. 14-018**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 14-001 FOR THE OPERATION OF A 4,000 SQUARE FOOT CHURCH LOCATED AT 3950 WEST FLORIDA AVENUE AVE (APN 448-240-018)**

**WHEREAS**, an application for Conditional Use Permit No. 14-001 for the operation of a 4,000 square foot church located within an existing commercial/office building has been duly filed by:

| | |
|---|---|
| Applicant: | Cielo Abierto Tierra Fertil |
| Agent: | James Irvin |
| Project Location: | 3590 W. Florida Avenue |
| APN: | 448-240-018; and, |

**WHEREAS,** the Conditional Use Permit Application was submitted for consideration on March 18, 2014; and,

**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. 14-001 to allow operation of the proposed use; and,

**WHEREAS,** on July 3, 2014, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1000 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and,

**WHEREAS,** on July 15, 2014, the Planning Commission opened the public hearing, and at which time the Planning Commission continued the public hearing for Conditional Use Permit No. 14-001 at the request of staff; and,

**WHEREAS,** on August 5, 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,** the Community Development Director has reviewed the project's potential effects on the environment and has recommended that the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15301 "Existing Facilities" and that the exceptions to the categorical exemptions contained in CEQA Guidelines section 15300.2 are not applicable to this project.

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

## SECTION 1: ENVIRONMENTAL FINDINGS

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, the recommendation of the Community Development Director as provided in the Staff Report dated July 1, 2014 and documents incorporated therein by reference, and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2) within the record or provided at the public hearing of this matter, hereby finds and determines as follows:

1. **CEQA:**

   (a) The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 in that information contained in the project file and documents incorporated herein by reference demonstrate that: Conditional Use Permit No. 14-001 is consistent with the CC (Community Commercial) General Plan designation and all applicable General Plan policies as well as the applicable zoning designation; the proposed project site is located within the boundaries of the City of Hemet; Conditional Use Permit No. 14-001 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Conditional Use Permit No. 14-001 will result in significant effects related to traffic, noise, air quality or water quality in that the proposed design incorporates and otherwise is subject to air and water quality resource agency design requirements to avoid any harmful effects; and the site is or can be adequately served by all required utilities and public services. As such, the project meets the criteria for application of a Class 1 (Existing Facilities) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

(b) None of the exceptions to the categorical exemptions contained in CEQA Guidelines Section 15300.2 prevent CEQA Guidelines Section 15301 from exempting the project for the following reasons:

(i) The project is not a Class 3, 4, 5, 6, or 11 project, and therefore is not subject to the exception pertaining to projects located in particularly sensitive environments.

(ii) The nature of the project is such that significant cumulative impacts will not occur from successive projects of this type occurring in the same location over time. No information has been presented that this project would have impacts that would contribute to a level of cumulative impacts that would be considered significant.

(iii) There is no reasonable possibility that unusual circumstances will cause the project to have a significant effect on the environment. No information is known or has been presented to indicate that there are unusual circumstances related to this project that would cause a significant effect.

(iv) The project will not result in damage to scenic resources within a designated state scenic highway. The project is not located in proximity to such a highway.

(v) The project site has not been listed as a hazardous waste and substance facility or site by the Department of Toxic Substances Control pursuant to California Government Code Section 659625.

(vi) The project will not cause a substantial adverse change to the significance of a historical resource. There are no historical resources on the project site.

The Community Development Director has reviewed the project's potential effects on the environment and has recommended that the project is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15301 "Existing Facilities", and that the exceptions to the categorical exemptions contained in CEQA Guidelines section 15300.2 are not applicable to this project.

2. **Multi-Species Habitat Conservation Plan (MSHCP):** Pursuant to Chapter 31, Section 31-16 (2) of the Hemet Municipal Code, rehabilitation or remodeling of an existing residential unit, commercial or industrial building, and additions to an existing residential unit or commercial or industrial building are exempt from the MSHCP Mitigation Fee.

**SECTION 2: REQUIRED CONDITIONAL USE PERMIT FINDINGS**

Pursuant to Hemet Municipal Code Section 90-1537(c) and in light of the record before it including the staff report dated August 5, 2014 and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

1. That the proposed location, use and operation of the conditional use is in accord with the objectives of Chapter 90 of the Hemet Municipal Code, the purposes of the zone in which the site is located, is consistent with the General Plan, and complies with other relevant city regulations, policies and guidelines.

   The project is subject to, and remains consistent with the Development Standards for the Community Commercial (C-2) zone. The zoning allows churches, subject to a Conditional Use Permit. The project proposes a 4,000 square foot church within an existing commercial/office building. The existing building complies with the minimum setbacks from property lines, the height of the building is below the maximum height requirement of the Hemet Municipal Code, and has a smaller coverage than allowed.

   The proposed project is in conformance with the General Plan for the City of Hemet. The land use designation for the project site is Community Commercial (CC). The proposed development is consistent with the General Plan Land Use policy (LU-4.3) regarding Infill Development and Re-Use in that the project will occupy an underutilized commercial/office site and foster future uses that are consistent with the needs of the community.

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, nor materially injurious to properties or improvements in the vicinity.

   The site was designed to meet all development standards of the C-2 zone which is intended to protect the public health, safety and welfare. The location of the proposed project complies with development standards, as discussed in the staff report and attachments that are provided to assure that the project and other properties and improvements in the vicinity are compatible, and that the proposed project is not detrimental to the surrounding community.

   The site was previously utilized by a church use (Spirit of Joy) with no report of conflicts from the surrounding office and residential uses. Commercial and office uses exist to the south, developed commercial property is located to the east and west, and a mobile home park is located to the north. The proposed use provides a smooth transition between commercial and residential uses.

The location of the buildings will not conflict with on-site circulation since the site is fully developed and parking spaces and drive aisles comply with the minimum standards. Based on the above, the use will not have a significant impact on, nor be detrimental or injurious to properties or improvements in the vicinity.

3. That the proposed conditional use will comply with each of the applicable provisions of Chapter 90 of the Hemet Municipal Code and with other relevant city regulations, policies, and guidelines.

The proposed use of the project site as a church complies with the intent and purpose of the C-2 zone as an area in which churches can be located subject to conditions that ensure compatibility with surrounding uses. The applicant has proposed a project that conforms to development standards provided by the zoning code.

**SECTION 3: PLANNING COMMISSION ACTIONS**

The Planning Commission hereby takes the following actions:

1. **Approves Conditional Use Permit.** Conditional Use Permit No. 14-001 is hereby approved as shown in Exhibit A which is attached hereto and incorporated herein by reference, and subject to the Conditions of Approval in Exhibit B which are attached hereto and incorporated herein by reference.

**PASSED, APPROVED, AND ADOPTED** this 5th day of August, 2014 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

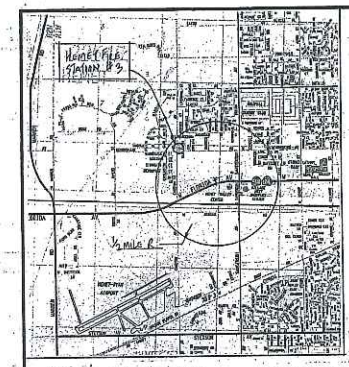
_____
John Gifford, Chairman
Hemet Planning Commission

ATTEST:

_____
Melissa Couden, Records Secretary
Hemet Planning Commission

# Exhibit
# No. 1A
## Development Plan

## Planning Commission
## Meeting of
## August 5, 2014




SURROUNDING AREA MAP SCALE: 1"=2000'-0"

THOMAS GUIDE PAGE'S 810 AND 890

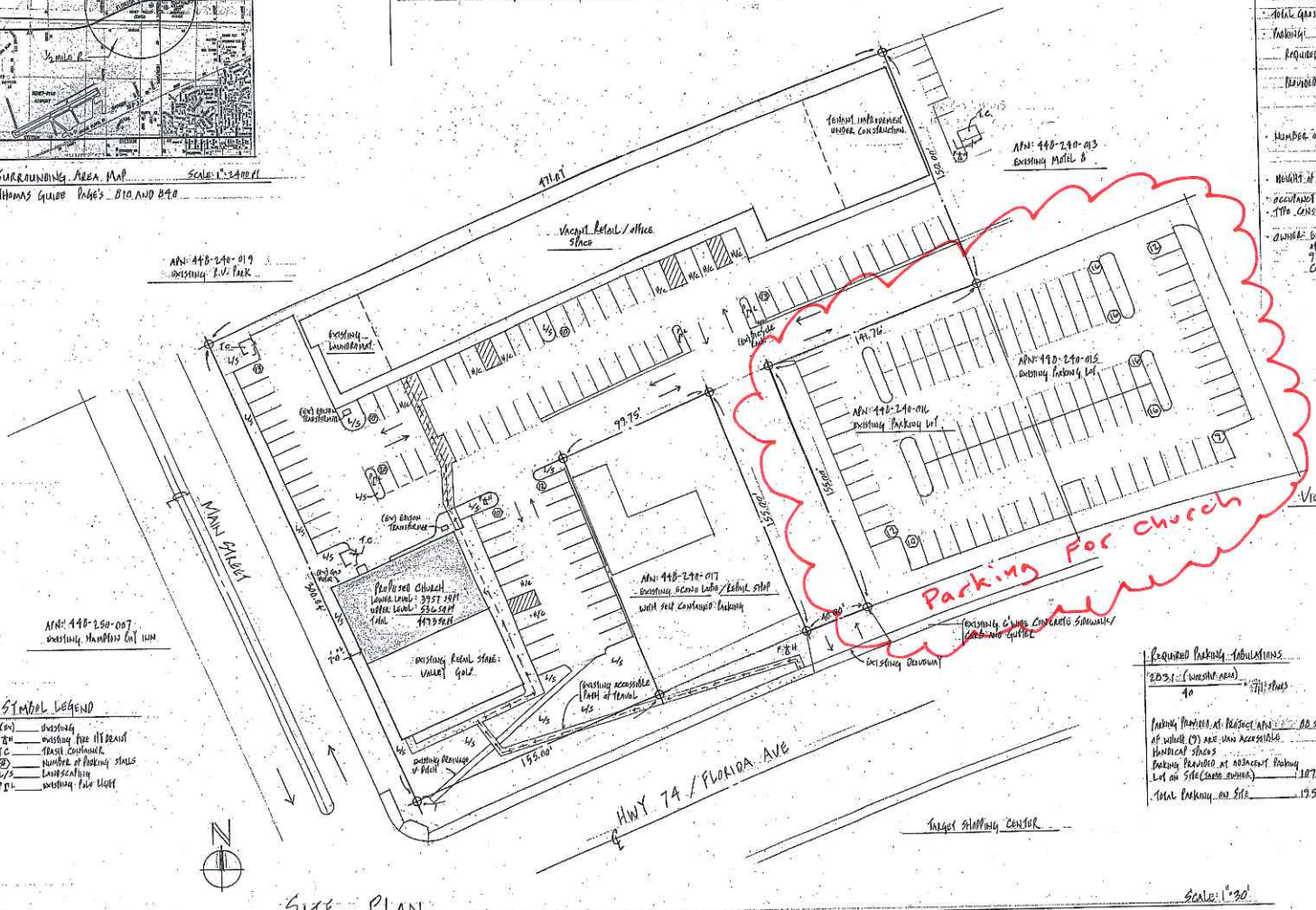
## CODE SUMMARY

ALL WORK SHALL BE PERFORMED PER THE FOLLOWING CODES WITH STATE AND LOCAL AMENDMENTS

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS

## DATA TABLE

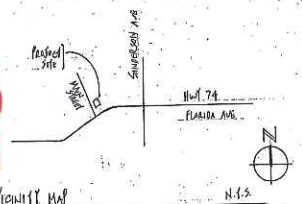
- ASSESSORS PARCEL NUMBER: 448-240-018
- STREET ADDRESS: 3390 WEST FLORIDA AVE HEMET 92545
- LEGAL DESCRIPTION: PM 131/3 SUBDIVISION PM 10520 2 BLOCK
- ZONING DESIGNATION: EXISTING C-2 PROPOSED C-2
- GENERAL PLAN DESIGNATION: EXISTING C-C PROPOSED C-C
- EXISTING LANDUSE: RETAIL / LAUNDROMAT /
- PROPOSED LANDUSE: RETAIL / LAUNDROMAT / CHURCH
- TOTAL GROSS LAND AREA: 2.91 ACRES
- PARKING: 1/40 SQ FT of WORSHIP AREA
  - REQUIRED: 1904 SF / 10 = 48 STAGES
  - PROVIDED: (79) STANDARD PARKING STALLS
    (9) VAN ACCESSIBLE HANDICAP PARKING STALLS (4 SPACES REQUIRED PER BUILDING CODE)
- NUMBER OF STORIES: (1) STORY AT RETAINING WALLS (2) STORIES AT MIDRANGE - STORAGE AREA ABOVE RESTROOMS
- HEIGHT OF EXISTING STRUCTURE: 22'-0" ±
- OCCUPANCY CLASSIFICATION: A-3
- TYPE CONSTRUCTION: V-B FULLY SPRINKLERED
- OWNER: CHRISTOVERSS DEVELOPMENT TENANT: CIELO ADVENTA IGLESIA EVANGELICA ATTENTION: MARK MOLLOTT CHURCH
  938 WEST 17TH STREET
  COSTA MESA, CA 92627




SITE PLAN SCALE: 1"=30'

## SYMBOL LEGEND

- (ex) EXISTING
- FH EXISTING FIRE HYDRANT
- T.C. TRASH CONTAINER
- # NUMBER OF PARKING STALLS
- L/S LANDSCAPING
- P.L. EXISTING PALE LIGHT




VICINITY MAP N.T.S.

SOURCE: THOMAS GUIDE PAGE 810 GRID E7

## REQUIRED PARKING TABULATIONS

2003 / (WORSHIP AREA) / 10 = 48 STALLS

| | |
|---|---|
| PARKING PROVIDED AT PROJECT APN | 88 STAGES |
| OF WHICH (9) ARE VAN ACCESSIBLE HANDICAP STALLS | |
| PARKING PROVIDED AT ADJACENT PARKING LOT ON SITE (SAME OWNER) | 107 STAGES |
| TOTAL PARKING ON SITE | 195 STAGES |

City of Hemet - Planning
RECEIVED
MAR 18 2014
PROJECT NO.(S)
CUP 14-001

## LIST OF DRAWINGS


P-1 SITE PLAN / DATA TABLE / VICINITY MAP / SURROUNDING AREA MAP / SYMBOL LEGEND
A-1 LOWER LEVEL FLOOR PLAN
A-2 UPPER LEVEL FLOOR PLAN / ROOF PLAN
A-3 EXTERIOR ELEVATIONS


CUP-N°

| REVISIONS | BY |
|---|---|
| | |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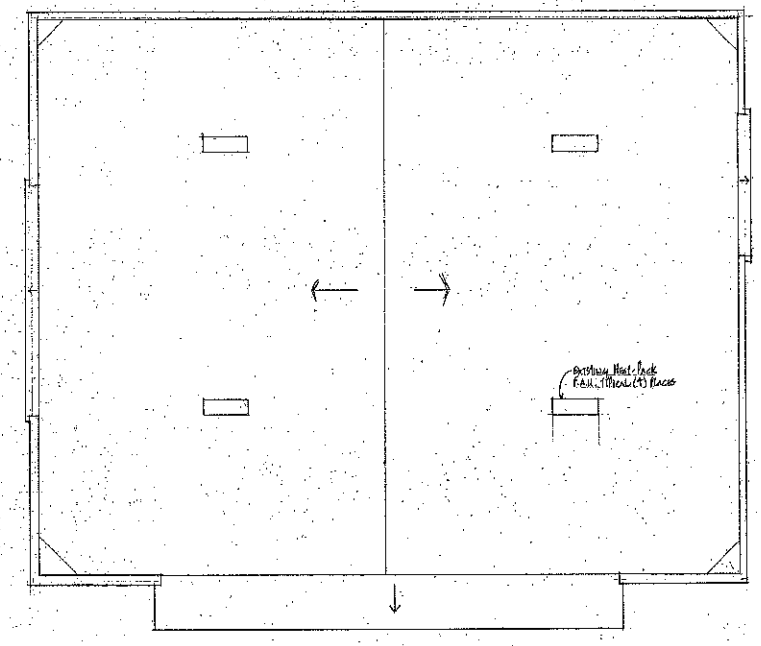
IRVIN DESIGNS
P.O. BOX 3028 • HEMET, CA 92546
PH: (951) 929-3028 • FAX: (951) 929-4814
EMAIL: STEVE@IRVINDESIGNS.COM

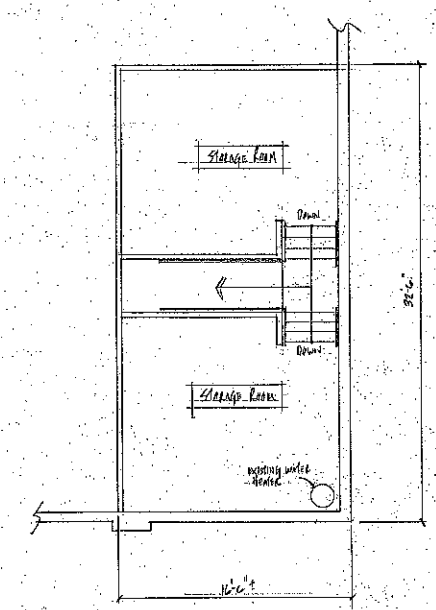

TENANT IMPROVEMENT / CONDITIONAL USE PERMIT

3390 WEST FLORIDA AVE.
HEMET, CA.
92545

Date 3.18.2014
Scale INDICATED
Drawn IRVIN
Job
Sheet P-1
of 4 Sheets




ROOF PLAN SCALE: 1/8"=1'-0"




UPPER LEVEL FLOOR PLAN 536 SQ.FT SCALE: 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| | |

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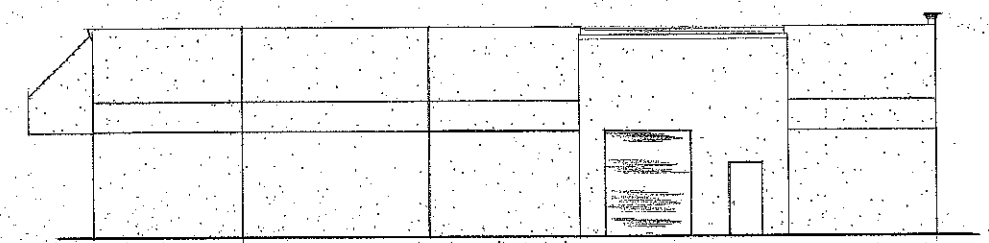
IRVIN DESIGNS
P.O. Box 2028 • Hemet, CA 92546
Tel: (951) 822-4847 • Fax: (951) 766-4814
Email: info@irvindesigns.com

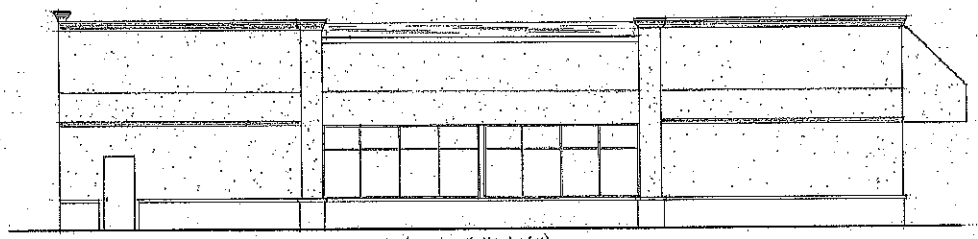
Tenant Improvement / Conditional Use Permit
3590 West Florida Ave.
Hemet, CA
92545

Date 3.18.2014
Scale Indicated
Drawn IRVIN
Job
Sheet A-2



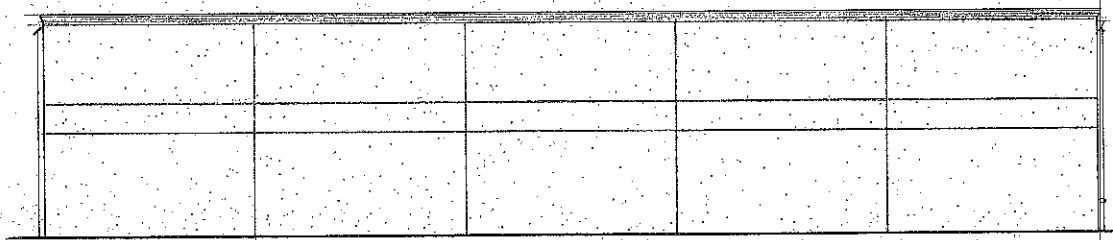
(No changes to this elevation.)

RIGHT EXTERIOR ELEVATION (NORTH WEST) SCALE: 3/16" = 1'-0"



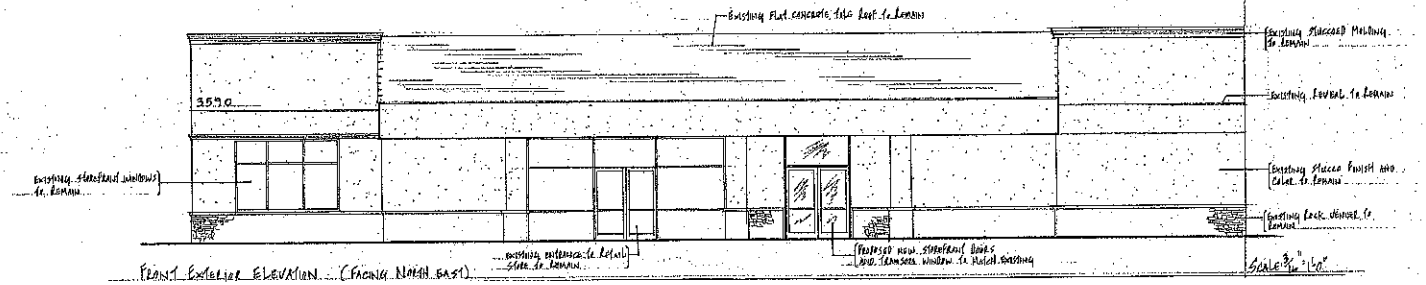
(No changes to this elevation.)

LEFT EXTERIOR ELEVATION (SOUTH EAST) FACING FLORIDA AVE. SCALE: 3/16" = 1'-0"



(No changes to this elevation.)

REAR EXTERIOR ELEVATION (FACING SOUTH WEST) SCALE: 3/16" = 1'-0"




FRONT EXTERIOR ELEVATION (FACING NORTH EAST) SCALE: 3/16" = 1'-0"

REVISIONS | BY

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PHONE: (951) 765-4848 • FAX: (951) 765-4849
EMAIL: DESIGNS@IRVINS.COM

TENANT IMPROVEMENT / CONDITIONAL USE PERMIT
3570 W. FLORIDA AVE.
HEMET, CA
92545

Date 3.15.2019
Scale 1/4"=1'-0"
Drawn IRVIN
Job
Sheet A-3
Of 4 Sheets

# Exhibit No. 1B

## Conditions of Approval

Planning Commission
Meeting of
August 5, 2014

**CITY OF HEMET**

# DRAFT
## CONDITIONS OF APPROVAL

**PLANNING COMMISSION DATE:** **August 5, 2014**

| | |
|---|---|
| **PROJECT NO.:** | **CONDITIONAL USE PERMIT NO. 14-001** |
| **APPLICANT:** | Cielo Abierto Tierra Fertil Church |
| **AGENT:** | James Irvin |
| **LOCATION:** | 3590 West Florida Avenue |
| **OCCUPANCY:** | This project has been reviewed as an "A-3" **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 Division at (951) 765-2375.

**General Requirements:**

1. **CONDITIONAL USE PERMIT NO. 14-001** shall become null and void on **August 5, 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 Division prior to the expiration date. No formal notice of expiration will be given by the City.

2. Approval of **CONDITIONAL USE PERMIT NO. 14-001** shall become effective on **August 16, 2014** unless appealed to the City Council by **August 15, 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. Prior to the issuance of building permits, the applicant shall be subject to all applicable development fees at the rate in effect at the time of building permit application for the tenant improvement.

7. The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in defense of the Action. *(City Council Resolution No. 3693, 12-17-02)*

8. Construction activity shall meet the requirements of the Hemet Municipal Code Chapter 30, Article II.

9. Parking lot lighting and public common area lighting shall be shielded or designed to direct the lighting downward. All lighting shall be adjusted so that all lighting is contained within the boundaries of the site.

**Mechanical Equipment:**

10. All electrical and mechanical equipment, including but not limited to, air-conditioning units, electrical boxes, transformers, backflow preventers, and roof-mounted equipment shall be visually screened from public view. Screening shall

be in accordance with city standards, to the satisfaction of the Planning Department and in compliance with the Building Code.

## PLANNING DIVISION 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 Division at (951) 765-2375.

### General

### Site Development:

11. 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. 14-001, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Division.

12. On-site activities authorized by this Conditional Use Permit are limited to religious uses incidental to a neighborhood or local church, including the conduct of religious services, religious education and youth programs, and other religiously-related activity, including, but not limited to, pastoral counseling by ordained clergy, prayer meetings, and receptions associated with religious services.

13. The project shall be limited to the services and operations contained in the Applicant's Statement of Operations. A modification or additions to the level or type of operations, or additional construction, may be granted with an approved Minor Conditional Use Permit.

14. The hours of operation for the approved use shall be between 7:00 am to 9:00 pm.

15. Outdoor facilities for storage or storage containers of any kind are not permitted.

16. All facility doors shall be kept closed during activities that have increased sound levels.

17. Noise from the property shall be minimized to a level of no more than 65 dba at the property line in compliance with the Hemet General Plan Public Safety Land Use Compatibility Standards for Exterior and Interior Noise, which requires activities to comply with the maximum noise level standards at the property line of adjacent uses. No permanent outdoor public address or paging systems shall be permitted at any time.

18. The choir and music related activities that occur in the building should be conducted so that activities comply with noise levels established by the General Plan to minimize noise impacts adjacent residential, not to exceed 65 dba at the property line.

19. No outdoor activities for the general public are permitted within the parking area without an approved Temporary Use Permit (TUP).

20. 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. 14-004, shall require submittal and approval of an application for the modification of the Conditional Use Permit.

21. Signage is not approved as part of this Project. Signage, in accordance with the Zoning Ordinance, may be approved at a later time under a separate permit.

22. Prior to the issuance of a Building Permit, the Applicant/Owner shall contract with the City of Hemet Franchise Waste Hauler (CR&R) for the removal and disposal of waste and recyclable materials, and ongoing trash service.

23. Prior to the issuance of a Certificate of Occupancy, the parking areas shall be cleared of any junk, trash, debris, landscape maintenance materials, etc., and debris in the existing trash enclosure shall be removed.

24. Prior to the issuance of a Certificate of Occupancy, the Applicant shall repair all non-functional exterior parking lot light standards, subject to review and approval by the Planning Division.

**Landscaping**

25. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash, disease, vermin, and debris, during the term of this Project.

26. Prior to the issuance of a Building Permit, or Certificate of Occupancy (whichever occurs first), landscape plans shall be prepared by a Licensed Landscape Architect and submitted in conjunction with Building Plan check and this project shall be subject to all the requirements listed in the Water Efficiency Landscaping Ordinance (currently Ordinance No. 1827, adopted by City Council on April 13, 2010). The plans shall indicate species, sizes and spacing of all shrubs, groundcover and trees.

27. Prior to the issuance of a Certificate of Occupancy or finalization of the Building Permit, all landscaping shall be installed, and irrigation operational.

28. Prior to the issuance of a Certificate of Occupancy or finalization of the Building Permit, landscaped areas shall have an automatic irrigation system, with automatic timers, installed and operational, unless cash or a bond is posted to guarantee completion.

29. Prior to the issuance of a Certificate of Occupancy or finalization of the Building Permit, the Applicant shall restore on-site landscaping to its original condition, or

prepare a new landscape palette with a mix of drought tolerant shrubs and ground cover, subject to approval of the Community Development Director.

30. Prior to the issuance of a Certificate of Occupancy or finalization of the Building Permit, the Applicant shall install large potted plants on either side of the main entrance to the church, subject to approval of the Community Development Director.

31. Prior to the issuance of a Certificate of Occupancy or finalization of the Building Permit, the Applicant shall record a parking agreement with the property owner which will allow the congregation to use parking spaces available to the adjacent parking lot to the east of the project site.

**Airport Land Use Commission**

32. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

33. The following uses shall be prohibited:

    a. Any use which would direct a steady light of flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

    b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

    c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

    d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

34. The landowner shall provide the "Notice of Airport in the Vicinity" notice to all purchasers of the property and all tenants of the buildings on the property.

35. Prior to the Issuance of Building Permits, the landowner shall convey an avigation easement to the County of Riverside as owner of Hemet-Ryan Airport or provide documentation to the City of Hemet and the Riverside County Airport

Land Use Commission that such an easement has already recorded. Contact the Riverside County Economic Development Agency at (951) 955-9802 for additional information.

## 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

36. Prior to the Certificate of Occupancy, the electrical, plumbing and mechanical systems shall be upgraded in accordance with applicable adopted codes.

37. 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).

38. Prior to the Issuance of a Building Permit, provide the occupant load.

### Handicap Requirements

39. This project is subject to State Handicapped Accessibility Requirements. (California Code of Regulations, Title 24)

40. Handicapped restrooms shall be provided or installed in accordance with California Code of Regulations, Title 24/California Building Code, Section 1115(b).

41. Handicapped parking and signage shall be provided or installed in compliance with applicable state and city codes, if off-street parking is provided.

42. All entrances and exists shall be handicapped accessible per California Code of Regulations, Title 24.

43. A handicapped accessible pedestrian access to the site shall be provided.

### Agency Approvals

44. Prior to the issuance of a building permit, Eastern Municipal Water District approval shall be obtained.

## 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.

45. Prior to issuance of an On-site Permit or building permit, whichever occurs first, 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:***

### Agency Approvals

46. The final 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".

47. Prior to the issuance of a building permit written proof shall be provided from the water purveyor that sufficient capacity is available for fire protection. The minimum required fire flow for this project is 2750 GPM @ 20psi residual pressure for a duration of 2 hours, per 2013 CFC Appendix B. Fire flow and flow duration for buildings without automatic fire protection and having an area in excess of 3,600 square feet shall not be less than specified in Table B105.1.

48. No work shall be permitted until the Fire Service Underground has been reviewed and the water turned on.

49. No work shall begin on the structure shall be permitted until the fire sprinkler system has been certified and a State of California Five year Certification label has been placed on the sprinkler system riser and verified by the fire department.

50. Building Data sheet shall show that the building is protected by an automatic fire sprinkler system.

51. The building site plan needs to show the two nearest fire hydrants to the project.

52. Facilities and equipment used for the storage and handling of flammable or combustible liquids and other hazardous materials (which meet or exceed reportable quantities) as defined by Federal, State and Local Laws shall be approved by the County of Riverside Environmental Health.

**General**

53. 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).

54. Provision for the storage or handling of hazardous materials, as defined by Federal, State, and Local Law, shall be in accordance with CFC, Chapter 50.

55. Storage and handling of flammable and combustible liquids shall be in accordance with the 2013 California Fire Code, Chapter 57 and NFPA 30 (2008), Flammable and Combustible Liquids Code.

**Hydrants and Fire Protection Systems**

56. An approved water supply capable of supplying the required fire flow for fire protection shall be provided on site when any portion of the building or facility is in excess of 400 feet from an approved water supply on a public street. 2013 CFC Section 507. The location of on-site hydrants and mains shall be approved by the Fire Marshall prior to permit issuance.

57. In accordance with the 2010 CFC Section 507, the water system (mains and hydrants) shall be tested and accepted by the Fire Marshal prior to the commencement of combustible construction. Hydrant markers (Blue Dots) shall be installed pursuant to the City of Hemet Standard Specifications for Public Works.

58. In accordance with the 2013 CFC Section 903, as amended and Article II, Chapter 14 of the Hemet Municipal Code, automatic fire sprinklers shall be installed throughout all buildings 3,500 square feet or larger pursuant to NFPA Standards. Systems with 20 heads or more shall be monitored by a UL listed central station alarm system meeting NFPA 72 and City of Hemet requirements.

59. Portable fire extinguishers shall be installed and maintained in accordance with 2013 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.

60. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system complying with U.L. 300 pursuant to 2013 CFC Section 904.11.

61. 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.

**Fire Department Access**

62. Prior to the issuance of a Certificate of Occupancy, "No Parking - Fire Lane" signs, red curbing with stenciling on the face of the curb, street signs and other required markings shall be provided to the specifications of the City of Hemet Fire Marshal in accordance with the 2010 CFC Section 503.3 and California Vehicle Code Section 22500.1.

63. Prior to final inspection, addresses shall be provided on all new and existing buildings on the street side of the building that structured is addressed from in accordance with the 2013 CFC Section 505. Street numbers shall be clearly visible at a height of not less than 8 inches.

64. In accordance with the 2013 CFC Section 503, security gates if installed, shall be installed with approved automatic devices and/or key switches to allow Fire and Police Department access and egress pursuant to the City of Hemet Municipal Code and Fire Department Standards.

65. Install Knox key boxes and/or Knox locks for Fire and/or Police Department access in accordance with 2013 CFC Section 506 and the Hemet Municipal Code.

66. A fence enclosure, if installed, shall lead to a safe dispersal area 50-feet from buildings or shall have gates which comply with 2013 CFC Section 1008 which lead to a public way.

**Miscellaneous**

67. Means of Egress issues shall conform to Chapter 10 of the 2013 California Building and Fire Codes 2013 Edition.

68. Interior finish, decorative materials and furnishings shall be in accordance in 2013 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.

69. Portable fire extinguishers shall be installed, the type and spacing shall be set by the City of Hemet Fire Marshal in accordance with 2013 CFC Section 906.

70. 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 20103 CFC Chapter 10.

71. Fire safety during construction and demolition shall comply with 2013 CFC Chapter 33.

72. Access during construction: Access for fire fighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'-6. Fire department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs. Access shall be provided to within 150 feet of combustible construction pursuant to 2013 CFC Chapter 14.

73. 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.

74. Occupancy will require a manual fire alarm system.

75. Any modifications to the fire sprinkler system shall be submitted as a separate permit to fire department.

76. Plans will need to identify exit signs, directional exit signs, and emergency exit pathway lighting method

77. Doors will require panic hardware or meet requirements of the California Building and Fire Codes Section 1008.1.9.3.

78. Duct detectors will be required to be connected to the fire alarm system

79. A minimum of two 2A:10BC fire extinguishers will be required for project

## 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.

The Police Department has no conditions.

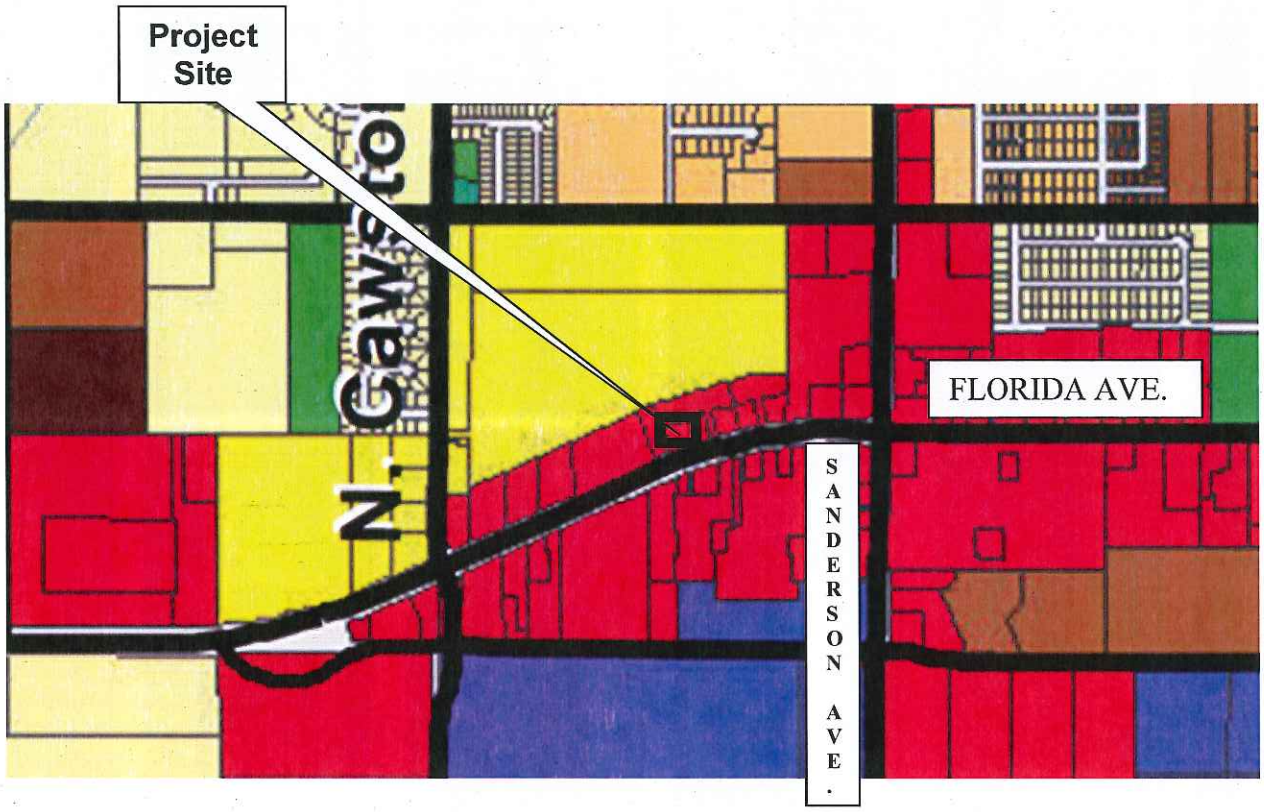
**END**

# Attachment No. 3

## General Plan Land Use Designation Map

## Planning Commission Meeting of August 5, 2014

# CONDITIONAL USE PERMIT NO. 14-001
# GENERAL PLAN LAND USE MAP



# Attachment No. 2

## Aerial Photograph

## Planning Commission Meeting of August 5, 2014

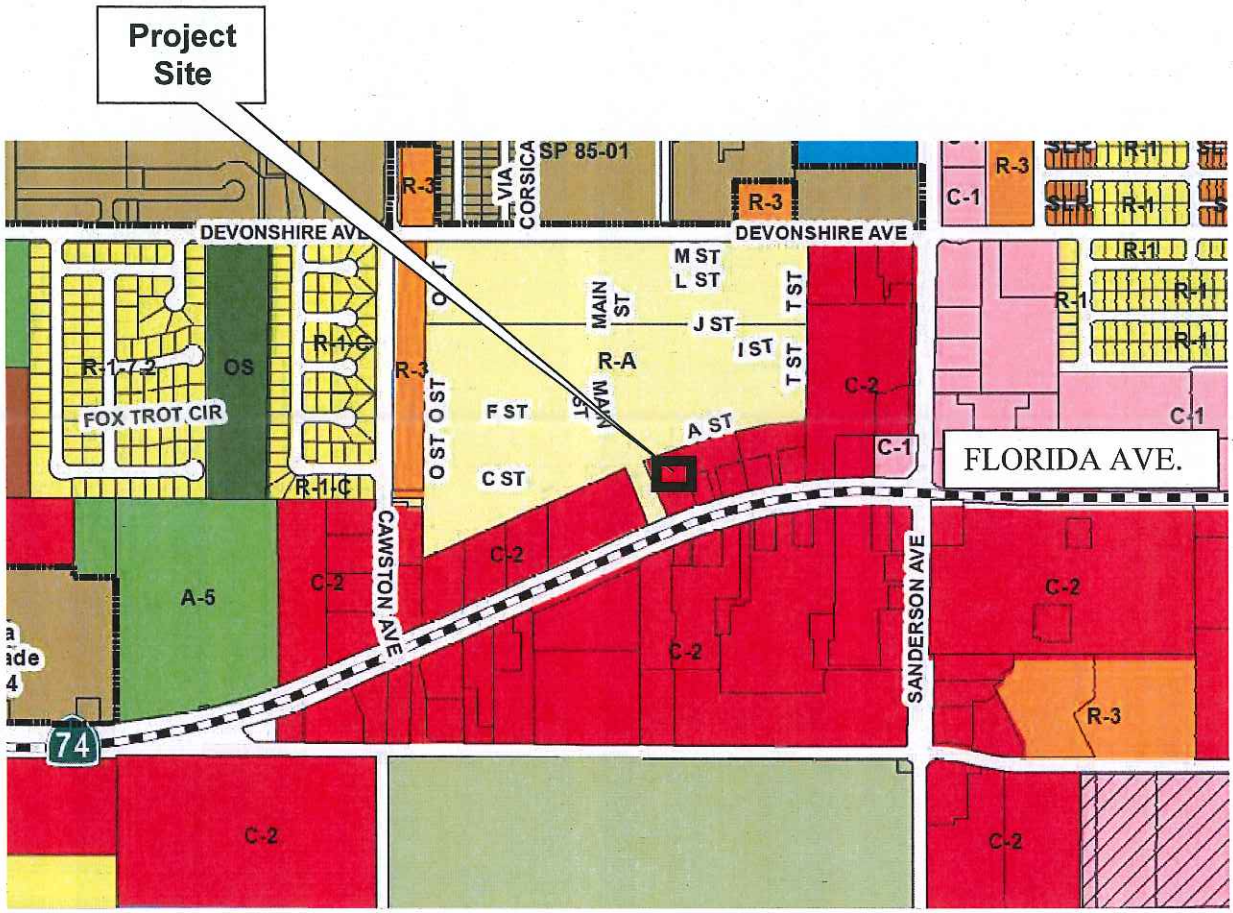
# CONDITIONAL USE PERMIT NO. 14-001
# AERIAL VIEW MAP

# Attachment No. 4

## Surrounding Zoning Map

Planning Commission
Meeting of
August 5, 2014

# CONDITIONAL USE PERMIT NO. 14-001
# SURROUNDING ZONING MAP



# Attachment No. 5

## Photographs of Site

Planning Commission
Meeting of
August 5, 2014

Northwest view of front from Florida Avenue.

Southwest view of front from parking area.

Northeast corner of building looking south.

North elevation looking south.

Other building on-site, looking northeast.

Parking field on-site, looking southeast.

# Attachment No. 6

## Statement of Operations

## Planning Commission Meeting of August 5, 2014

Cielo Abierto
Heavens Open
Fruitful Field
Tierra Fertil

Pastors Manuel & Elena Sanchez

03/11/2014

To Whom It May Concern:

Below is Cielo Abierto Tierra Fertil statement of operations:

Every Sunday from 11am-1pm our main function is held. The function consists of 30-40 minutes of praise and worship and the remainder of the time is spent on bible sermon. Attendance varies from 70-90 guests and usually never exceeds 100.

Every Wednesday from 7pm-9pm a bible study and prayer function is held. The first hour is used to gather pray request from guests and then begin a prayer session. The remainder of the time is used for bible instruction. Attendance at church functions varies from 20-40 guests.

Fridays from 6:30pm-8pm are used for our church's band practice. All the time is used to prepare musicians and vocalist for Sundays function.

Every other Saturday morning from 9am-10am is used for youth bible study. A small group of teenagers and young adults gather for bible instruction.

Every other Tuesday morning from 9am-10am is used for woman's bible study. A small group of women gather for bible instruction.

For any questions please feel free to contact us at (951) 282-9666. Thank you

Best Regards,
Sonya Rodriguez
Sonya Rodriguez
Cielo Abierto Tierra Fertil
Church Secretary

City of Hemet - Planning
RECEIVED
MAR 18 2014
PROJECT NO.(S)
CUP 14-001

IRVIN DESIGNS
P.O. Box 3029 • Hemet, CA 92546
Phone: (951) 652-4901 • Fax: (951) 766-4814
Email: designingart@msn.com

June 13, 2014

To: City of Hemet Planning Department
Attention: Emery Papp

Re: CUP -14-001, Cielo Abierto Tierra Fertil Church
3590 West Florida Ave.
Hemet, Ca. 92545

Emery,
Per your request the following is the on site parking narrative. Should you have any questions please feel free to contact me.

Church functions:
Sunday morning services: 11 am to 1 pm
Wednesday evenings: Bible study 7 pm to 9 pm
Friday evening, band practice: 6:30 pm to 8 pm
Every other Saturday morning youth bible study: 9am to10 am
Every other Tuesday morning women's bible study: 9 am to 10 am
Based on present attendance Sunday services range from 70 to 90 guest but to date never has exceeded 100. On the average if three person's arrive in one car that means there will be approx 33 cars needing to be parked. Sunday morning services will be the day that will most likely impact the existing other business's in the center. However, most the these business's are in fact closed on Sunday, see hours of operation as shown.

Taekwondo Center: Mon - Fri 10 am t0 10 pm, Sat 9am to1 pm, closed Sunday
Horizon Solar Power: Mon - Fri 8am to 5 pm, Sat 10 am to 3 pm, Closed Sunday
Laundry Mat: 7 am to 10 pm, open daily
Valley Golf: Mon - Sat 9am to 3 pm, Closed Sunday ( these are summer hours, regular hours are not know at this time
Econo lube: Mon - Sat 8am to 5 pm, closed Sunday

Based on the above time's of business operation I believe the opening and operation of the proposed church will not impact the existing business parking requirements or needs.

Jim Irvin
Designer

# Attachment No. 7

## ALUC Letter and Conditions

## Planning Commission Meeting of August 5, 2014

# AIRPORT LAND USE COMMISSION
# RIVERSIDE COUNTY

RECEIVED

JUN 19 2014

PLANNING DEPT

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

June 12, 2014

Mr. Emery J. Papp, Principal Planner
City of Hemet Community Development Department
Planning Division
445 E. Florida Avenue
Hemet, CA 92543

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**
File No.: ZAP1031HR14
Related File No.: CUP 14-001 (Conditional Use Permit)
APN: 448-240-018

Dear Mr. Papp:

On June 12, 2014, the Riverside County Airport Land Use Commission (ALUC) found City of Hemet Case No. CUP 14-001 (Conditional Use Permit), a proposal to establish a church use within a 4,493 square foot suite (including a 2,831 square foot worship area, 1,114 square feet of storage areas [including 796 square feet on an upper floor], and restrooms) of an existing building on a 2.41-acre parcel located northerly of Florida Avenue/State Highway Route 74, westerly of Sanderson Avenue, easterly of Main Street, and southerly of Devonshire Avenue in the City of Hemet **CONSISTENT** with the 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

2. The following uses shall be prohibited:

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

   (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, wastewater management facilities, composting operations, trash transfer stations that are open on one or

SCANNED

more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The landowner shall provide the attached notice to all purchasers of the property and to all tenants of the buildings on the property.

4. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of Hemet-Ryan Airport or provide documentation to the City of Hemet and the Riverside County Airport Land Use Commission that such an easement has already been recorded. Contact the Riverside County Economic Development Agency at (951) 955-9802 for additional information.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Director

RB:bks

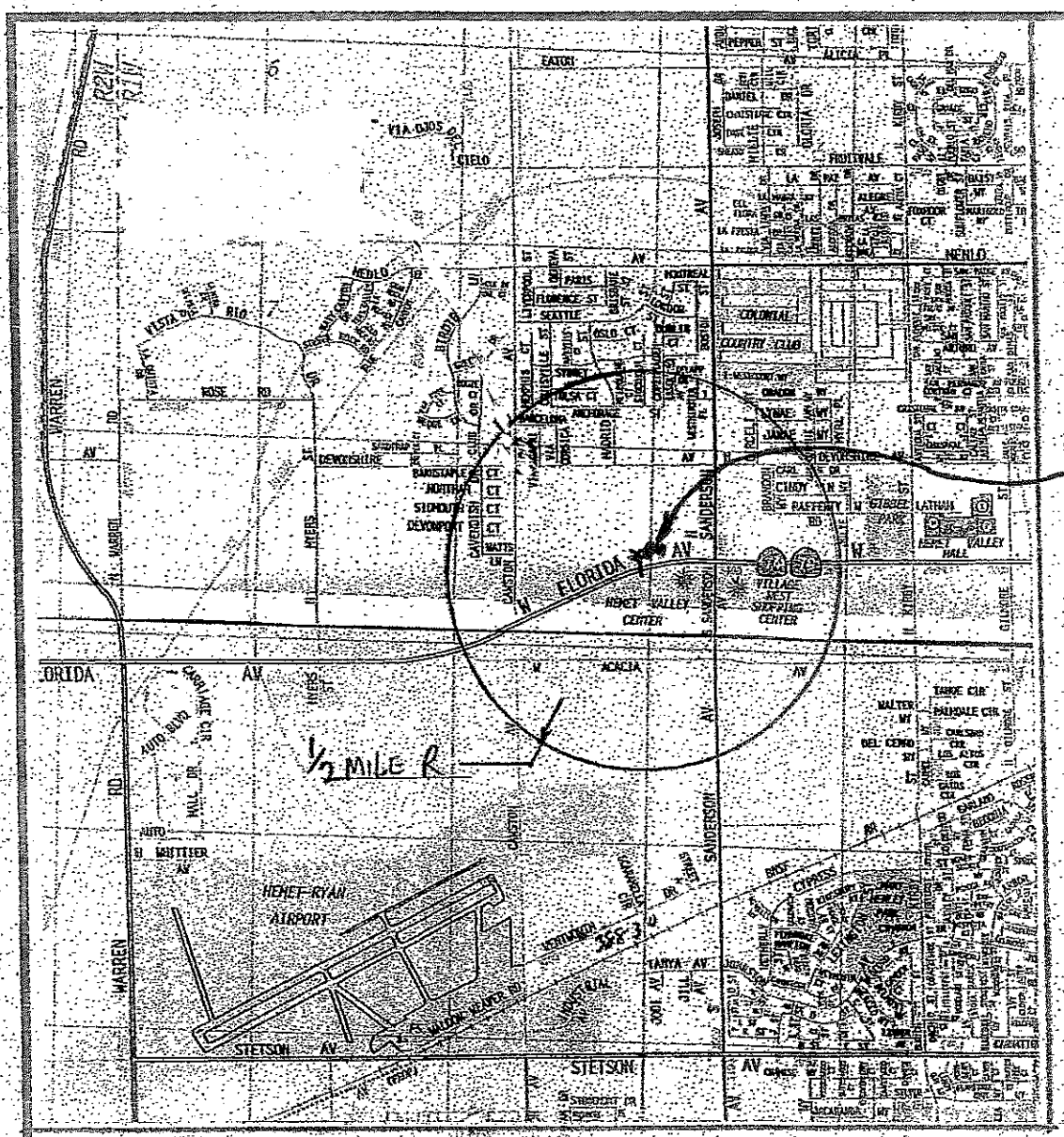
Attachment: Notice of Airport in Vicinity

cc: Emmanual Sanchez, Cielo Abierto Tierra Fertil (applicant/payee)
Jim Irvin, Irvin Designs (representative)
Donald E. Minkoff and Gregory A. Borns, c/o Mark Minkoff (landowners)
Mark and Sherry Minkoff, c/o Mark Minkoff (landowners)
Daryl Shippy, Airports Manager, Riverside County Economic Development Agency
Chad Wilshire, Riverside County Economic Development Agency
ALUC Case File/Staff

Y:\AIRPORT CASE FILES\Hemet-Ryan\ZAP1031HR14\ZAP1031HR14.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)




SURROUNDING AREA MAP SCALE: 1" = 2400 ft

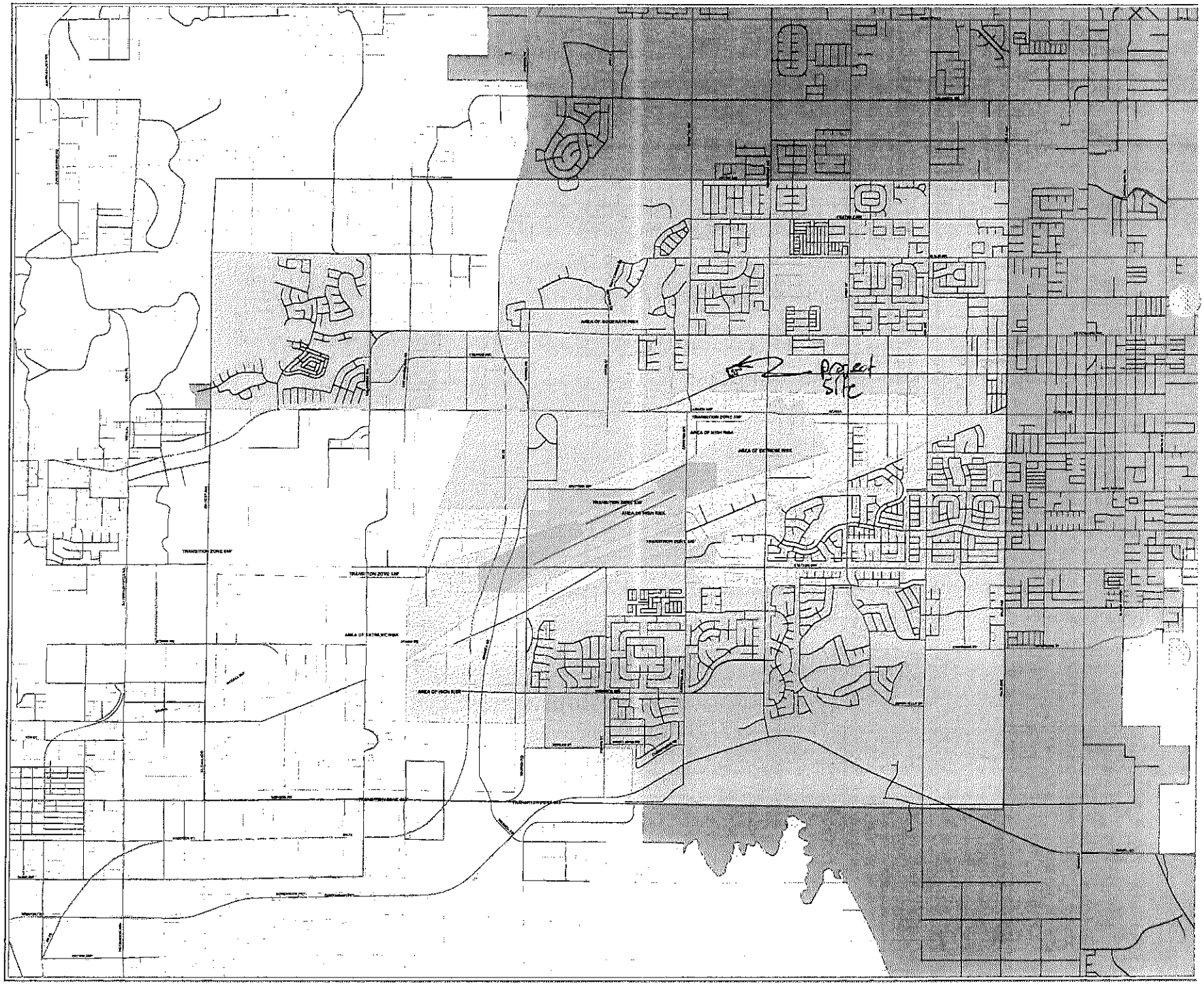
THOMAS GUIDE PAGE'S 810 AND 840

PROPOSED CHURCH AT:
3599 WEST FLORIDA AVE.

APN: 440-240-018

CUP 14-001

# Hemet - Ryan




**General Plan Roadways**

**ROADCLASS**

- Not Defined
- ARTERIAL
- COLLECTOR
- EXPRESSWAY
- MAJOR
- MOUNTAIN ARTERIAL
- SECONDARY
- URBAN ARTERIAL
- Highways
- Streets
- AIA

**Runways**

**Runway Status**

- EXISTING
- PROPOSED
- AIRPORTS
- Parcels

**Hemet Safety Zones**

- AREA1
- AREA2
- AREA3
- TR330
- TR660
- Cities

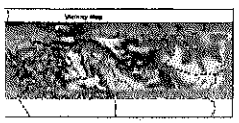
Feet

700 1,400 2,800 4,200 5,600

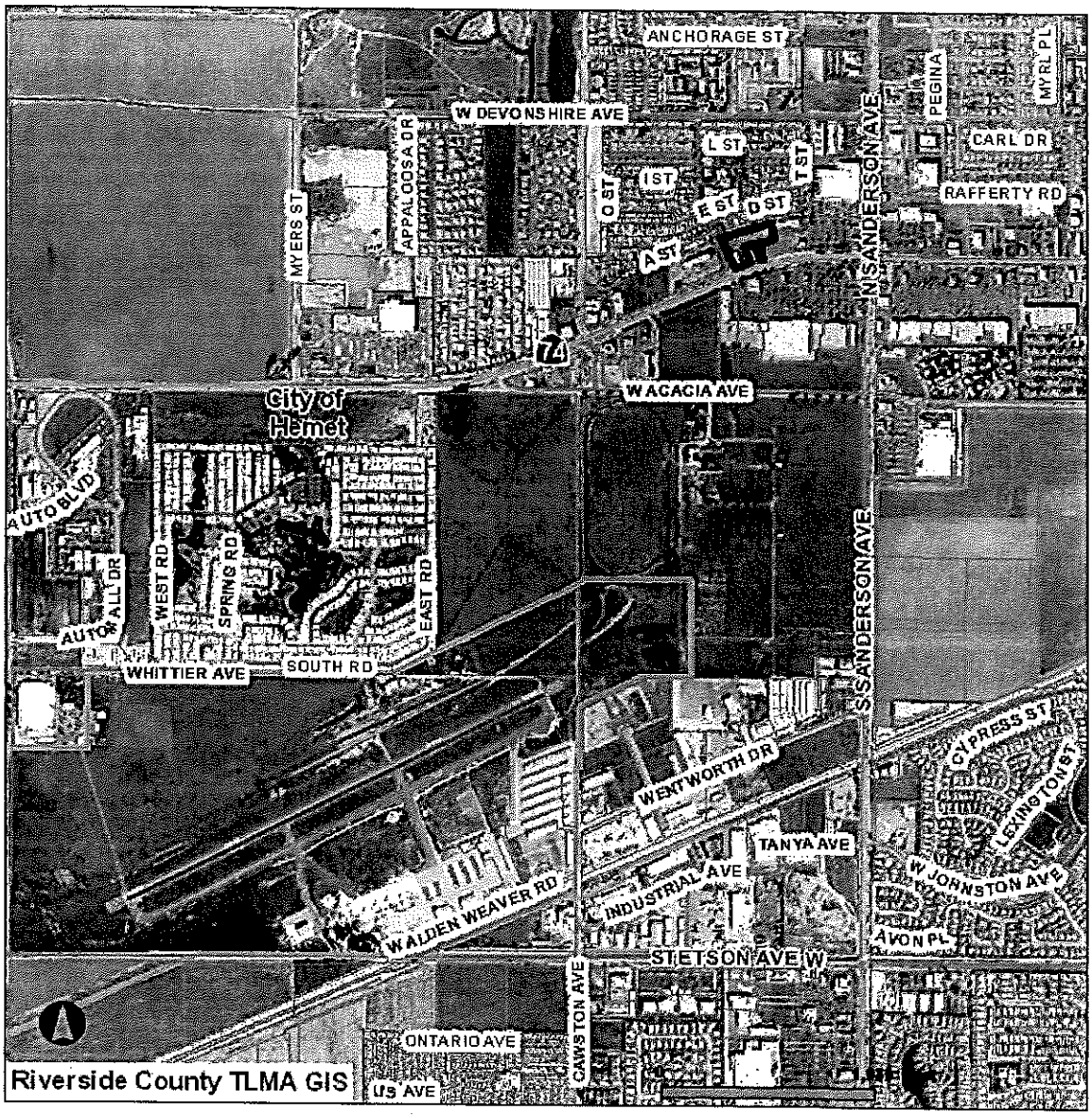
RCTLMA GIS

PLANNING DEPARTMENT

1 inch = 660 feet



## RIVERSIDE COUNTY GIS




**Selected parcel(s):**
448-240-018

## AIRPORTS

- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- AIRPORT RUNWAYS
- AIRPORT INFLUENCE AREAS
- AIRPORT BOUNDARIES

*IMPORTANT*
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REPORT PRINTED ON...Wed May 21 09:21:45 2014

Version 131127

## RIVERSIDE COUNTY GIS

**Selected parcel(s):**
448-240-018

**AIRPORTS**

SELECTED PARCEL
INTERSTATES
HIGHWAYS
PARCELS
AIRPORT INFLUENCE AREAS

*IMPORTANT*
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REPORT PRINTED ON...Wed May 21 09:19:58 2014
Version 131127

**RIVERSIDE COUNTY GIS**

**Selected parcel(s):**
448-240-018

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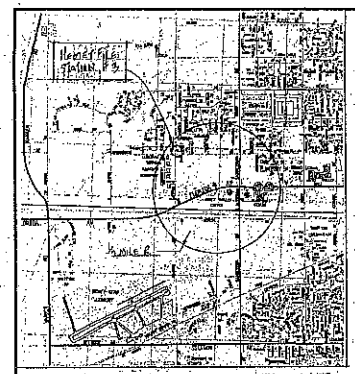
REPORT PRINTED ON...Thu May 15 10:38:43 2014

Version 131127




SURROUNDING AREA MAP — SCALE: 1"=1000'-0"

THOMAS GUIDE PAGE'S 810 AND 849

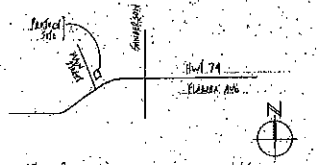
## CODE SUMMARY

ALL WORK SHALL BE PERFORMED PER THE FOLLOWING CODES WITH STATE AND LOCAL AMENDMENTS

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS

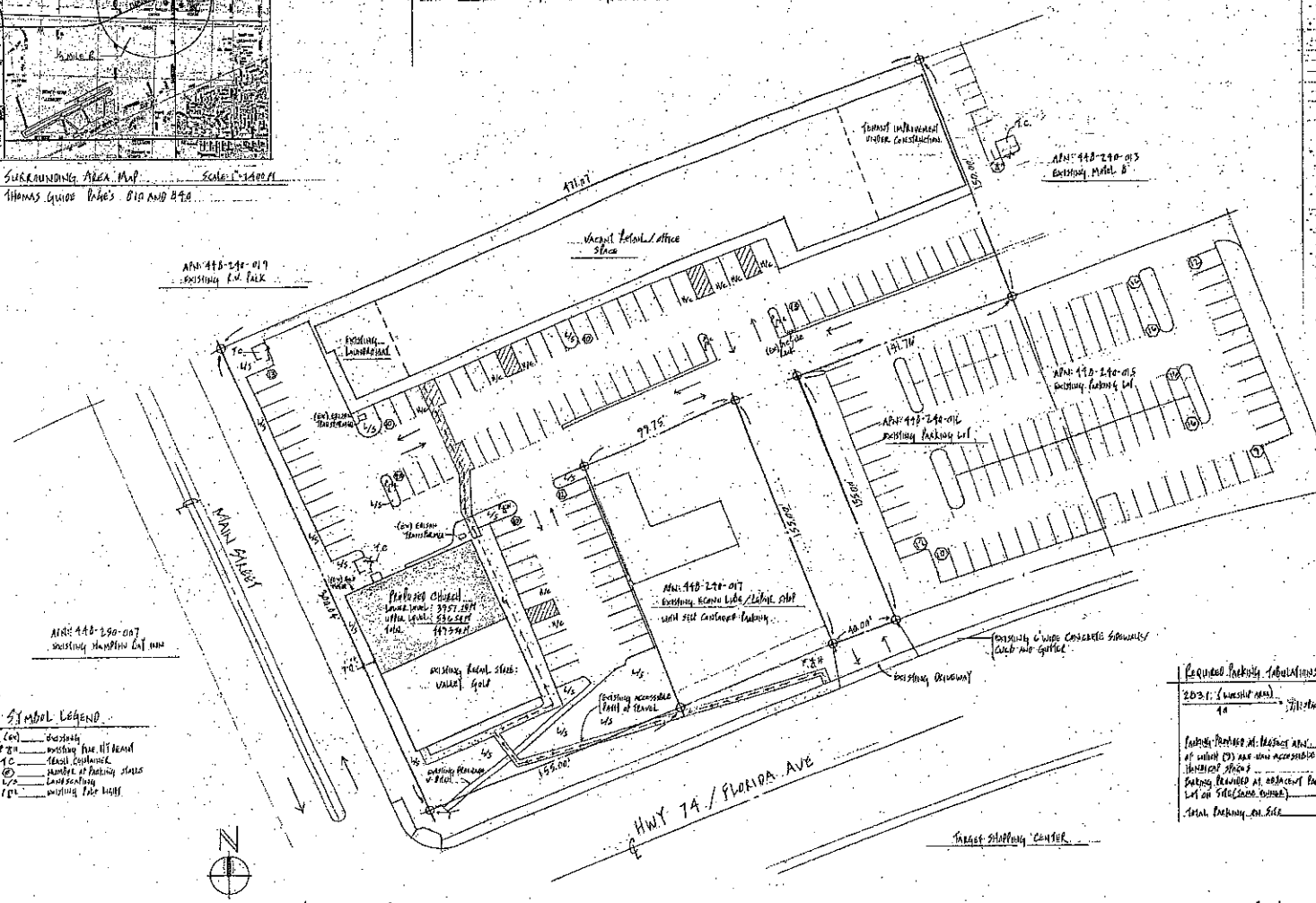
## DATA TABLE

- ASSESSORS PARCEL NUMBER: 448-240-016
- STREET ADDRESS: 3590 W. FLORIDA AVE. HEMET, 92545
- LEGAL DESCRIPTION: PM 131/3 SUBDIVISION PM 12520, 6 BLOCK
- ZONING DESIGNATION: EXISTING C-2 PROPOSED C-2
- GENERAL PLAN DESIGNATION: EXISTING C-C PROPOSED C-C
- EXISTING LANDUSE: RETAIL / LAUNDROMAT /
- PROPOSED LANDUSE: RETAIL / LAUNDROMAT / CHURCH
- TOTAL GROSS LAND AREA: 2.91 ACRES
- PARKING: 1/4 OF 18.11 OF VACANT AREA
  - REQUIRED: 1904 SF / 40 SPACES
  - PROVIDED: (79) STANDARD PARKING STALLS
    (3) VAN ACCESSIBLE HANDICAP PARKING STALLS
    (4 SPACES REQUIRED PER BUILDING CODE)
- NUMBER OF STORIES: (1) STORY AT PERIMETER WALLS
  (2) STORIES AT INTERIOR - STAIRS AREA ABOVE 1ST FLOOR
- HEIGHT OF EXISTING STRUCTURE: 20'-0" ±
- OCCUPANCY CLASSIFICATION: A-3
- TYPE CONSTRUCTION: V-B (NOT SPRINKLERED)
- OWNER: LIGHTHOUSE DEVELOPMENT TENANT: CHRISTIAN FAITH CHURCH
  ATTENTION: MARK HANTOFF
  938 VIA 12 WEST
  COSTA MESA, CA. 92627




VICINITY MAP — N.T.S.

SOURCE: THOMAS GUIDE PAGE 810 GRID E7




## SITE PLAN

SCALE: 1"=30'

## SYMBOL LEGEND

- (E)(N) ____ ELECTRICAL
- FH ____ EXISTING FIRE HYDRANT
- TC ____ TRASH CONTAINER
- (#) ____ NUMBER OF PARKING STALLS
- L/S ____ LANDSCAPING
- FH ____ EXISTING FIRE HYDRANT

## REQUIRED PARKING TABULATIONS

2013: (CHURCH USE)

1/4 ____ 1/4 SF/SPACES

PARKING PROVIDED AT PROJECT SITE: ____ 82 SPACES
OF WHICH (3) ARE VAN ACCESSIBLE HANDICAP SPACES

PARKING PROVIDED AT ADJACENT PARKING LOT OR SITE (SAME OWNER) ____ 187 SPACES

TOTAL PARKING ON SITE ____ 135 SPACES

## LIST OF DRAWINGS


P.1 ____ SITE PLAN / DATA TABLE / VICINITY MAP / SURROUNDING AREA MAP / SYMBOL LEGEND

A-1 ____ LOWER LEVEL FLOOR PLAN

A-2 ____ UPPER LEVEL FLOOR PLAN / ROOF PLAN

A-3 ____ EXTERIOR ELEVATIONS


CUP-N°.14-001

REVISIONS | BY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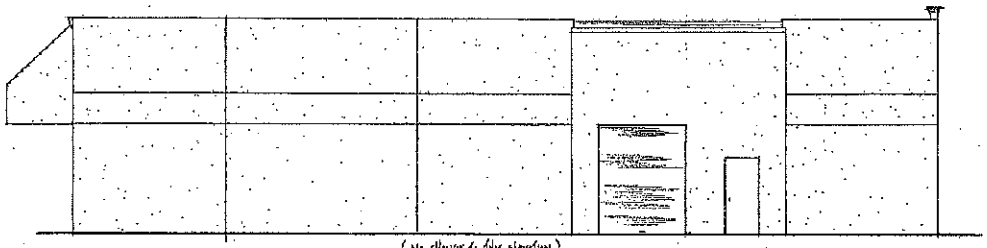
IRVIN DESIGNS
P.O. BOX 8108 | TEMPE, CA 85282
PH: (951) 444-4040 | FAX: (951) 719-0464

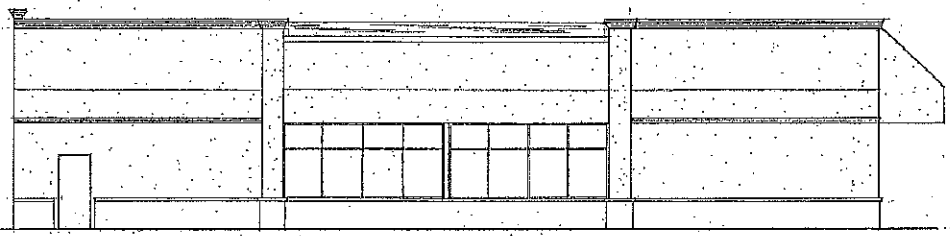

TENANT IMPROVEMENT / CONDITIONAL USE PERMIT
3590 WEST FLORIDA AVE.
HEMET, CA.
92545

Date: 3.18.2014
Scale: 1/8"=1'-0"
Drawn: IRVIN
Job:
Sheet: P.1
of 4 Sheets



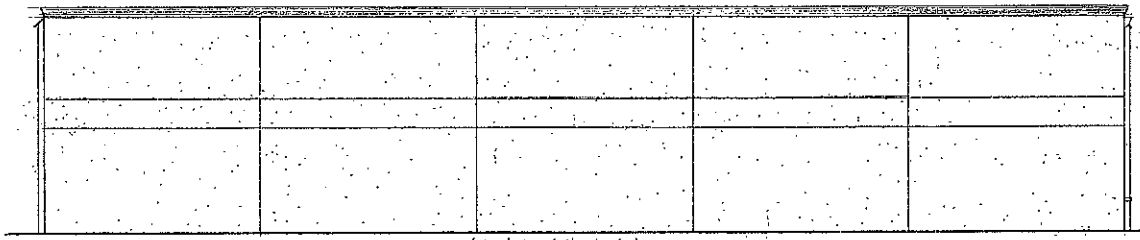
(No change to this elevation)

RIGHT EXTERIOR ELEVATION (NORTH WEST) SCALE: 3/16" = 1'-0"



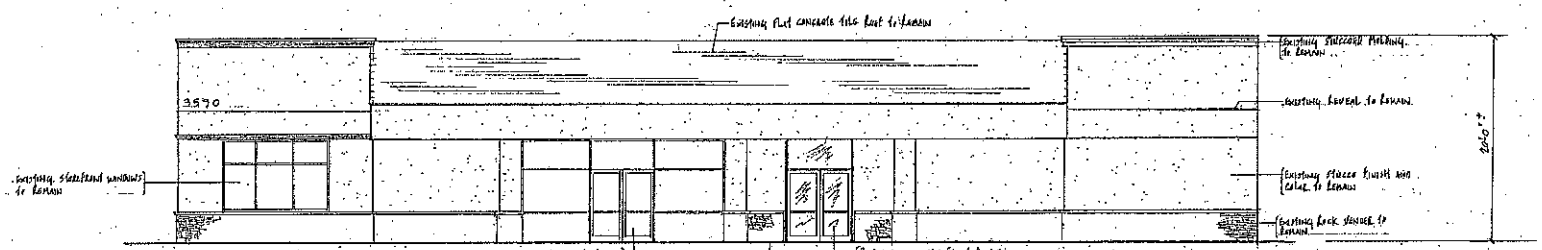
(No change to this elevation)

LEFT EXTERIOR ELEVATION (SOUTH EAST) FACING FLORIDA AVE SCALE: 3/16" = 1'-0"



(No changes in this elevation)

REAR EXTERIOR ELEVATION (FACING SOUTH WEST) SCALE: 3/16" = 1'-0"




FRONT EXTERIOR ELEVATION (FACING NORTH EAST) SCALE: 3/16" = 1'-0"

C.U.P. No. 14-001

| REVISIONS | BY |
|---|---|
| | |

IRVIN DESIGNS

TENANT IMPROVEMENT / CONDITIONAL USE PERMIT
3590 WEST FLORIDA AVE
HEMET, CA
92545

Date 3.18.2014
Scale INDICATED
Drawn IRVIN
Job
Sheet A-3
Of 4 Sheets

# AGENDA #5

# *Staff Report*

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director EJP for DE
Emery J. Papp, Principal Planner EJP

DATE: August 5, 2014

RE: **CONDITIONAL USE PERMIT NO. 14-003 (76 GAS STATION, PAGE PLAZA)** – A request for Planning Commission review and approval of a Conditional Use Permit for an ABC License upgrade from a Type 20 License (Off-sale beer and wine) to a Type 21 General License (Off-sale beer, wine and distilled spirits) from 6:00 a.m. to 2:00 a.m., seven days a week, and to make a finding of public convenience or necessity as required by the California Department of Alcoholic Beverage Control at an existing 76 gas station located at 1111 Sanderson Avenue, on the west side of Sanderson Avenue south of Stetson Avenue.

## PROJECT APPLICANT INFORMATION

| | |
|---|---|
| Applicant: | Robert Zakar, Just 4 Fun, LLC |
| Agent: | Robert Zakar |
| Project Location: | 1111 Sanderson Avenue |
| APN: | 460-250-023 |

## RECOMMENDED ACTION:

The Planning Department recommends that the Planning Commission take the following action:

1. Adopt Resolution Bill No. 14-019 **DENYING** CUP 14-003, based on the information and Findings contained in Resolution Bill No. 14-019.

## PROJECT DESCRIPTION:

The Applicant filed an application for a Conditional Use Permit, requesting approval of an upgrade from its existing Type 20 Off-Sale ABC License for the sale of beer and wine for off-site consumption, to a Type 21 General ABC License for the off-site consumption of beer, wine and distilled spirits. The City of Hemet Municipal Code requires a CUP for an

upgrade of an existing ABC license for this type of use, and that the Planning Commission make findings of Public Convenience or Necessity as required by the California Department of Alcoholic Beverage Control (ABC). The location of the proposed use is an existing 76 gas station with a mini-mart store located at 1111 Sanderson Avenue in the Page Plaza Specific Plan.

The entire operations of the 76 station are open 24 hours including the automated gas pumps, the mini market, and the carwash. The Applicant currently sells beer and wine between the hours of 6:00 a.m. to 2:00 a.m., seven days a week, and dedicates approximately 245 square feet of floor space (approximately 6.1% of the floor space) including reach in cooler space for the sale of these items. The proposal is to add a locked glass case containing spirits for sale, which would be placed on a countertop behind the cash register, where only employees would be able to access the liquor. The space would add approximately 30 square feet, bringing the total approximate floor space up to 275 square feet dedicated for alcohol sales (approximately 6.9%). The Applicant has stated alcohol sales will comprise no more than 10% of total square footage of existing floor area, and is accepting of a condition to limit the sales area to this percentage. The Applicant proposes an upgrade from an existing Type 20 ABC license to a Type 21 General ABC License, which will not add to the total number of licenses in Census Tract 435.04. However, the Census Tract is currently over-concentrated with both Type 20 and Type 21 off-sale licenses pursuant to thresholds established by the ABC, and discussed in more detail in this report. This scenario does not further the over-concentration of retail licenses within the Census Tract or in the City of Hemet, but will result in an increase in the number of Type 21 licenses in the area and sets a precedent for Type 21 licenses at gas station mini markets. There are currently twelve (12) gas stations in the City of Hemet that sell beer and wine with a Type 20 ABC License, and there are two (2) gas stations in the unincorporated areas of the City's sphere of influence that also sell beer and wine with a Type 20 ABC License. There are currently no existing Type 21 ABC Licenses permitted at gas station mini markets in the City or the adjacent Riverside County Census Tracts.

## BACKGROUND

Gas Stations in the City of Hemet that sell Alcoholic Beverages:

Staff has determined from information gathered from the ABC website that there are currently twelve (12) gasoline stations located within the City of Hemet that currently sell alcoholic beverages. All of these current locations have Type 20 ABC licenses meaning that none of them currently sell spirits. In addition, there are two (2) gas stations in County areas surrounding Hemet that also sell alcoholic beverages. They, too, have Type 20 licenses to sell beer and wine only.

Planning staff and the Police Department believe that allowing the 76 gas station located at 1111 Sanderson Avenue to upgrade to a Type 21 General Off-Sale ABC License

would set an unwanted precedent for licensing upgrades at the other gasoline station locations.

Census Tract Information:

The California Department of Alcoholic Beverage Control (ABC) is the regulatory agency that issues licenses for the sale of alcoholic beverages. Due to the number of existing ABC licenses in the County of Riverside, ABC is not issuing new licenses within the County at this time. On occasion, the ABC holds a "lottery" when the population within a county grows to the point where one or more additional licenses can be made available. Generally, the most common way for a business owner to obtain a new ABC license is to purchase the license from an existing business in Riverside County. ABC's threshold for issuing Off-Sale licenses is one retail license for each 2,500 people within a Census Tract. When this threshold is exceeded, the Census Tract is deemed to have "undue concentration," or more licenses issued than recommended. When considering "general" retail licenses, or on-sale, off-sale, and other miscellaneous types of ABC licenses combined, the threshold drops to one license for each 1,250 people within a Census Tract. However, the Applicant already has an existing ABC license and is requesting an upgrade to a Type 21 General License.

The following Table shows statistics that were obtained by ABC for Census Tracts 435.05, 435.04 (in which the project is located) as shown in Attachment No. 8, and 435.03. The following Table indicates the total number of retail licenses within each Tract, the breakdown of Type 20 (Off-Sale, Beer and Wine) and Type 21 (Off-Sale, Beer, Wine and Distilled Spirits) located within each Tract, the breakdown of Type 40 (On-Sale, Beer and Wine) and Type 41 (On-Sale, Beer, Wine and Distilled Spirits) located within each Census Tract, and "other" licenses.

Table 1 – ABC Licensing Information by Census Tract

| | | | | Existing Off-Sale ABC Licenses | | Existing On-Sale ABC Licenses | | |
|---|---|---|---|---|---|---|---|---|
| Census Tract No. | 2010 Population | Total ABC Licenses | Allowable Concentration | Type 20 | Type 21 | Type 40 | Type 41 | Other ABC Licenses |
| 435.05 | 2,911 | 2 | 2 | | 1 | | | 1 |
| **435.04** | **7,743** | **17** | **6** | **5** | **4** | **0** | **5** | **3** |
| 435.03 | 4,112 | 21 | 3 | 2 | 7 | 0 | 6 | 6 |

The statistics shown in Table 1 above indicate there is already undue concentration, multiple times over, within Census Tract 435.04, in which the subject site is located. Based on thresholds established in the California Business and Professions Code, there should be no more six (6) ABC licenses in the Census Tract before it is deemed over-concentrated. There are currently seventeen (17) ABC licenses within the Census Tract. The surrounding Census Tracts are also over-concentrated or at the current suggested limit for alcohol points of sale.

## PROJECT SETTING

The entire site consists of approximately 1.44 acres containing one (1) mini market building with an attached carwash. The mini market building is approximately 4,000 square feet and is a standalone building at the northerly portion of the site. The 76 gas station operates 24 hours. According to the applicant there are always one manager or assistant manager on duty, and at least three employees on duty at all times.

The project setting can also be seen in the following materials attached to this Project Analysis:

- Aerial Map (Attachment No. 3)
- Photographs of Site (Attachment No. 4)
- Surrounding Zoning Map (Attachment No. 5)
- Surrounding General Plan Land Use Map (Attachment No. 6)

| | LAND USE | ZONING | GENERAL PLAN |
|---|---|---|---|
| **Subject Site** | 76 Gas Station with carwash and market | Specific Plan (SP00-1 - Page Plaza) | Community Commercial |
| **NORTH** | Walgreen Drug Store | Specific Plan (SP00-1 - Page Plaza) | Community Commercial |
| **SOUTH** | Existing Single-Family Homes | Planned Community Development (PCD 79-93 - Page Ranch) | R I (0-7 dwelling units per acre) |
| **EAST** | Industrial and Single Family Residential Homes (Willow Walk) | M-1 (Light Industrial) and Specific Plan No. 00-2 (Stowe Pasco) - for single family residential. | Industrial and Low Density Residential |
| **WEST** | Page Plaza Shops and Restaurants | Specific Plan (SP00-1 - Page Plaza) | Community Commercial |

## ANALYSIS:

Development Review Committee (DRC) Review:

The Development Review Committee (DRC) reviewed the project on April 24, 2014. There were no comments by any departments except for the Planning Department and

the Police Department. There are no interior or exterior improvements proposed by the applicant prompting no comments from Building, Engineering or Fire.

The Planning Department expressed concerns to the Applicant that the proposed use would be the first gasoline station in Hemet to have a Type 21 General ABC License, expressing concern that an approval of the request would create an unwanted precedent. Staff also expressed concerns related to undue concentration within Census Tract 435.04 in which the 76 gas station and convenience store is located.

Police Department:

Sergeant Gibbs from the Hemet Police Department researched Police calls to this specific location for 2013 and current to May 2014 and prepared a letter to the ABC dated May 7, 2014 (Attachment No. 7). Sergeant Gibbs reported a low number of service calls at the gas station (72 calls for service) and that very few of the calls made were for alcohol related offenses. Sergeant Gibbs also looked up the number of licenses issued by ABC in Census Tract 435.04 and discovered out of the nine (9) active off-sale licenses, four (4) of them are for Type 21 General, and a maximum of four (4) are permitted before ABC considers the tract over-concentrated for Type 21 licenses. As such, ABC will require a finding of Public Convenience or Necessity prior to issuing the license.

Potential Law Enforcement Concerns:

It is evident from Hemet Police Department Sergeant Gibbs' letter to the ABC (See Attachment No. 7) that there are relatively few calls for service to this general location and the nature of the majority of these calls for service are for non-alcohol related offenses. Statistics prepared by the Hemet Police Department indicate that there were 72 calls for service to the 76 gas station in the last 18 months and of these, only three (3) calls were directly related to alcohol offenses such as public intoxication. The owners of the 76 gas station have also provided several letters of support from city officials in neighboring San Diego County who praise the owners for their sound business practices and contributions to their community. Staff acknowledges that the Applicant is a good operator.

In contrast to the relatively few calls for service to the 76 gas station, during the same specified period of time there were a total of 1,670 Hemet Police Department calls for service to addresses along Sanderson Avenue within Page Plaza. The most significant number of calls for service, a total of 1,244 (74.5%), were attributed to Walmart which has a Type 21 ABC license. A Walgreens drug store, immediately adjacent to the subject property and also having a Type 21 ABC license, had a total of 60 (3.6% of total) calls for service.

The proposed upgrade of the existing Type 20 Off-sale license to a Type 21 General Off-sale license will intensify the use of the existing mini market, allowing it to act similarly to a liquor store. Staff is concerned that allowing the license upgrade will lead to an increase in nuisance activities, including increases in crime, and an increase in the number of Hemet Police Department calls for service. The Planning Division asked the City of Hemet Police Department to prepare a report of call for service statistics to all of the Off-Sale ABC License locations currently within the City Limits for 2014. The HPD determined that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD determined that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations. In addition, staff believes that the possible conditional approval of an ABC License upgrade at 1111 Sanderson Avenue, and the approval of this type of use is likely to set an unwanted precedent for other gas stations in the City of Hemet and surrounding areas. There are currently no gas stations located in the City of Hemet that operate under a Type 21 ABC License.

Undue Concentration:

Based on information obtained from ABC's website, there are currently a total of 123 combined active retail ABC licenses in the City of Hemet. The ABC formula for issuing alcohol licenses within Riverside County is established in the California Business and Professions Code and is as follows: The number of off-sale beer and wine licenses is limited to one for each 2,500 people in a city or county, and the number of beer and wine licenses that can be issued in a city or county *in combination with* off-sale general licenses is limited to one for each 1,250 people (Section 23817.5). The state of California Department of Finance reports that as of January 1, 2014 the City of Hemet's population is 81,537. Divided by one combined general license for each 1,250 people or portion thereof, the appropriate number of general retail alcohol licenses issued within the City of Hemet should be 66 licenses. Currently, there are 123 active ABC licenses within the City of Hemet, and 26 within the unincorporated areas of Riverside County surrounding Hemet, for a total of 149 existing general retail alcohol licenses in the area. Citywide, this represents an over-concentration of alcoholic beverage licenses at a ratio of nearly 2:1 higher than that recommended by the ABC.

The project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC licenses are permitted before the tract is considered to have an undue concentration. This Census Tract has been deemed to

have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. As shown in Table 1 on Page 3 of this report, there are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. The current number of Type 21 licenses is 4 Type 21 licenses. The maximum is 4. Upgrading this license to a Type 21 will be 5 Type 21 Licenses which is over the maximum allowed before being considered over-concentrated, and, therefore, staff finds that the findings for public convenience or necessity cannot be made.

Pursuant to City of Hemet Ordinance No. 1858, Section 90-90(h)(2), the Planning Commission shall make a Public Convenience or Necessity determination when a proposed use requires approval of a Conditional Use Permit for alcohol sales in an area of over-concentration. Through the ABC licensing process, local jurisdictions may approve the issuance of an ABC license within Census Tracts having an Undue Concentration, when the decision making body makes findings of Public Convenience or Necessity. Such Findings indicate that the City supports the proposed use, even when the threshold for the number of ABC licenses within a Census Tract has been exceeded.

Planning Department:

Ordinance No. 1858 established new regulations for the sale of alcoholic beverages in the City of Hemet, and created Section 90-90 of the Hemet Municipal Code (HMC). The proposed project is subject to the requirements of Sections 90-42 (Conditional Use Permit) and 90-90 (Alcohol Sales) including:

1. Approval of a Conditional Use Permit (CUP); and
2. Adoption of all CUP findings (Section 90-42) in the affirmative; and
3. Adoption of all supplemental findings for alcohol sales in the affirmative; and
4. Making a finding of Public Convenience or Necessity (PCN) for the proposed upgrade of the existing ABC License from a Type 20 to a Type 21; and
5. Making all of the findings for PCN in the affirmative.

In addition to the above and pursuant to Sections 90-42 and 90-90 of the HMC, any existing alcohol sales outlet in the City, and any new alcohol related use that wishes to establish or expand its ABC License Type in the City of Hemet are subject to nine (9) operational standards and additional conditions of approval that may be added by the Planning Commission. These operational standards can be found in Section 90-90(g) of the HMC. The operational standards have not been evaluated by staff at this time because it staff's recommendation to deny the project due to the issue of over-concentration.

When a Conditional Use Permit is requested, the following three findings must be made.

Conditional Use Permit (Section 90-42).

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,*

   The existing site has a Type 20 ABC license allowing the sale of beer and wine. The City of Hemet and the ABC have previously determined that the site is appropriate for its current use. Within the same center (Page Plaza), Walgreens Drug Store and Walmart operate with a Type 21 ABC License, which is appropriate for the Community Commercial zone, subject to review and approval of a Conditional Use Permit.

2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements in the vicinity.*

   The Hemet Police Department has recently provided statistics for addresses along Sanderson Avenue in Page Plaza, where the 76 gas station is located. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses.

   The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

3. *That the use and operation is not consistent with the general plan.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 in the Page Plaza shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

Supplemental CUP Findings for Alcoholic Beverage Sales.

In addition to the required findings for the approval of a CUP, there are four (4) supplemental findings that must be made allowing the sale of alcoholic beverages under Section 90-90(f)(1) of the HMC, which are further discussed below.

(1) *The use complies with all of the following separation requirements. Notwithstanding the foregoing, the decision making body may issue a Conditional Use Permit to a use that does not comply with one or more of the following separation standards if it finds that unique circumstances exist that justify non-compliance with the separation standard(s).*

a. *The use IS located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship;*

The proposed project meets all of the above separation requirements.

b. *The use IS located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.*

The proposed use is located more than 100 feet away from any residential uses.

c. *The use IS located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.*

There are no known, or licensed, parolee-probationer homes, emergency shelters, supportive housing, or transitional housing within 1000 feet of the proposed use.

(2) *The use IS fully visible from a public street with an unobstructed view from the public street for public safety.*

The existing 76 gas station convenience store meets all requirements for visibility including unobstructed views.

(3) *The proposed use will be detrimental to surrounding properties and neighborhoods including contributing to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.*

The Hemet Police Department has recently provided statistics for other recent projects at other locations which indicate there is a direct correlation between the sales of spirits and alcohol-related crimes, including more serious criminal offenses. The proposed use will lead to an intensification of the existing ABC License that would permit the location to act similarly to a liquor store, for which there are many known problems in the City of Hemet. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses such as: loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

In addition, there are fourteen (14) gas stations in and around the City of Hemet, 12 within City limits and 2 in the outlying unincorporated areas, which currently have Type 20 ABC licenses. The potential approval for the 76 gas station to upgrade to a Type 21 General License would set an unwanted precedent for this kind of use.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

(4) *The proposed use will adversely impact the suitability of adjacent commercially zoned properties for commercial uses.*

The site and the immediate vicinity are already developed with commercial uses. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

Public Convenience or Necessity Findings:

Pursuant to Hemet Municipal Code Section 90-90(H)3, all of the following public convenience or necessity findings must be made in the affirmative, as required by Ordinance 1858, to approve the Conditional Use.

a. *The public convenience would not be served by the establishment of the proposed use.*

Per thresholds established by the California Department of Alcoholic Beverage Control (ABC), City-wide the entire City of Hemet currently has an overconcentration ratio of nearly 2:1 more licenses issued than recommended by ABC. In addition, the Census Tract in which the project is located is permitted to have four (4) (ABC allows "rounding up," a literal interpretation of the BPC statutes currently allows 3.2 Type 21 ABC Licenses) general retail alcohol licenses, and the Census Tract currently has four (4) Type 21 General ABC licenses. Upgrading an existing Type 20 ABC License to permit a 5th Type 21 ABC license would further the over-concentration of this type of license within the Census Tract.

Based on information obtained from ABC's website, there are currently a total of 123 combined active retail ABC licenses in the City of Hemet. The ABC formula for issuing alcohol licenses within Riverside County is established in the California Business and Professions Code and is as follows: The number of off-sale beer and wine licenses is limited to one for each 2,500 people in a city or county, and the number of beer and wine licenses that can be issued in a city or county in combination with off-sale general licenses is limited to one for each 1,250 people (Section 23817.5). The state of California Department of Finance reports that as of January 1, 2014 the City of Hemet's population is 81,537. Divided by one combined general license for each 1,250 people or portion thereof, the appropriate number of general retail alcohol licenses issued within the City of Hemet should be 66 licenses. Currently, there are 123 active ABC licenses within the City of Hemet. Citywide, this represents an over-concentration of alcoholic beverage licenses at a ratio of nearly 2:1 higher than that recommended by the ABC.

More specifically, the project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC licenses are permitted before the tract is considered to have an

undue concentration. This Census Tract has been deemed to have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. There are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. The current number of Type 21 licenses is 4 Type 21 licenses. The maximum is 4. Upgrading this license to a Type 21 will be 5 Type 21 Licenses which is over the maximum before the Tract is considered to be over-concentrated.

Moreover, the proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient.

b. *The proposed use is anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages

to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

c. *The proposed use would be detrimental to the public health, safety or welfare.*

The proposed use would further intensify the current use in an already over-concentrated area as explained in the staff report. The over-concentration of Type 21 ABC licenses in the Census Tract and approval of the request would set an unwanted precedent for 12 other gasoline stations in the City of Hemet that also currently have a Type 20 ABC License to sell beer and wine only. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. Current Hemet Police Department statistics show that the two existing Type 21 ABC license locations in Page Plaza (Walgreens and Walmart), are responsible for 78 percent of all of the calls for service within Page Plaza that have an address on Sanderson Avenue.

d. *The proposed use would increase the severity of existing law enforcement or public nuisance problems in the surrounding area.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This

averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

e. *The proposed use is not consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 ABC Licenses in one shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

Table 2 – Required Findings Supported by Staff

| Conditional Use Permit Findings: |
|---|
| 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.* |
| Supplemental Findings for Alcohol Sales: |
| *1a. The use IS located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship.* |
| *1b. The use IS located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.* |
| 1c. *The use IS located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.* |
| *2. The use IS fully visible from a public street with an unobstructed view from the public street for public safety.* |

Table 3 – Required Findings Not Supported by Staff

| Conditional Use Permit Findings: |
|---|
| 2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements in the vicinity.* |
| 3. *That the use and operation is not consistent with the general plan.* |
| Supplemental Findings for Alcohol Sales: |
| 3. *The proposed use will be detrimental to surrounding properties and neighborhoods including contributing to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.* |
| 4. *The proposed use will adversely impact the suitability of adjacent commercially zoned properties for commercial uses.* |
| Public Convenience or Necessity Findings: |
| a. *The public convenience would not be served by the establishment of the proposed use.* |
| b. *The proposed use is anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.* |
| c. *The proposed use would be detrimental to the public health, safety or welfare.* |
| d. *The proposed use would increase the severity of existing law enforcement or public nuisance problems in the surrounding area.* |
| e. *The proposed use is not consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.* |

## PUBLIC COMMUNICATIONS RECEIVED

Property owners located within a 1000 foot radius of the project site were notified of the public hearing on July 3, 2014 with a 10-day hearing notice in addition to a public notice in the Press Enterprise.

At the time of report preparation, staff had received numerous letters of endorsement for the Kassab Family, their contributions to the communities in which they have existing businesses, and other community groups. These letters are included as Attachment No. 9. To date, staff has not received any letters or comments from the public in opposition to the project. Any comments received prior to the time of the scheduled Planning Commission meeting will be provided to the Commission at the time of the public hearing.

## PLANNING COMMISSION MEETING OF JULY 15, 2014

On July, 15, 2014, the Planning Commission was presented with the staff report of record, the Planning Commission asked questions of staff, then Chairman Gifford opened the public hearing. The owner of the 76 Gas Station, Mark Kassab, spoke requesting that the Commission approve the project because his record indicates that he is a good operator, he runs a clean establishment, and will set a good example for other businesses to follow. He also stated that his business would require other operators to rise to the challenge of becoming better operators, or they may lose their clientele to his business. Mr. Kassab stated that the proposed upgrade in the ABC License would lead to an approximate increase in annual sales of two percent (2%). Mr. Kassab also informed the Planning Commission that his consultant, who was delayed in traffic due to an accident on the Interstate-215, would not be able to attend the hearing and requested that the Commission continue the hearing to a later date when the consultant could be in attendance. The Commission passed a motion to continue the public hearing to August 5, 2014, allowing the Applicant's consultant to present additional information to the Commission. The Minutes of the July 15 Planning Commission Meeting are included as Agenda Item No. 2 of the August 5, 2014 Planning Commission Agenda.

## CEQA REVIEW

Planning staff has reviewed the proposed project which is a request to upgrade an existing Type 20 ABC Off-Sale License to a Type 21 Off-Sale license, and has recommended denial of the project. Under Section 15270(a) of the California Environmental Quality Act (CEQA) Guidelines, CEQA does not apply to projects which a public agency rejects or disapproves. Should the Planning Commission rule against the recommendation of staff and approve the proposed conditional use, then staff will return with an appropriate CEQA action and an appropriate Resolution Bill, including appropriate Conditions of Approval for the project at a later date.

## REPORT SUMMARY

In 2012, The Hemet ROCS Executive Committee identified a need to adopt standards for alcoholic beverage sales in the City of Hemet and charged the Planning Division to work with the City Attorney's office to update the City's Zoning Code in this regard as one of the proposed new Hemet ROCS ordinances. Staff and the City Attorney crafted an Ordinance that was reviewed by the Hemet ROCS Citizen's Advisory Committee, the Planning Commission, and ultimately garnered a unanimous approval from the City Council. Ordinance No. 1858, which added section 90-90 to the Hemet Municipal Code to regulate alcoholic beverage sales, became effective on February 21, 2013.

Staff's objection to this proposed use is not related to the current number or type of police department calls for service to 1111 Sanderson Avenue, nor does staff believe that the recommendation is a poor reflection on the business practices of the owner/operator. Staff is concerned about the intensification of the existing use, and the potential for this intensification to have adverse impacts on Page Plaza and the surrounding neighborhoods. As noted in Hemet Police Department statistics for alcoholic beverage outlets that sell beer, wine, and distilled spirits for off-site consumption, staff does not believe that all of the findings to support approval of a CUP, nor all of the supplemental findings for alcohol sales required to authorize the request for an upgrade of the ABC license, nor all of the findings for public convenience or necessity can be made for this project.

Pursuant to the required findings established under Ordinance No. 1858, staff has recommended denial of CUP 14-003. According to the California Department of Alcoholic Beverage Control, there is an existing undue concentration of alcohol licenses issued within this Census Tract and adjacent Census Tracts. Allowing this use, making findings to allow the sales of alcohol at this location, and making findings for Public Convenience or Necessity is not recommended by The City of Hemet Police Department and Planning Division Staff for the reasons noted in the Staff Report and contained in the proposed Resolution Bill No. 14-019.

Respectfully submitted,

Emery J. Papp
Principal Planner

Reviewed by:

Deanna Elliano
Community Development Director

## ATTACHMENTS

1. PC Resolution Bill No. 14-019 recommending denial of CUP 14-003
2. Site Plan and Floor Plan
3. Aerial Map

4. Site Photos
5. Zoning Map
6. General Plan Map
7. Hemet Police Department Letter to ABC, May 7, 2014
8. ABC Information for Census Tract 435.04, July 8, 2014
9. Letters of Support for Applicant and Project
10. Additional Information Submitted by Applicant
11. Petition of Support Submitted by Applicant

**INCORPORATED HEREIN BY REFERENCE**

City of Hemet General Plan
City of Hemet Zoning Ordinance
Contents of City of Hemet Planning Department Project File CUP13-004
Hemet Police Department Calls for Service – 01/01/2014 through 06/30/2014
California Business and Professions Code

# Attachment No. 1

## Resolution Bill No. 14-019

Planning Commission
Public Meeting of
August 5, 2014

**CITY OF HEMET**
**PLANNING COMMISSION**

**RESOLUTION BILL NO. 14-019**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 14-003 FOR AN UPGRADE OF AN EXISTING TYPE 20 ABC LICENSE FOR THE SALE OF BEER AND WINE TO A TYPE 21 GENERAL ABC LICENSE FROM 6:00 A.M. TO 2:00 A.M., SEVEN DAYS A WEEK, AT AN EXISTING 76 GAS STATION LOCATED AT 1111 SANDERSON AVENUE, ON THE WEST SIDE OF SANDERSON AVENUE, SOUTH OF STETSON AVENUE. (APN 460-250-023)**

**WHEREAS**, an application for Conditional Use Permit No. 14-003 to upgrade from a Type 20 ABC License for the sale of beer and wine from an existing 76 gas station located at 1111 Sanderson Avenue, to a Type 21 General ABC License for the sale of beer, wine, and distilled spirits has been duly filed by:

| | |
|---|---|
| Owner: | Robert Zakar, Just 4 Fun, LLC |
| Agent: | Robert Zakar |
| Project Location: | 1111 Sanderson Avenue |
| APN: | 460-250-023 |

**WHEREAS,** the Planning Commission has the authority per section 90-42 et seq. and section 90-90 of the Hemet Municipal Code to take action on Conditional Use Permit No. 14-003 to allow for the ABC License upgrade for the 76 gas station convenience store; and

**WHEREAS,** on July 3, 2013, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 1,000 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

**WHEREAS,** on July 15, 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,** at the public hearing on July 15, 2014, the Planning Commission held the public hearing at which interested persons had an opportunity to testify in support of or in opposition to the Conditional Use Permit and at which the Planning Commission considered the Conditional Use Permit; and

**WHEREAS,** the Planning Commission has made findings which indicate that the location for the proposed conditional use is not suitable for the proposed use; and

**WHEREAS,** the Planning Commission has determined that an upgrade of the existing Type 20 Off-Sale ABC license to a new Type 21 General Off-Sale License for the proposed conditional use is not a convenience or necessity to the public; and

**WHEREAS,** the Planning Commission has made findings which indicate that the Census Tract in which the proposed conditional use is located has an undue concentration of Off-Sale ABC licenses; and

**WHEREAS,** the Planning Commission finds that upgrading the existing Off-Sale ABC license from a Type 20 to a Type 21 within Census Tract No 435.04 will create an unwanted precedent for other existing Off-Sale ABC licenses in this Census Tract and other Census Tracts in the City of Hemet; and

**WHEREAS,** The California Environmental Quality Act (CEQA) does not apply to projects which an agency disapproves. (CEQA Guidelines Section 15270).

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

## SECTION 1: ENVIRONMENTAL FINDINGS

Pursuant to the California Environmental Quality Act (CEQA) Guidelines (Title 14 California Code of Regulations Section 15000 et seq.) section 15270, CEQA does not apply to projects which an agency disapproves.

## SECTION 2: CONDITIONAL USE PERMIT

Pursuant to Hemet Municipal Code Section 90-42, and in light of the record before it, including the staff report dated September 17, 2013, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Conditional Use Permit (Section 90-42).

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,*

   *The existing site has a Type 20 ABC license allowing the sale of beer and wine. The City of Hemet and the ABC have previously determined that the site is appropriate for its current use. Within the same center (Page Plaza), Walgreens Drug Store and Walmart operate with a Type 21 ABC License, which is appropriate for the Community Commercial zone, subject to review and approval of a Conditional Use Permit.*

2. *That the proposed location of the conditional use and the conditions under which it would be operated or maintained will be detrimental to the public health, safety or welfare, and materially injurious to properties or improvements in the vicinity.*

   *The Hemet Police Department has recently provided statistics for addresses along Sanderson Avenue in Page Plaza, where the 76 gas station is located. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses.*

   *The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.*

3. *That the use and operation is not consistent with the general plan.*

*The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.*

*The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 in the Page Plaza shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.*

**SECTION 3: CONDITIONAL USE PERMIT, SUPPLEMENTAL FINDINGS FOR ALCOHOL SALES**

Pursuant to Hemet Municipal Code Section 90-90(c)2, and in light of the record before it, including the staff report dated July 15, 2014, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows:

Supplemental Conditional Use Permit Findings Required for Alcohol Sales:

(1) *The use complies with all of the following separation requirements. Notwithstanding the foregoing, the decision making body may issue a Conditional Use Permit to a use that does not comply with one or more of the following separation standards if it finds that unique circumstances exist that justify non-compliance with the separation standard(s).*

a. *The use IS located at least 600 feet, as measured from property line to property line, from any existing public or private schools (K through 12), public parks, or places of worship;*

The proposed project meets all of the above separation requirements.

b. *The use IS located at least 100 feet, as measured from property line to property line, from existing residential uses or land that is zoned for residential uses.*

The proposed use is located more than 100 feet away from any residential uses.

c. *The use IS located at least 1000 feet, as measured from property line to property line, from existing parolee-probationer homes, emergency shelters, supportive housing, or transitional housing.*

There are no known, or licensed, parolee-probationer homes, emergency shelters, supportive housing, or transitional housing within 1000 feet of the proposed use.

(2) *The use IS fully visible from a public street with an unobstructed view from the public street for public safety.*

The existing 76 gas station convenience store meets all requirements for visibility including unobstructed views.

(3) *The proposed use will be detrimental to surrounding properties and neighborhoods including contributing to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.*

The Hemet Police Department has recently provided statistics for other recent projects at other locations which indicate there is a direct correlation between the sales of spirits and alcohol-related crimes, including more serious criminal offenses. The proposed use will lead to an intensification of the existing ABC License that would permit the location to act similarly to a liquor store, for which there are many known problems in the City of Hemet. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Staff is concerned that an upgrade in the type of ABC License will have the potential to increase nuisance and criminal behavior including alcohol-related crimes and more serious criminal offenses such as: loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

In addition, there are fourteen (14) gas stations in and around the City of Hemet, 12 within City limits and 2 in the outlying unincorporated areas, which currently have Type 20 ABC licenses. The potential approval for

the 76 gas station to upgrade to a Type 21 General License would set an unwanted precedent for this kind of use.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

(4) *The proposed use <u>will</u> adversely impact the suitability of adjacent commercially zoned properties for commercial uses.*

The site and the immediate vicinity are already developed with commercial uses. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

**SECTION 4: PUBLIC CONVENIENCE OR NECESSITY**

Pursuant to Hemet Municipal Code Section 90-90(H)3, and in light of the record before it, including the staff report dated July 15, 2014, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds as follows, as required by Ordinance 1858:

a. *The public convenience would not be served by the establishment of the proposed use.*

Per thresholds established by the California Department of Alcoholic Beverage Control (ABC), City-wide the entire City of Hemet currently has an overconcentration ratio of nearly 2:1 more licenses issued than recommended by ABC. In addition, the Census Tract in which the project is located is permitted to have four (4) (ABC allows "rounding up," a literal interpretation of the BPC statutes currently allows 3.2 Type 21 ABC Licenses) general retail alcohol licenses, and the Census Tract currently has four (4) Type 21 General ABC licenses. Upgrading an existing Type 20 ABC License to permit a 5th Type 21 ABC license would further the over-concentration of this type of license within the Census Tract.

Based on information obtained from ABC's website, there are currently a total of 123 combined active retail ABC licenses in the City of Hemet. The ABC formula for issuing alcohol licenses within Riverside County is established in the California Business and Professions Code and is as follows: The number of off-sale beer and wine licenses is limited to one for each 2,500 people in a city or county, and the number of beer and wine licenses that can be issued in a city or county in combination with off-sale general licenses is limited to one for each 1,250 people (Section 23817.5). The state of California Department of Finance reports that as of January 1, 2014 the City of Hemet's population is 81,537. Divided by one combined general license for each 1,250 people or portion thereof, the appropriate number of general retail alcohol licenses issued within the City of Hemet should be 66 licenses. Currently, there are 123 active ABC licenses within the City of Hemet. Citywide, this represents an over-concentration of alcoholic beverage licenses at a ratio of nearly 2:1 higher than that recommended by the ABC.

More specifically, the project site is located within Census Tract 435.04. The ABC website indicates Tract 435.04 has a total seventeen (17) active retail licenses, nine (9) of which are Off-Sale licenses and five (5) of them are Type 20 and four (4) of them are Type 21 (General). A combined total of four (4) General ABC

licenses are permitted before the tract is considered to have an undue concentration. This Census Tract has been deemed to have Undue Concentration because the Census Tract exceeds the threshold of one off-sale license per 2,500 people, or portion thereof. There are 7,743 people living in this Census Tract. Pursuant to the threshold, there should be no more than four (4) Type 21 Licenses. The current number of Type 21 licenses is 4 Type 21 licenses. The maximum is 4. Upgrading this license to a Type 21 will be 5 Type 21 Licenses which is over the maximum before the Tract is considered to be over-concentrated.

Moreover, the proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient.

b. *The proposed use <u>is</u> anticipated to be a source of nuisance behavior associated with the excessive consumption of alcoholic beverages, or the exposure of alcoholic beverages to minors.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

The Hemet Police Department reported that from January 1, 2014 through June 30, 2014, there were a total of 691 calls for service to 25 different Type 20 ABC License locations in the City. This averages to about 28 calls per location during the first six months of 2014. In contrast, HPD reported that from January 1, 2014 through June 30, 2014, there were a total of 1,758 calls for service to 35 different Type 21 ABC License locations in the City. This averages

to about 50 calls per location during the first six months of 2014. Therefore, it is staff's assertion that City-wide, the number of police department calls for service to Type 21 License locations will be substantially greater than the police department calls for service to Type 20 License locations.

c. *The proposed use would be detrimental to the public health, safety or welfare.*

The proposed use would further intensify the current use in an already over-concentrated area as explained in the staff report. The over-concentration of Type 21 ABC licenses in the Census Tract and approval of the request would set an unwanted precedent for 12 other gasoline stations in the City of Hemet that also currently have a Type 20 ABC License to sell beer and wine only. The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. Current Hemet Police Department statistics show that the two existing Type 21 ABC license locations in Page Plaza (Walgreens and Walmart), are responsible for 78 percent of all of the calls for service within Page Plaza that have an address on Sanderson Avenue.

d. *The proposed use would increase the severity of existing law enforcement or public nuisance problems in the surrounding area.*

The proposed use will have the potential to operate like a liquor store, and have the potential to attract the same types of nuisance behaviors such as loitering, panhandling, public intoxication and vagrancy, currently encountered at existing liquor stores in the City of Hemet. The Hemet Police Department maintains statistics which indicate there is a direct correlation between the sales of alcoholic beverages and alcohol-related crimes, including more serious criminal offenses. Over the last 18 month period the Hemet Police Department has responded to 1,670 calls for service to the immediate vicinity of 1111 South Sanderson, including 1,244 calls to Walmart which has a Type 21 ABC License, and 60 calls to Walgreens which has a Type 21 ABC License. Combined, these two locations make up 78 percent of all calls for service to Page Plaza addresses on Sanderson Avenue.

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e. *The proposed use is not consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan, this Section and any applicable zoning regulations.*

The proposed use is not consistent with the following General Plan 2030 Goal, Healthy Communities Goal LU-15.5 – Unhealthy Development Patterns – Create, update, and enforce regulations and laws pertaining to the location, retailing, and use of unhealthy substances such as tobacco, marijuana and other drugs, and alcohol.

The proposed use is immediately adjacent to a Walgreens Drug Store which also has a Type 21 Off-Sale General ABC License. Walgreens is immediately north of the subject property and shares an inter-connected drive aisle with the 76 gas station. The subject site is also located within the Page Plaza Shopping Center where Walmart is located. Walmart also has a Type 21 ABC License and, therefore, the proposed conditional use is neither necessary nor convenient. Allowing the proposed use would be counter to the general plan goal of enforcing regulations pertaining to the location and retailing of alcoholic beverages. The over-concentration of both Type 20 and Type 21 ABC Licenses in one shopping center is not good land use planning. The purpose of this general plan goal is to prevent the concentration of alcohol uses and sales in one location.

## SECTION 5: PLANNING COMMISSION ACTIONS

The Planning Commission hereby takes the following actions:

1. **Denies Conditional Use Permit**. Due to inability to make ALL of the findings required for the approval of Conditional Use Permit No. 14-003, the supplemental findings required for approval of alcohol sales, and the findings required to make a Public Convenience or Necessity determination, Conditional Use Permit No. 14-003 is hereby denied.

**PASSED, APPROVED, AND ADOPTED** this 15th day of July, 2014, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Gifford, Chairman
Hemet Planning Commission

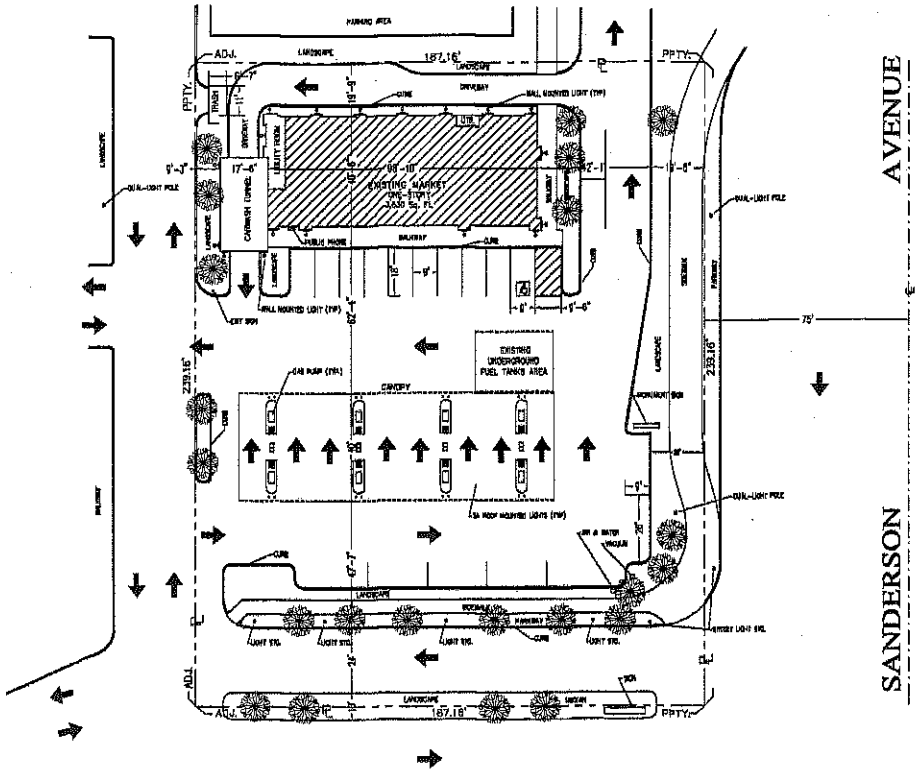
ATTEST:

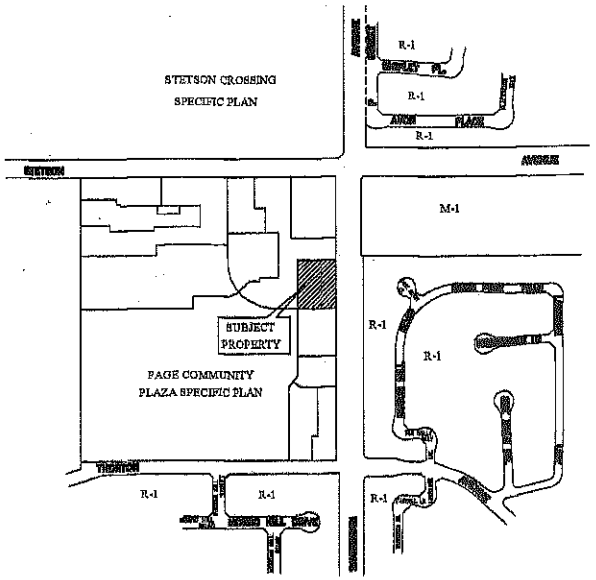
Melissa Couden, Minutes Secretary
Hemet Planning Commission

# Attachment No. 2

## Site Plan and Floor Plan

Planning Commission
Public Meeting of
August 5, 2014

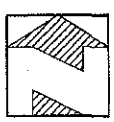



## VICINITY MAP

SCALE: N.T.S.

City of Hemet - Planning
RECEIVED
PROJECT NO.(S)
CUP 14-003



LEGEND:

| | |
|---|---|
| —— | PROPERTY LINE |
| ± | WALL MOUNTED LIGHT (TYP) |
| R-1 | ZONE |

NOTE:

ALL STRUCTURES AND OTHER CONSTRUCTION ARE EXISTING TO REMAIN OTHERWISE NOTED

## DATA TABLE

ASSESSOR'S PARCEL NUMBER: 460-250-023-6
STREET ADDRESS: 1111 SANDERSON AVENUE
LEGAL DESCRIPTION: POR PARCEL 12, PM 205/18, PARCEL MAP No. 30966
ZONING DESIGNATION: PAGE PLAZA SPECIFIC PLAN
GENERAL PLAN DESIGNATION: COMMUNITY COMMERCIAL (EXISITNG AND PROPOSED)
LAND USE: GAS STATION W/ CARWASH AND MARKET (EXISITNG AND PROPOSED)
TOTAL GROSS LAND AREA = 62,698 SF = 1.44 Ac.
TOTAL NET LAND AREA = 44,761 SF = 1.03 Ac.
TOTAL BUILDING FLOOR AREA = 4,630 SF
FLOOR AREA RATIO = 0.103
TOTAL CANOPY AREA = 4,640 SF
CANOPY AREA RATIO = 0.104
LOT COVERAGES:
- BUILDING FOOTPRINT AREA = 4,630 SF = 10.3%
- CANOPY AREA = 4,640 SF = 10.4%
- PARKING AREA = 8,400 SF = 18.8%
- LANDSCAPING AREA = 4,600 SF = 10.3%

PARKING
- RATIO: 2 SPACES + 1 SPACE SERVICE DAY + MARKET AREA / 250 SF
- SIZE STALLS = 9' X 16'
- TOTAL NUMBER OF STALLS = 19
- NUMBER OF DISABLED STALLS = 1
- ALL PARKING STALLS ARE REQUIRED AND PROVIDED

NUMBER OF STORIES = 1
MAXIMUM HEIGHT OF BUILDING = 23 FT
BUILDING HAS ALARM
BUILDING HAS NO FIRE SPRINKLERS
ALL STRUCTURES ARE EXISTING TO REMAIN

# SITE PLAN

SCALE 1" = 20'

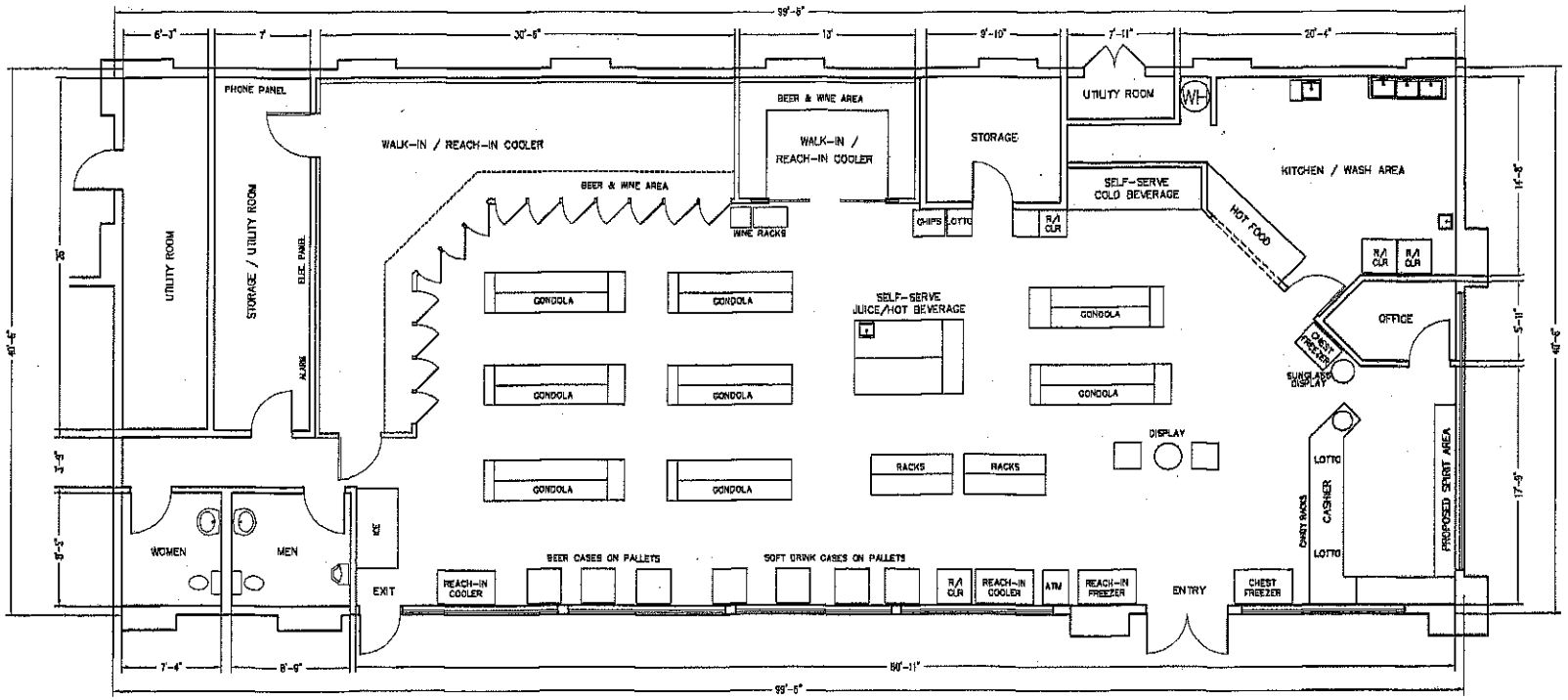
PROJECT TITLE:
CONDITIONAL USE PERMIT TO ALLOW AN UPGRADE IN THE ALCOHOLIC BEVERAGE LICENSE STATUS FROM A TYPE 20: OFF-SALE BEER AND WINE TO A TYPE 21: OFF-SALE GENERAL ALCOHOLIC BEVERAGE; IN CONJUNCTION WITH AN EXISTING 3,830 SQUARE-FOOT SERVICE STATION MARKET.

SITUS:
76 GAS STATION & FOOD MART
1111 SANDERSON AVENUE
HEMET, CA 92545

| REPRESENTATIVE: | APPLICANT/OWNER: |
|---|---|
| ROBERT ZAKAR<br>10451 HARVEST VIEW WAY<br>SAN DIEGO, CA 92128<br>619-854-7532 | JUST 4 FUN, LLC<br>1111 SANDERSON AVENUE<br>HEMET, CA 92545 |

PREPARATION DATE: MARCH 19, 2014
REVISED DATE:
REVISED DATE:

SHEET 1 OF 1




CASFILE No. HEMET-FP

# FLOOR PLAN

SCALE 1/4" = 1'-0"

SITUS:
76 GAS STATION AND FOOD MART
1111 SANDERSON AVENUE
HEMET, CA 92545

REPRESENTATIVE:
ROBERT ZAKAR
10451 HARVEST VIEW WAY
SAN DIEGO, CA 92128
619-654-7532

APPLICANT/OWNER:
JUST 4 FUN, LLC
2535 OTAY CENTER DRIVE
SAN DIEGO, CA 92154

PREPARATION DATE: MARCH 19, 2014
REVISED DATE:
REVISED DATE:

SHEET 2 OF 2

# Attachment No. 3

## Aerial Map

Planning Commission
Public Meeting of
August 5, 2014

# CONDITIONAL USE PERMIT NO. 14-003
# AERIAL MAP

# Attachment No. 4

## Site Photos

Planning Commission
Public Meeting of
August 5, 2014

**Looking Northeast from Walmart Parking Lot**

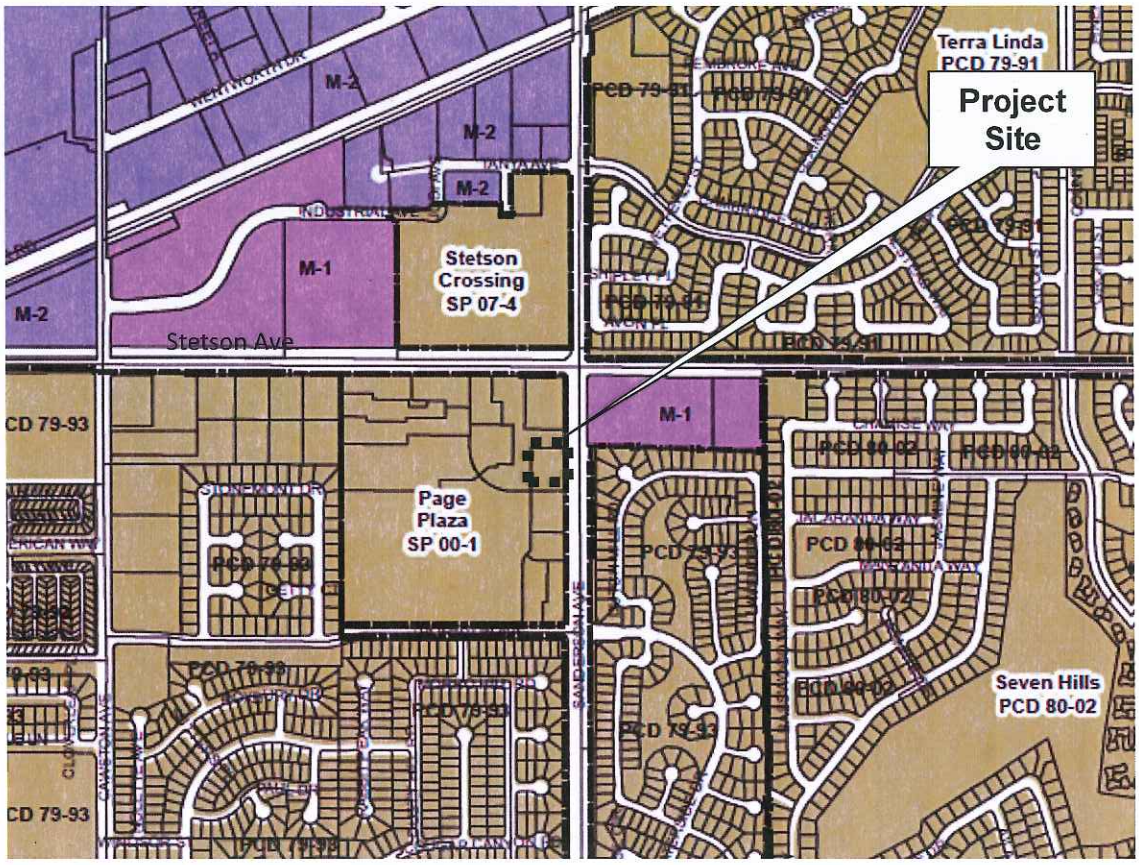
**Looking Northwest from Sanderson Avenue**

# Attachment No. 5

## Surrounding Zoning Map

## Planning Commission Public Meeting of August 5, 2014

# CONDITIONAL USE PERMIT NO. 14-003
# ZONING MAP

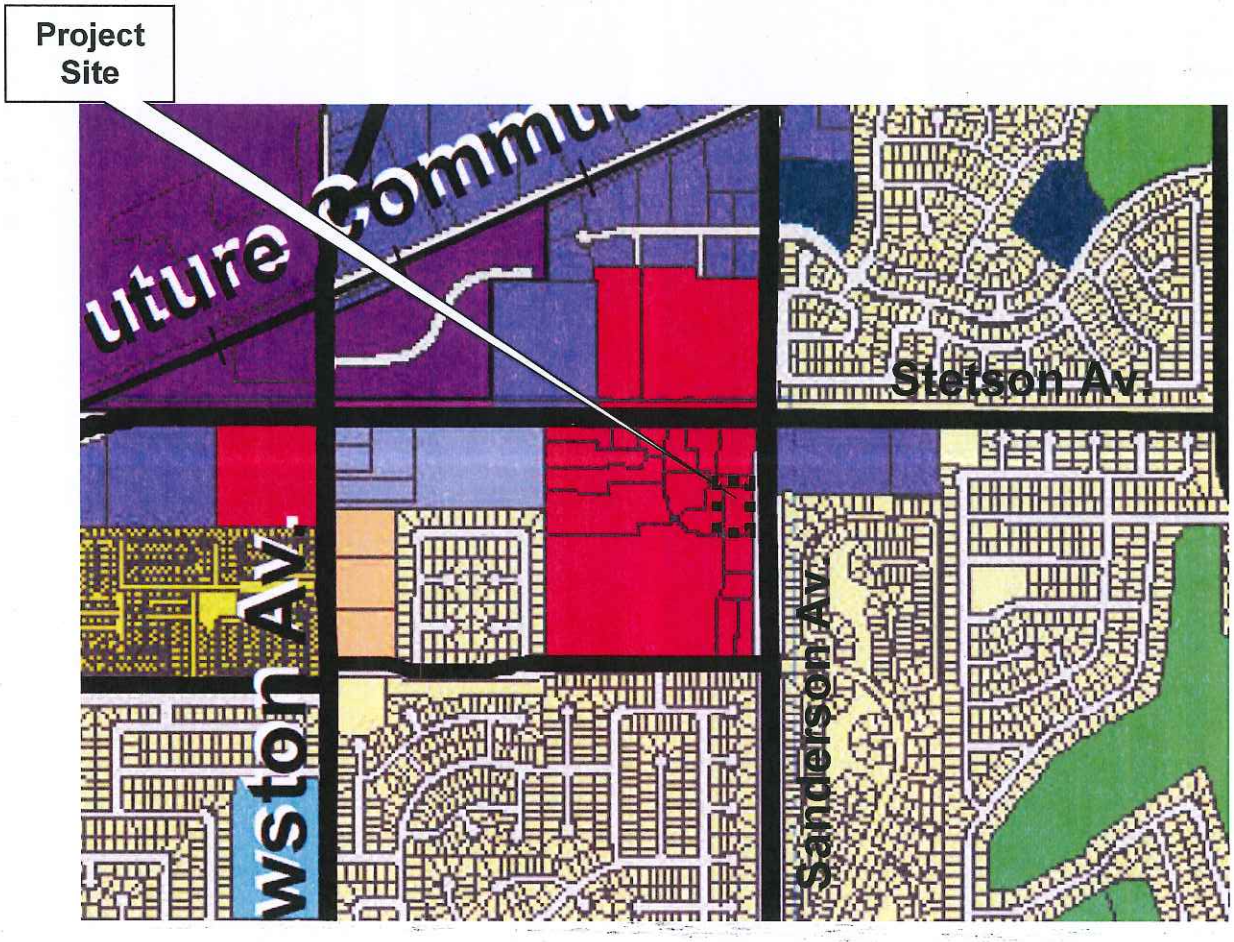


# Attachment No. 6

## General Plan Map

Planning Commission
Public Meeting of
August 5, 2014

# CONDITIONAL USE PERMIT NO. 14-003
# GENERAL PLAN LAND USE 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)
- ARPT — Airport
- OP — Office Professional (FAR 2.0)
- BP — Business Park (FAR 0.60)
- I — Industrial (FAR 0.45)
- QP/C — Quasi-Public/Cultural
- PF — Public Facilities
- SCH — School
- P — Park/Recreation
- OS — Open Space
- A — Agriculture

**Environmental Management Area**

- Areas subject to MSHCP criteria
- Interim Airport Overlay Zone

# Attachment No. 7

## ABC Letter from Police Department

Planning Commission
Public Meeting of
August 5, 2014

City of Hemet
POLICE
David M. Brown, Chief of Police
450 E. Latham Avenue Hemet, California 92543 (951) 765-2400

**TO:** Emery Papp, Planning Department

**FROM:** Sergeant Rob Gibbs
Police liaison to the Design Review Committee

**DATE:** May 7, 2014

**SUBJECT:** Union 76 Gas Station / Mini mart (CUP 14-003)

The police department has had an opportunity to review the proposed plans for this Alcoholic Beverage Control (ABC) application to obtain a Type 21 (Beer, Wine and Distilled Spirits) permit. To date, I am not aware of any other Gas Station businesses in the City of Hemet that have a Type 21 ABC permit.

The location in question is 1111 S. Sanderson Ave. (Union 76 Gas Station / Mini Mart) with a major cross street of Stetson Ave. The 76 Station is located within the Page Plaza commercial business center, which contains the Super Wal-Mart, Walgreens, a banking institution, clothing stores, hobby stores and restaurants, to name a few. The Page Plaza is located in the south- west area of Hemet, primarily populated with families who reside in nearby residential tracts and apartments, it is approximately 1-2 miles from an elementary school and high school and it is considered the main area of shopping for residents in that area of the city.

A search of crime statistics for the year of 2013 and 2014 (YTD) shows a low number of calls for service at the address in question and few calls appear to be related to alcohol, such as public intoxication, loitering or panhandling. Most of the calls for service appear to be in the area surrounding the Union 76 business.

The business owners, Mark Kassab and family, provided the City of Hemet with documents written by city officials from neighboring San Diego county. The letters praise the Kassab's efforts in their community and portray them as owners/operators who genuinely take interest in the community where they live and work and ones who engage in meaningful partnerships with city officials. The endorsements were written by council members, school district officials and law enforcement officials. The letters endorsed the upgrade from an ABC Type 20 to a Type 21.

The Union 76 Gas Station is located within ABC Census Tract 435.04. Currently, there are a total of 9 off-sale ABC permits within the Census Tract, with 4 of them being permitted with a Type 21. Per the ABC website, the maximum number of off-sale licenses should be 4. It should be noted that in reviewing the current ABC permits in the same Census Tract, I noticed there are two other gas station businesses that currently have Type 20 ABC permits. The decision made by city officials to approve or deny this current application will surely set a precedent for future ABC applicants/owners/operators in Hemet.

The police department is forwarding this information to principal planner Emery Papp for review.

Sgt. Rob Gibbs- Office of Professional Standards

# Attachment No. 8

## ABC Information for Census Tract 435.04

Planning Commission
Public Meeting of
August 5, 2014

**California Department of Alcoholic Beverage Control**
**For the County of RIVERSIDE - (Off-Sale Licenses)**
**and Census Tract = 435.04**

Report as of 7/8/2014

| | License Number | Status | License Type | Orig. Iss. Date | Expir Date | Primary Owner and Premises Addr. | Business Name | Mailing Address | Geo Code |
|---|---|---|---|---|---|---|---|---|---|
| 1) | 293059 | ACTIVE | 20 | 5/9/1994 | 4/30/2015 | JAVAHERIAN, HARRY<br>3308 W FLORIDA AVE<br>HEMET, CA 92545<br><br>Census Tract: 0435.04 | DIAMOND VALLEY UNION 76 | | 3308 |
| 2) | 363617 | ACTIVE | 20 | 4/11/2000 | 6/30/2014 | 99¢ ONLY STORES<br>3385 W FLORIDA AVE<br>HEMET, CA 92545<br><br>Census Tract: 0435.04 | 99 CENTS ONLY STORE 108 | 4000 UNION PACIFIC AVE COMMERCE, CA 90023-3202 | 3308 |
| 3) | 414888 | ACTIVE | 20 | 2/2/2006 | 1/31/2015 | JUST 4 FUN LLC<br>1111 SANDERSON AVE<br>HEMET, CA 92545-9047<br><br>Census Tract: 0435.04 | | 1111 S SANDERSON AVE HEMET, CA 92545 | 3308 |
| 4) | 416864 | ACTIVE | 21 | 2/10/2005 | 6/30/2014 | WAL MART STORES INC<br>1231 S SANDERSON AVE<br>HEMET, CA 92545<br><br>Census Tract: 0435.04 | WAL MART 1853 | 702 SW 8TH ST, DEPT 8916 ATTN: TIM FARRAR BENTONVILLE, AR 72716-6209 | 3308 |
| 5) | 433957 | ACTIVE | 21 | 1/4/2007 | 12/31/2014 | SEMAAN, ENAAM<br>259 N SANDERSON AVE, STE A4<br>HEMET, CA 92545-3609<br><br>Census Tract: 0435.04 | PARADISE MARKET & LIQUOR | | 3308 |
| 6) | 445983 | ACTIVE | 21 | 6/21/2007 | 5/31/2015 | PATEL, AMIT PRAVIN<br>3364 WENTWORTH DR<br>HEMET, CA 92545-9742 | PLAZA LIQUOR III | | 3308 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Census Tract: 0435.04 | | | |
| 7) | 487155 | ACTIVE | 20 | 10/13/2010 12:52:39 PM | 6/30/2014 | WALGREEN CO 1101 S SANDERSON AVE HEMET, CA 92545-9047<br><br>Census Tract: 0435.04 | WALGREENS 01081 | PO BOX 901, ATTN: LIQUOR RENEWALS DEERFIELD, IL 60015-0901 | 3308 |
| 8) | 505897 | ACTIVE | 20 | 2/28/2012 10:42:12 AM | 1/31/2015 | STONE, BARRY JAY 5771 W FLORIDA AVE HEMET, CA 92545-3423<br><br>Census Tract: 0435.04 | HEMET SHELL | 374 ENCINITAS BLVD, STE C ENCINITAS, CA 92024 | 3308 |
| 9) | 525637 | ACTIVE | 21 | 11/15/2013 3:29:43 PM | 10/31/2014 | TARGET CORPORATION 3527 W FLORIDA AVE HEMET, CA 92545-3564<br><br>Census Tract: 0435.04 | TARGET T761 | 33 S 6TH ST, CC-1028 ATTN: ERIN HOSFIELD MINNEAPOLIS, MN 55402 | 3308 |

*- - - End of Report - - -*

For a definition of codes, view our glossary.

# Attachment No. 9

## Letters of Support For Applicant/Project

Planning Commission
Public Meeting of
August 5, 2014

COUNCILMEMBER
MARTI EMERALD

CITY OF SAN DIEGO

To whom it may concern,

Mark Kassab is an outstanding business owner and leader in our community. He will without a doubt be an asset to any neighborhood he plans to do business in.

Mr. Kassab has been a part of the City Heights community in San Diego for more than 30 years, where he started his first business, "Murphy's Market". Mark Kassab and his family, proud Iraqi immigrants, started a strong neighborhood hire policy, providing jobs to the people they served, hiring students from Hoover High School and creating an incentivized work program based on academic achievement. The Kassab Family has expanded its businesses through the years and is now one of the largest employers in City Heights, with more than 100 employees.

Mark Kassab, after years of supporting schools by donating books, sponsoring music programs, and giving away prizes to children for perfect attendance, has been twice awarded the A+ Award from the San Diego Unified School District (SDUSD). In a joint venture with SDUSD, the newly built Cherokee Point Elementary School named their school theatre after the Kassab Family

I commend his many contributions to the greater City of San Diego on behalf of the proud residents of the Ninth District of the City of San Diego and recommend your support for his expansion.

NINTH DISTRICT
202 C STREET, MS 10A • SAN DIEGO, CALIFORNIA 92101
(619) 236-6699 • FAX (619) 533-3275 • EMAIL: MARTIEMERALD@SANDIEGO.GOV

RANCHO VIEJO MIDDLE SCHOOL

985 N. Cawston Avenue. Hemet. Ca 92545
(951) 765-6287 FAX (951) 925-5244

JONATHON WORKMAN, PRINCIPAL
LENICHTKA REED, ASSISTANT PRINCIPAL
NATALIE RUDDELL, ASSISTANT PRINCIPAL

*"Taking education by the horns"*

April 5, 2014

Re: Family Health and Fitness Event at RVMS

Dear Just 4 Fun, LLC,

The students and staff at Rancho Viejo middle school are so grateful for your contributions and support of our AVID Family Health and Fitness event. It is our goal at Rancho Viejo to provide a well-rounded, usable and enjoyable educational experience for our students. With your assistance, we were able to extend that learning opportunity to our parents and community as well. As you are well aware, a strong community makes a strong city. With your support we were able to provide one more layer to the tie that binds us all together, our kids.

We understand the importance of your time, talent and resources. I hope that you feel great about the investment that you have made into our students and community. We have received multiple phone calls and notes about how blessed many of our families were to receive such critical information in an environment where they felt safe and comfortable. As I often share with teachers, you may not see the benefits of your work immediately, but I promise you that someday the seed you planted will blossom into something very special.

Once again, thank you for your support and dedication. You truly exemplified what it means to be a part of the Maverick family and to serve at the "Flagship Middle School". If we can ever be of service to you in the future, please don't hesitate to contact us! Take care and be blessed.

Jonathon Workman
Principal

SD USD

**Cherokee Point**
**Elementary School • City Heights**

**3735 38th Street**
**San Diego, CA 92105**
**(619) 641-3400**

April 20, 2014

To: Whomever it may concern

From: Mr. Godwin Higa
Principal
Cherokee Point Elementary School
San Diego, California 92105

Re: **Mr. Mark Kassab and Family - Community Leaders and supporters of Cherokee Point Elementary School and the Mid-City community.**

Mark Kassab and his family are active members of our school and the Mid-City Heights community. They have a very clear passion and visions that working to improve the quality of life for all residences in our community is their first priority.

He and his family volunteers their valuable time visiting and working at our school on special projects such as the monthly Curfew Sweeps, cross cultural awareness assemblies, my monthly principal chats, working with our school to promote goodwill for all. He and his family are instrumental in providing a positive atmosphere for the residences in the Mid-City area.

Our auditorium is named after The Kassab Family – approved by the San Diego Unified School District Board of Education and community when the school was built nine years ago. The Kassab Community Theater is an active community location for meetings and community gatherings.

I appreciate all that he and his family do for our students, teachers, staff, parents at Cherokee Point Elementary School and our community. He and his family are devoted to their commitment to improve our community's trust in creating a safe and beautiful community for all. We have worked closely together during the past six years and I have never worked so closely with a community leader and family who are so committed to our community.

It is so refreshing to work with such a positive and truly professional community leader. I would like to thank Mark Kassab and his family for all the superb things they have accomplished for our students and parents and most importantly for our City Heights and the Mid-City community!

Sincerely,

Godwin Haruo Higa
Principal
Cherokee Point Elementary School

**San Diego Unified**
SCHOOL DISTRICT

Joe Austin, Principal
Florence Griffith Joyner
MicroSociety Magnet School
P- 619.640.6400
F- 619.640.4090
jaustin@sandi.net

Friday, April 25, 2014

To Whom It May Concern,

My name is Joe Austin, and for the past three years, I've worked as a principal of Joyner Elementary School in the City Heights community of San Diego. I'm writing to express my sincere support for Mark Kassab and his family, in their application to modify their existing liquor license, from a type 20 to a type 21.

As a school leader in a high-poverty area, I'm aware of the need for vigilance when it comes to the issuance of this type of sales permit. Absentee owners, or irresponsible licensees/operators can wreak havoc on a community. In my estimation, these are the exact reasons that your community should support the Kassab Family's application.

As the owner/operators of Murphy's Markets in City Heights, Mark is recognized as a pillar of this diverse community. He supports and collaborates with local lawmakers and law enforcement to ensure that our community is safe, and he engages in meaningful partnerships with schools that demonstrate his stewardship.

What's even more impressive is the extent to which Mark's staff—from his management team, to his cashiers—follow suit. They are as committed to being a contributing part of this community as Mark himself.

There is a fixed amount of room in every community for licensees of this type, and it's my firm belief that communities would be stronger if all of them were as dedicated and responsible as the Kassab family.

I would be happy to answer any additional questions you might have about this endorsement, and can be reached by phone at the number above, or on my personal cell at (619) 300-2048.

Sincerely,

Joe Austin
Principal

April 25, 2014

Dear Mr. Kassab,

The Latino Youth Council is celebrating 10 years of work promoting community awareness about the consequences of underage drinking and substance abuse by engaging local alcohol retailers, elected officials, youth and parents to be part of the solution.

This cross-system collaboration with many of our community partners has made a difference in our work by helping us advance many of our projects to make a difference in our community. During our 10th anniversary celebration we will be presenting a special recognition to **Murphy's Market and the Kassab Family** for their invaluable support in many of our projects implemented in City Heights. Some of the projects include Parents a Powerful Tool to Prevent Underage Drinking, Underage Drinking Reusable Bag Project, MADD Sticker Shock and the Cinco de Mayo con Orgullo Campaign, among others. We will also be recognizing *Councilmember Marti Emerald, Mid-City Police Department, Channel 10 and STAR/PAL Making Changes.*

The celebration is scheduled on Friday, May 30th 2013 at 4:00 pm. at the East African Community and Cultural Center located on 4061 Fairmount Ave. San Diego, CA 92105. **We hope you will be able to join us!**

If you have any further questions, and to RSVP, please contact me at (619) 283 9624 x 257 or cbaltazar@saysandiego.org

Sincerely,

Claudia Baltazar

*The Latino Youth Council is a project of SAY San Diego, partially funded by the San Diego County, Health and Human Services Agency and SAMHSA, DFC.*

To: The community and Hearing officer/s City of Hemet California

From: Guy N. Mock Senior Chief USN Retired Chairman City Heights Town Council.

April 27TH 2014

I take great professional and personal interest in writing this letter to the good practices and morality of the Kassab family specifically Mark Kassab. I have Known Mark and his many family members in a number of different situations for over a decade. They are the Standard by which I would like to see all merchants held to. I say this not only in their business practices but also their unrivaled community involvement and support. The Kassab name is well known and highly respected in City Heights. I can not say enough.

I understand he is seeking a change to his alcohol sales license from type 0 to type 21. Mr. Kassab has historically exceeded the requirements in his compliance with the regulations. He and his family are excellent community example setters and wardens. When the only large grocery store in our community closed (Albertson's) with little more than a months' notice, Mr. Kassab stepped up. He agreed to sell bus passes in his three locations that had only been being sold at the closing store in a community of over 80,000 people. In addition he diversified and increased his stock voluntarily to meet the needs of the community that the closing store was creating.

In recent years when organizations generically opposed liquor licenses the Kassab family members sat down with these individuals and worked closely with them to come to an agreement and understanding. In closing, if I could have Mr. Kassab take over all of the stores selling alcohol in our community tomorrow I would do so knowing that everyone of them would be improved immediately. Please grant the license that Mr. Kassab is requesting, he is the good neighbor/partner you want to have this responsibility.

Guy N. Mock
Chairman CHTC
chtcsd@att.net
619.708.3476

April 29, 2014

To Whom It May Concern,

I am writing in regards to the Kassab Family and their business practices which I have observed for the past three years. In my current position as an Assistant Chief of Police in San Diego, California and during my last assignment as a Police Captain in the Mid City Division of the San Diego Police Department, I have had frequent contact with Mr. Mark Kassab and his family members. They operate several businesses in the area and I have found them to be excellent community members and professional business owners/managers.

They are the first to assist with community efforts and I have witnessed as they have truly given back to the community where they do business. I have no knowledge of any crime concerns with any of their businesses. Mark Kassab and I have discussed their business philosophies at length and I would not hesitate to support him as he applies for new business opportunities. I have found him to be honest, reliable and extremely concerned of his business' role in the community. Please feel free to contact me with any further questions.

Sincerely,

Todd Jarvis

Pjarvis@pd.sandiego.gov

(619) 876-9698

# PROJECT CLEAN

**Clean - Liveable - Enjoyable - Attractive - Neighborhood**

*2609 Tuberose Street, San Diego, CA 92105*

April 29, 2014

REFERENCE LETTER FOR THE KASSAB FAMILY

To the City Of Hemet:

My name is Linda Pennington and I have known Mark Kassab of the Kassab Family for more than twenty-five years. I moved to my home in City Heights in 1981 and the Kassab Family has been in the community since 1977. The Kassabs have been a strong positive force in the community, not only setting an inspirational example by creating thriving businesses from very hardscrabble beginnings but also by giving generously back to the community all along their journey.

I am writing to recommend that you consider upgrading the Kassab Family's gas station liquor license in Hemet from a type 20 to a type 21. The Kassab Family was granted a liquor license for their Chevron station at 4055 University Avenue with support from the community as well as our then State Assemblymember Christine Kehoe. Their investment in the community was already well known at that time and the Kassab Family has strictly followed the ABC licensing requirements, something I cannot say for many of our neighborhood stores that have liquor licenses.

The Kassab Family also owns two wonderful neighborhood markets with bakeries and prepared food included in the markets. They have given generously of baked items and fruit to the many revitalization projects that I have been involved in, including the Community HousingWorks FaceLift event which since 1995 has painted over 500 City Heights homes for low-income, senior or disabled homeowners with volunteer labor and San Diego Canyonlands canyon restoration events in the four City Heights canyons and Chollas Creek. The Kassab Family also donated the Kassab Family Theatre to the Cherokee Point Elementary School, an important community meeting space used for blood drives, meetings with our police department, and informational meetings regarding important issues with our various government representatives. I consider Mark Kassab to be a good personal friend as well as a partner in making the community a better place for all of our residents.

Please do not hesitate to contact me if I can be of further assistance. I can be reached at (619) 972-4921 or at gizmopennington@cox.net.

Sincerely,

Linda Pennington

Linda Pennington
City Heights Community Organizer

The CITY HEIGHTS TOWN COUNCIL
3795 Fairmount Avenue, Suite-D
San Diego CA 92105

May 1, 2014

The City of Hemet
Planning Department
445 East Florida Avenue
Hemet, CA 92543-4209

To whom it may concern,

We understand that our neighbors, the Kassab family, have applied to change an Alcoholic Beverage license from Type-20 to Type-21 at their service station in Hemet. We would like to recommend approval of their application.

We have known the Kassab family over more than 20 years. They are good neighbors with a strong sense of community. They are widely engaged with City Heights to improve its residents lives, to improve our schools, to support our activities, and to be leaders in commerce. In the past ten years, our residents have supported issuance of three ABC licenses, one license upgrade (Type-20 to Type-21), and one license renewal with a 25-year term to the Kassab family. In all cases, the community's support rested heavily on the family's quality and trustworthiness.

Jim Varnadore
City Heights
CHTC President

CF: The Kassab Family

# Attachment No. 10

## Additional Information Submitted by Applicant

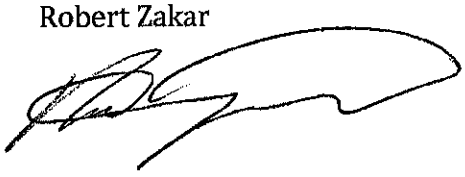
Planning Commission
Public Meeting of
August 5, 2014

April 16, 2014

City of Hemet Planning Department:

This letter is in reference to the CUP application for Just 4 Fun, LLC DBA: 76 Gas Station & Food Mart located at 1111 Sanderson Ave, Hemet, CA 92545. We are requesting an upgrade to our existing type20 (beer & wine) license to a type 21 (beer, wine & spirits) license. We currently have a beer cave that is 13' X 8' and has beer and wine along the parameters. We also have a 40' walk in cooler with 20' designated to beer and wine. Both coolers are located in the northwest corner of the store. With the upgrade of license, we will be permitted to sale distilled spirits. The distilled spirits will be displayed on a 16' wall shelf behind the customer service counter in the front of the store. The distilled spirits will only be accessible by the help of an associate/clerk. Please remember that this upgrade does not effect saturation levels. Both type 20 and 21 licenses are categorized as general off sale licenses. This means that once the type 21 is issued, the type 20 will be canceled. So no change in number of licenses.

Robert Zakar



4/29/2014

City Of Hemet

RE: Just 4 Fun License Upgrade

Thank you for you consideration to upgrade our current alcohol license from a type 20 (beer & wine) License to a type 21 (beer, wine and distilled spirits) License. We are requesting this license to make it more convenient for our customers to purchase their alcohol needs. Very important to remember, we are currently licensed and selling alcoholic beverages responsibly. Please note, by issuing this upgrade the saturation levels in this census tract do not change. We are currently licensed with a type 20 and have been since 2006. The Department of Alcoholic Beverage Control (ABC) categorizes both type 20 and type 21 licenses as general off sale licenses. This is why the saturation levels will not be affected. We believe that alcohol is alcohol whether it is beer wine or distilled spirits. We believe that it is the operators that make a license good or bad. We are proud to say that our family currently holds 6 general off- sale licenses and none of them have had any violations in the 30 years that we have been in business. All of our employees attend the LEAD program that is hosted by the ABC and we have state of the art technology to help with the proper sale of any alcoholic beverage. We are responsible operators and community leaders that support law enforcement, public schools, and the communities we serve. Along with this letter I have attached a Bio of our family, some character reference letters and a letter from one of the schools in Hemet that we have recently worked with. I have also attached copies of gas stations in the San Diego County area that are currently licensed with a type 21 license. None of these operators have any current violations. Prior to October 2013 we had partners in our Hemet location, which restricted us from working alongside the community. Now this location is 100% owned by the Kassab family and we look forward to our future partnership with the City of Hemet and it's community. Please feel free to contact Robert Zakar with any concerns or questions.

The Kassab Family have been working in City Heights for over 30 years. Their first business purchase was of Murphy's Market in the early 80's. Murphy's Market was a 2,000 square foot store comprised of limited meat, produce and groceries. The Kassab Family were up for the challenge and worked endless hours to restructure the business. They knew that they had to win the trust and love of the community in order to succeed. They believed that in order for the community to become loyal customers they had to give back to the community. They started by repositioning the business and carrying demographically catered products to attract the customers. They also realized that they needed a familiar face and started hiring from the neighborhood. This gave the residents a sense of comfort knowing that one of their own was working in this establishment. The family outreached to the community and was involved in the Facelift program where twice a year community residents would identify homes in the area that needed paint. The Kassab Family supplied the paint, food, drinks and labor to help give new looks to these distressed homes. The facelift program has painted over 500 homes. They have also sponsored numerous soccer and little league teams in the community they call their home.

In 1999 the Kassab Family was acknowledged for its community efforts and awarded the America Promise Foundation presented by General Colin Powell. The family was on the same stage with Mission Federal Credit Union and Sony Corporation. The America Promise Foundation recognized the efforts of this family and all that they have done for the community of City Heights. The Kassabs hired part time employees who were students at Hoover High School and would give bonuses based on academic achievement verified through report cards. This motivated the high school students to work hard and study hard. Today the kassab family is the largest employer in city heights.

The Kassab Family represented by Mark Kassab (the oldest brother) in 1999 was given the business man of the year award from Unified Western Grocers. Mark Kassab was granted his own day in the City of San Diego on April 2nd 2002 for his accomplishments. Yes, he did work on his City granted day. Several other awards followed as well. In 2005 the San Diego Unified School District in joint venture with the newly built Cherokee Point Elementary School named their school theatre after the Kassab Family. The school district recognized the Kassab Family for their support and dedication to the education of the students by donating books, sponsoring music programs and giving away prizes to children for perfect attendance. In 2006, he received the Community Service Award from Senator Deddah and again was awarded the business man of the year from California State Senator Christine Kehoe.

In 2001 the Kassab Family built City Heights Chevron at the corner of Interstate 15 and University Avenue. The building stands 50 feet tall and labeled with a neon sign stating "City Heights" this Taj Mahal of City Heights is considered the entrance into the community. It has a 2,000 square foot convenience store, 50 foot car wash tunnel and 12 fueling positions including diesel. This new construction development was the first chevron branded site in City Heights. Major oil companies were leary of entering into this neighborhood due to the lack of median income. However, the family trusted their community and saw the demand for branded gas. The facility is stronger than ever and has just added a Jack in the Box on the out pad. The Kassab Family again filled a demand and brought a convenience to the residents of City Heights.

In 2005 the Kassab family realized that they could only serve a limited number of residents in City Heights due to its small size of 2,000 square feet. The demographics are dense

with 250,000 documented people in a five mile radius. They leased a closed "Save A Lot" building of 11,000 square feet on University Avenue. They remodeled the building and converted it into Supermercado Murphy's. The store consists of wall to wall produce, fresh and full service meat, a tortilla factory, hot food, beer, wine, liquor, groceries and a panaderia (bakery). This store served the purpose of convenience and gave the residents the customer service and respect that they have always received from this family. There are over 60 employees and all reside in City Heights.

Two years ago, the family decided that it was time to demolish the original Murphy's Market on Fairmount Avenue. They wanted to create a state of the art facility for the neighborhood. They built a 10,000 square foot facility with the same theme and product mix as Supermercado Murphy's. It was sad to see the original building fall but it was for the betterment of the community. In fact the original Murphy's Market store sign has been mounted on the inside of the store for all the customers new and old to admire. This family has a lot of history in this area and currently employees over 100 residents in City Heights.

# California Department of Alcoholic Beverage Control

## *License Query System Summary as of 4/28/2014*

| |
|---|
| License Information |
| **License Number:** 524521 |
| **Primary Owner:** MYOBZ LLC |
| **ABC Office of Application:** 10 - SAN DIEGO |
| Business Name |
| **Doing Business As:** TESORO SHELL GAS #63118 |
| Business Address |
| **Address:** 4202 CLAIREMONT MESA BLVD **Census Tract:** 0085.02 |
| **City:** SAN DIEGO **County:** SAN DIEGO |
| **State:** CA **Zip Code:** 92117 |
| Licensee Information |
| **Licensee:** MYOBZ LLC |
| *Company Information* |
| Officer: AMERICAN RETAIL SERVICES LLC (MANAGER) |
| License Types |
| **1) License Type:** 21 - OFF-SALE GENERAL |
| **License Type Status:** ACTIVE |
| **Status Date:** 19-NOV-2012 **Term:** 12 Month(s) |
| **Original Issue Date:** 16-NOV-2012 **Expiration Date:** 31-OCT-2014 |
| **Master:** Y **Duplicate:** 0 **Fee Code:** P40 |
| **License Type was Transferred On:** 16-NOV-2012 **FROM:** 21-474535 |
| Current Disciplinary Action |
| *. . . No Active Disciplinary Action found . . .* |
| Disciplinary History |
| *. . . No Disciplinary History found . . .* |
| Hold Information |
| *. . . No Active Holds found . . .* |
| Escrow |
| *. . . No Escrow found . . .* |

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For a definition of codes, view our glossary.

# California Department of Alcoholic Beverage Control

## *License Query System Summary as of 4/28/2014*

| |
|---|
| **License Information** |
| **License Number:** 388411 |
| **Primary Owner:** EBK PETROLEUM INC |
| **ABC Office of Application:** 10 - SAN DIEGO |
| **Business Name** |
| **Doing Business As:** VALERO GAS STATION |
| **Business Address** |
| **Address:** 5345 KEARNY VILLA RD **Census Tract:** 0085.11 |
| **City:** SAN DIEGO **County:** SAN DIEGO |
| **State:** CA **Zip Code:** 92123 |
| **Licensee Information** |
| **Licensee:** EBK PETROLEUM INC |
| ***Company Information*** |
| Officer: BRIKHO, JALAL JIM (CHIEF FINANCIAL OFFICER) |
| Officer: BRIKHO, AMIR (PRESIDENT) |
| Officer: ESHO, MAZIN HANNA (SECRETARY/ASST SEC) |
| Officer: ESHO, KASAY HANNA (VICE PRESIDENT) |
| Stock Holder: BRIKHO, ADEEB ASSO |
| Stock Holder: BRIKHO, AMIR |
| Stock Holder: BRIKHO, JALAL JIM |
| Stock Holder: ESHO, BASIL TOBIA |
| Stock Holder: ESHO, KASAY HANNA |
| Stock Holder: ESHO, MAZIN HANNA |
| **License Types** |
| **1) License Type:** 20 - OFF-SALE BEER AND WINE |
| **License Type Status:** CANCELED |
| **Status Date:** 31-OCT-2003 **Term:** 12 Month(s) |
| **Original Issue Date:** 12-JUL-2002 **Expiration Date:** 30-JUN-2004 |
| **Master:** Y **Duplicate:** 0 **Fee Code:** P40 |
| **Condition:** OPERATING RESTRICTIONS |
| **License Type was Transferred On:** 12-JUL-2002 **FROM:** 20-310945 |
| **2) License Type:** 21 - OFF-SALE GENERAL |
| **License Type Status:** ACTIVE |
| **Status Date:** 31-OCT-2003 **Term:** 12 Month(s) |
| **Original Issue Date:** 31-OCT-2003 **Expiration Date:** 30-SEP-2014 |
| **Master:** Y **Duplicate:** 0 **Fee Code:** P40 |
| **Condition:** OPERATING RESTRICTIONS |
| **Current Disciplinary Action** |
| *. . . No Active Disciplinary Action found . . .* |
| **Disciplinary History** |
| *. . . No Disciplinary History found . . .* |
| **Hold Information** |
| *. . . No Active Holds found . . .* |
| **Escrow** |
| *. . . No Escrow found . . .* |

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# California Department of Alcoholic Beverage Control

## *License Query System Summary as of 4/28/2014*

| |
|---|
| License Information |
| **License Number:** 526489 |
| **Primary Owner:** AKB PETROLEUM INC |
| **ABC Office of Application:** 10 - SAN DIEGO |
| Business Name |
| **Doing Business As:** MISSION VALLEY MOBIL |
| Business Address |
| **Address:** 5494 MISSION CENTER RD **Census Tract:** 0093.04 |
| **City:** SAN DIEGO **County:** SAN DIEGO |
| **State:** CA **Zip Code:** 92108 |
| Licensee Information |
| **Licensee:** AKB PETROLEUM INC |
| *Company Information* |
| Officer: BRIKHO, ADEEB ASSO (PRESIDENT) |
| Officer: BRIKHO, AMIR (SECRETARY/ASST SEC) |
| Officer: BRIKHO, JIM J (VICE PRESIDENT/TREASURER) |
| Stock Holder: BRIKHO, ADEEB ASSO |
| Stock Holder: BRIKHO, AMIR |
| Stock Holder: BRIKHO, JIM J |
| License Types |
| **1) License Type:** 21 - OFF-SALE GENERAL |
| **License Type Status:** ACTIVE |
| **Status Date:** 18-DEC-2013 **Term:** 12 Month(s) |
| **Original Issue Date:** 17-DEC-2013 **Expiration Date:** 30-NOV-2014 |
| **Master:** Y **Duplicate:** 0 **Fee Code:** P40 |
| **Condition:** OPERATING RESTRICTIONS |
| **Condition:** PRIORITIES 1995 AND LATER, NO SALE 2 YEARS |
| Current Disciplinary Action |
| *. . . No Active Disciplinary Action found . . .* |
| Disciplinary History |
| *. . . No Disciplinary History found . . .* |
| Hold Information |
| *. . . No Active Holds found . . .* |
| Escrow |
| *. . . No Escrow found . . .* |

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For a definition of codes, view our glossary.

# California Department of Alcoholic Beverage Control

## *License Query System Summary as of 4/28/2014*

| |
|---|
| License Information |
| **License Number:** 523174 |
| **Primary Owner:** MYOBZ LLC |
| **ABC Office of Application:** 10 - SAN DIEGO |
| Business Name |
| **Doing Business As:** TESORO SHELL GAS #63102 |
| Business Address |
| **Address:** 6404 MISSION GORGE RD **Census Tract:** 0096.03 |
| **City:** SAN DIEGO **County:** SAN DIEGO |
| **State:** CA **Zip Code:** 92120 |
| Licensee Information |
| **Licensee:** MYOBZ LLC |
| ***Company Information*** |
| Officer: AMERICAN RETAIL SERVICES LLC (MANAGER) |
| License Types |
| **1) License Type:** 21 - OFF-SALE GENERAL |
| **License Type Status:** ACTIVE |
| **Status Date:** 18-SEP-2012 **Term:** 12 Month(s) |
| **Original Issue Date:** 17-SEP-2012 **Expiration Date:** 31-AUG-2014 |
| **Master:** Y **Duplicate:** 0 **Fee Code:** P40 |
| **License Type was Transferred On:** 17-SEP-2012 **FROM:** 21-470069 |
| Current Disciplinary Action |
| *. . . No Active Disciplinary Action found . . .* |
| Disciplinary History |
| *. . . No Disciplinary History found . . .* |
| Hold Information |
| *. . . No Active Holds found . . .* |
| Escrow |
| *. . . No Escrow found . . .* |

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For a definition of codes, view our glossary.

# California Department of Alcoholic Beverage Control

## *License Query System Summary as of 4/28/2014*

| |
|---|
| License Information |
| **License Number:** 505949 |
| **Primary Owner:** AM MARCOS #1 |
| **ABC Office of Application:** 09 - SAN MARCOS |
| Business Name |
| **Doing Business As:** MARKET AT THE RANCH |
| Business Address |
| **Address:** 10299 SCRIPPS TRL STE A **Census Tract:** 0170.47 |
| **City:** SAN DIEGO **County:** SAN DIEGO |
| **State:** CA **Zip Code:** 92131 |
| Licensee Information |
| **Licensee:** AM MARCOS #1 |
| ***Company Information*** |
| Officer: ALESHIA, RAFD FARAJ (CHIEF FINANCIAL OFFICER) |
| Officer: ALESHIA, RAFD FARAJ (DIRECTOR) |
| Officer: RUFFO, JAMEL KIRAYAKOS (DIRECTOR) |
| Officer: ALESHIA, RAFD FARAJ (PRESIDENT) |
| Officer: RUFFO, JAMEL KIRAYAKOS (SECRETARY/ASST SEC) |
| Officer: RUFFO, JAMEL KIRAYAKOS (VICE PRESIDENT) |
| Stock Holder: ALESHIA, RAFD FARAJ |
| Stock Holder: RUFFO, JAMEL KIRAYAKOS |
| License Types |
| **1) License Type:** 21 - OFF-SALE GENERAL |
| **License Type Status:** ACTIVE |
| **Status Date:** 22-NOV-2011 **Term:** 12 Month(s) |
| **Original Issue Date:** 21-NOV-2011 **Expiration Date:** 31-OCT-2014 |
| **Master:** Y **Duplicate:** 0 **Fee Code:** P40 |
| **Condition:** OPERATING RESTRICTIONS |
| **License Type was Transferred On:** 21-NOV-2011 **FROM:** 21-406325 |
| Current Disciplinary Action |
| *. . . No Active Disciplinary Action found . . .* |
| Disciplinary History |
| *. . . No Disciplinary History found . . .* |
| Hold Information |
| *. . . No Active Holds found . . .* |
| Escrow |
| *. . . No Escrow found . . .* |

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For a definition of codes, view our glossary.

# California Department of Alcoholic Beverage Control

## *License Query System Summary as of 4/28/2014*

| |
|---|
| License Information |
| **License Number:** 503836 |
| **Primary Owner:** MMM ENTERPRISES INC |
| **ABC Office of Application:** 10 - SAN DIEGO |
| Business Name |
| **Doing Business As:** FAST BREAK MINI MARKET |
| Business Address |
| **Address:** 5171 ZION AVE **Census Tract:** 0096.04 |
| **City:** SAN DIEGO **County:** SAN DIEGO |
| **State:** CA **Zip Code:** 92120 |
| Licensee Information |
| **Licensee:** MMM ENTERPRISES INC |
| *Company Information* |
| Officer: MATTI, SUHALE N (PRESIDENT/SECRETARY) |
| Officer: MATTI, SUHALE N (VICE PRESIDENT/TREASURER) |
| Stock Holder: MATTI, SUHALE N |
| License Types |
| **1) License Type:** 21 - OFF-SALE GENERAL |
| **License Type Status:** ACTIVE |
| **Status Date:** 09-JUL-2012 **Term:** 12 Month(s) |
| **Original Issue Date:** 06-JUL-2012 **Expiration Date:** 30-JUN-2014 |
| **Master:** Y **Duplicate:** 0 **Fee Code:** P40 |
| **Condition:** OPERATING RESTRICTIONS |
| **Condition:** PRIORITIES 1995 AND LATER, NO SALE 2 YEARS |
| Current Disciplinary Action |
| *. . . No Active Disciplinary Action found . . .* |
| Disciplinary History |
| *. . . No Disciplinary History found . . .* |
| Hold Information |
| *. . . No Active Holds found . . .* |
| Escrow |
| *. . . No Escrow found . . .* |

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For a definition of codes, view our glossary.

# California Department of Alcoholic Beverage Control

## *License Query System Summary as of 4/28/2014*

| |
|---|
| License Information |
| **License Number:** 506395 |
| **Primary Owner:** A & R OIL COMPANY INC |
| **ABC Office of Application:** 09 - SAN MARCOS |
| Business Name |
| **Doing Business As:** OCEANSIDE HARBOR MOBIL |
| Business Address |
| **Address:** 477 HARBOR DR **Census Tract:** 0183.00 |
| **City:** OCEANSIDE **County:** SAN DIEGO |
| **State:** CA **Zip Code:** 92054 |
| Licensee Information |
| **Licensee:** A & R OIL COMPANY INC |
| *Company Information* |
| Officer: HIEDO, ATHIR (CHIEF FINANCIAL OFFICER) |
| Officer: HIEDO, ATHIR (DIRECTOR) |
| Officer: HIEDO, RITA SAMI (DIRECTOR) |
| Officer: HIEDO, ATHIR (PRESIDENT/TREASURER) |
| Officer: HIEDO, RITA SAMI (SECRETARY/ASST SEC) |
| Stock Holder: HIEDO, ATHIR |
| Stock Holder: HIEDO, RITA SAMI |
| License Types |
| **1) License Type:** 21 - OFF-SALE GENERAL |
| **License Type Status:** ACTIVE |
| **Status Date:** 26-AUG-2011 **Term:** 12 Month(s) |
| **Original Issue Date:** 25-AUG-2011 **Expiration Date:** 31-JUL-2014 |
| **Master:** Y **Duplicate:** 0 **Fee Code:** P40 |
| **Condition:** OPERATING RESTRICTIONS |
| **License Type was Transferred On:** 25-AUG-2011 **FROM:** 21-477967 |
| Current Disciplinary Action |
| *. . . No Active Disciplinary Action found . . .* |
| Disciplinary History |
| *. . . No Disciplinary History found . . .* |
| Hold Information |
| *. . . No Active Holds found . . .* |
| Escrow |
| *. . . No Escrow found . . .* |

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For a definition of codes, view our glossary.

# California Department of Alcoholic Beverage Control

## *License Query System Summary as of 4/28/2014*

| |
|---|
| **License Information** |
| **License Number:** 472733 |
| **Primary Owner:** APRO LLC |
| **ABC Office of Application:** 10 - SAN DIEGO |
| **Business Name** |
| **Doing Business As:** APRO 40 |
| **Business Address** |
| **Address:** 1666 1ST AVE **Census Tract:** 0056.00 |
| **City:** SAN DIEGO **County:** SAN DIEGO |
| **State:** CA **Zip Code:** 92101 |
| **Licensee Information** |
| **Licensee:** APRO LLC |
| ***Company Information*** |
| Officer: ROTH, ROBERT STEPHEN (CHIEF FINANCIAL OFFICER) |
| Officer: APPEL, JEFFREY GLEN (MANAGER) |
| Officer: ROTH, STEVEN F (MANAGER) |
| Officer: ROTH RETAIL PROPERTY HOLDING CO LLC (MEMBER) |
| Officer: UNITED EL SEGUNDO INC (MEMBER) |
| Officer: WORLD OIL CORP (MEMBER) |
| Officer: APPEL, JEFFREY GLEN (PRESIDENT) |
| Officer: APPEL, RONALD BURT (SECRETARY/ASST SEC) |
| Officer: ROTH, ROBERT STEPHEN (TREASURER) |
| Officer: ROTH, STEVEN F (VICE PRESIDENT) |
| **License Types** |
| **1) License Type:** 21 - OFF-SALE GENERAL |
| **License Type Status:** ACTIVE |
| **Status Date:** 05-DEC-2008 **Term:** 12 Month(s) |
| **Original Issue Date:** 05-DEC-2008 **Expiration Date:** 30-NOV-2014 |
| **Master:** Y **Duplicate:** 0 **Fee Code:** P40 |
| **Condition:** OPERATING RESTRICTIONS |
| **License Type was Transferred On:** 05-DEC-2008 **FROM:** 21-347130 |
| **2) License Type:** TEMPORARY PERMIT |
| **License Type Status:** EXPIRED |
| **Status Date:** 21-OCT-2008 **Term:** 4 Month(s) |
| **Original Issue Date:** 21-OCT-2008 **Expiration Date:** 17-FEB-2009 |
| **Master:** **Duplicate:** **Fee Code:** |
| **Condition:** OPERATING RESTRICTIONS |
| **License Type was Transferred On:** 05-DEC-2008 **FROM:** 21-347130 |
| **Current Disciplinary Action** |
| *. . . No Active Disciplinary Action found . . .* |
| **Disciplinary History** |
| *. . . No Disciplinary History found . . .* |
| **Hold Information** |
| *. . . No Active Holds found . . .* |
| **Escrow** |
| *. . . No Escrow found . . .* |

# Attachment No. 11

## Petition of Support For Applicant/Project

Planning Commission
Public Meeting of
August 5, 2014

**TO THE CITY OF HEMET:**

We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Esmeralda Bilderback | 1905 Tennyson St San Jacinto CA 92583 | (951) 663-6355 | 5-1-14 |
| Brian Asha | 1138 Bramble way, San Jacinto | 619-847-3468 | 5-1-14 |
| RAY NIUNIAVA | 5838 HIBISCUS HEMET | 562-303-3195 | |
| Lourdes H. Venegas | 376 Gardenia Cir Hemet CA. | 951) 642-0739 | |
| Madonna Powell | 3140 Sand Pine tel Hemet CA, | 424 644-5972 | |
| Karn Jit | 1111 Kirkwell RD Hemet CA, | | |
| ROBERT C FABUN JR | 2675 BEECH TREE ST. HEMET, CA 7 | | |
| Alexis Medina | 1500 Red Clover Lane Hemet, CA | | |
| BEN Hawkins | 1100 Camino del Norte Carlsbad, CA 92069 | | |
| Tricia Knapp | 838 Highland Vista Dr Corona Ca 92882 | | |
| Johnnette Powell | 3140 Sand Pine Trails 92545 | | |
| Chantelle Pope | 1442 Fallbrook Av 92545. | | |
| Miguel Bedolla | Sun Di WAY 92545 | | |

Total this page = 13

Page 1 of

**TO THE CITY OF HEMET:**

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Vivian Montaya | 1318 Landmark Lane | - | 5-1-14 |
| Julee Hall | Cawston Hemet | | 5-1-14 |
| Eric Mendoza | 3123 Wimbledon WAY | | 5-1-14 |
| Noema Villanueva | 1445 Dusty Hill | | 5/1/14 |
| David Leathers | 1619 Wrentree Way | | 5/1/14 |
| Raymond Orosco | 1890 Mayflower pl #3 | | 5/1/14 |
| Robert Proteau | 30160 DePortola | | 5/1/14 |
| William L Tisly | 4575 Cloudywing Rd | | 5-1-14 |
| Yankyl Quinn | 26762 Olson | | 5/1/14 |
| Monica Gutierrez | 33625 Keith Ave Hemet | | 5/1/14 |
| Brian Anderson | 147 N. Algona Ave | | 5/1/14 |
| Ken Burgard | 3777 Morro Hill Rd | | 5/1/14 |
| [illegible] | 137 Aucuca Ct San Diego CA | | 951-634-6482 |

Total this page = 13

Page 2 of ____

PAGE 03/22 HEMET 76 951-658-0342 02/18/2011 23:01

**TO THE CITY OF HEMET:**

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Sarah Surdina | 4900 Oak Kynwood Rd. | | 5/1/2014 |
| Tammy McMullen | 4445 Fernbrook dr | (951)660-5928 | 5/1/14 |
| | 3006 Greengable Ln | | 5/1/14 |
| | 1480 Sunnybank Rd | (951)663-3899 | 5/1/14 |
| | 1511 Sumac Winchester CA | | 5/4/14 |
| | 45622 WINE COUNTRY RD MENIFEE | | 5/1/14 |
| Mathew Oakes | 26791 Sol Ct Hemet CA | 951-292-3984 | 5/1/14 |
| Ashley Carmichael | 25635 White Oak DR Hemet, CA | 951-289-8102 | 5/1/14 |
| Dianna Levy | 4017 W Menlo Hemet CA | 707 755-1822 | 5/1/14 |
| | 9510 Rainbow View Hemet ca | | 5/1/14 |
| | 927 S. Harvard St Hemet CA | | |
| AnnDrayca Stinson | 3875 coco ave #9 LA CA 90008 | | 5-1-14 |
| Alex Lopez | 3876 RUSHMORE CT. Hemet CA 92545 | | |

Total this page = 13

PAGE 04/22
HEMET 76
951-658-0342
02/18/2011 23:01

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE 5/1/14 |
|---|---|---|---|
| Lucy Furillo | 4771 Southampton Ct Hemet, CA | 951-330-6554 | |
| Jacob Ford | 525 N. Gilbert St hemet Ca 92543 | 1909218 0339 | |
| Dominic Levy | 1924 Mayflower Pl, Hemet, Ca. 92544 | | |
| Sydy Bailey | 2457 Cimarron Dr. 92543, Hemet CA | | |
| WALTER ROBERT | 4785 CASSIOPE CT 92545 | | 5-1-14 |
| Paul Corona | 5901 Vicksburg Ct. 92545 | | 5/1/14 |
| Shyla Hurst | 952 Burton St 92545 | | 5/1/14 |
| Daniel Delgado | 4925 DUSKywing RD 92545 | | 5/1/14 |
| Dayvon Allen | 1418 Angelus Hill RD 92545 | | 5/1/14 |
| Michael Pinnerelli | 33815 Andy Way 92596 | | 5/1/14 |
| Chris Kerr II | 1383 Bee Balm Hemet 92545 | | 5-1-14 |
| JAMES D. HALL | 2525 SAN GABRIEL WAY, Corona CA 92882 | | 5-1-14 |
| Nick Johnson | 34804 Notting Hill Rd Murrieta CA 92563 | | 5-1-14 |

Total this page = 13

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Quinten Bridges | 4270 Amber Ridge Ln. Hemet CA | 702 505 1893 | |
| Brandon Dodson | | (951) 492-1268 | |
| Kip Parquet | | (951) 623-5766 | |
| Kraig Jennings | | (951) 370-0625 | |
| Kevin Jennings | | (951) 923-3051 | |
| Joshua Holmes | 1381 Veronica Tr. Hemet CA 92545 | (951) 380-9068 | |
| [illegible] | | 951-658-6919 | |
| Raul Romero | 941 Merced W Way Hemet CA | 951 252 9379 | |
| Jonya Smith | 0080 W Acacia Ave | 562 537 8085 | |
| Beatrice Sanchez | | 310 413 2175 | |
| Manuel Sanchez | | 714 392 7942 | |
| Charles Leonard | | 858-661-2835 | |
| Brian Cosby | | 760-669-9842 | |

Total this page = 13

Page 5 of ____

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Teresa Luna | 1262 S Santa Fe San Jacinto | | 5-1-14 |
| Kaitlyn Gift | 4475 Rainbow View Way Hemet Ca | | 5-1-14 |
| Jonathan Gift | " | " | |
| Trevor Montgomery | " | " | |
| Robin Montgomery | " | " | |
| Sabrina Manley | " | " | |
| Jason Woods | 1475 Dust Drill 92545 | | 5-1-14 |
| Jeremy Munshower | 1480 Sunnybank DR | | |
| Jorge Gonzalez | 43275 Hacienda St Apt. K | | 5-1-14 |
| K Shawn Darnell | 4355 Brook Side DR | | 5-1-14 |
| Brandon Fleming | 761 W. Stetson Ave Hemet Ca 92545 | | |
| Aaronisha Anderson | 3251 Mill Ridge DR | | 5-1-14 |
| Jose Chavez | 4417 Brook side Dr. Hemet 92545 | | 5-1-14 |

Total this page = 13

Page 6 of ____

PAGE 07/22 HEMET 76 951-658-0342 02/18/2011 23:01

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Jaymar Stephens | 4210 Cloudywing Rd | | 5/1/14 |
| Fernando Alvarez | 281 N. Columbia St. | 951-249-6571 | 5/1/14 |
| DANIEL ROMERO | 1657 PINYON FLAT CIR. | 951-652-0860 | 5/1/14 |
| Brandon Stamberger | 16660 meadowleaf pl | 951-652-2564 | 5/1/14 |
| Adam Creech | 1456 Dusty Hill rd | 951-492-5126 | |
| Ben Saperos | 3507 W. Stetson Ave #133 | 951 605 3284 | |
| Jeff Lee | 2770 W. Devonshire Ave. | 951-837-5541 | |
| Bryan Rondeau | [signature] BD Tide Dr. | | 5-1-14 |
| Jose Escalera | Jose Escalera | | 5-1-14 |
| Thomas Cook | 1409 morgan Hill Rd | | 5-1-14 |
| Sherry Freeman | 727 N. Alessandro St #A | | 5-1-14 |
| Jeff Lozada | 1115 Sanderson Ave. | | 5/1/14 |
| Jose Rodriguez | | | 5/1/14 |

Total this page = 13

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951 813-0522 5/1/14

| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Hannan Lomas | 1025 South Gilbert St APT 42 | | |
| Kenny Cook | 42050 Warnemuns Hemet | | 5-1-14 |
| Nicholas Haydue | 2180 Carnation ave Hemet, CA | | |
| Chase Macherzak | 2082 Carnation Ave Hemet, CA | | 5-1-14 |
| Davonna Bedford | 2301 Cove Ave hemet, CA | | 5-1-14 |
| Nicole Bowie | 2301 Cove Ave hemet, CA | | 5-1-14 |
| Daniel Marcial | 4114 Rexford DR Hemet CA | | 5/1/14 |
| Colleen Joyner | 27863 Antelope Sun City Ca | | 5/1/14 |
| Bryan Hoskins | 422 E Campus way | | 5-1-14 |
| Katrina Bass | 3062 Red Cedar Trail | | 5-1-14 |
| Josh Deering | 45786 Bentley | | 5-1-14 |
| Candice Gutierrez | 30008 Sycamore Ridge Rd Murrieta | | 92563 |
| Bennie Gutierrez | 30008 Sycamore Ridge Rd Murrieta | | |
| [illegible] | 3038 RED CEDAR TRAIL HEMET, CA 92545 | | |

Total this page = 14

Page 8 of

PAGE 09/22
HEMET 76
951-658-0342
02/18/2011 23:01

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Vanessa Robinson | 3069 Bridgewater Cir Hemet CA 92545 | | 05-1-14 |
| Ebony Lindsey | 5024 S. Howard Blvd LA CA 90002 | | 5-1-14 |
| Joey Cochrane | 25480 Christopher Ct Hemet CA 92543 | | |
| Dominic Parisi | 3190 W Florida Ave Hemet CA | | |
| Shanek Dennis | 4493 Willowglen Hemet, Ca 92545 | | |
| John Vandal | 40203 Meng Asbury, Temecula | | |
| Alex Casas | 4382 Brookside Dr Hemet, CA 92545 | | |
| Daniel Coughlin | 1619 Whittier Way Hemet CA 92545 | | |
| Melvin Johnson | | | 5-1-14 |
| Winter Morris | Hemet CA | | 5/1/14 |
| Mauricio Silva | Hemet Ca | | 5-1 |
| James Baker | Hemet | | 5/1/14 |
| Victor Ochoa | | | 5/1/14 |

Total this page = 13

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PAGE 10/22
HEMET 76
951-658-0342
02/18/2011 23:01

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Ruth Moreno | 857 W Stetson Ave Hemet | | 5-1-14 |
| Jeremiah Johnson | 1250 S Amston Hemet CA | | 5-1-14 |
| Simon Johnson | 2632 clover field perris CA | | 5-1-14 |
| Kenneth Shaw | 900 Alcott ct. | | 5-1-14 |
| Dynnell Shiver | 345 La familia Cir | | 5-1-14 |
| Melody Simpson | 345 La familia Cir | | 5-1-14 |
| Lee Anderson | 9425 Oak Tree Way | | 5-1-14 |
| Alonzo Mack | 9425 Oak tree way | | 5-1-14 |
| Nicole Walker | 25160 Bedford Ave | | 5/01/2014 |
| ANGEL MARTINEZ | 3457 JUNIPER SPRINGS RD Hemet | | 5/1/2014 |
| Gracy Salazar | 13518 Landmark Ln | | 5/1/14 |
| Vanessa St. Clair | 1187 Lavender Ln Hemet CA 92545 | | 5/1/14 |
| | 923 Bradford Ct San Jacinto CA. 92583 | | |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Steven Clayton | 25414 Auld Ave | | |
| Jason Peña | 4765 Creekridge Ln | | |
| Tommy W Hunter | 4470 Fern green Dr | | |
| Ruben Suarez | 2670 Conger Canyon | | 5-5-14 |
| Braulio Cristerna | 1882 Harbor Dr. | | |
| Jessica Ray | 40389 Mayberry Ave. Hemet 92544 | | |
| Sergio Galvan | 4435 Willowglen way Hemet Ca. | | |
| Embria Meadowle | 3012 Red Cedar Trl Hemet | | |
| Anita St. Erivn | 3012 Red Cedar Trl Hemet | | |
| Nicole Clayton | 3012 Red Cedar Trl Hemet | | |
| Eric Duguid | 25124 Los Rancherias Rd Hemet CA | | |
| Richard Andrews | 700 Arbor Pkwy Hemet CA | | |
| Gage Black | 3322 Double Butte St. Hemet, Ca | | |

Total this page = 13

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Daniel Navarro | 1373 Rabbit Peak | | |
| Sandra Sheldon | 2869 Cal dr. | | |
| DeJuana Neal | 4575 Cloudywing Dr | 951 434 8409 | |
| William Nikolaidis | 1173 Pink dawn Ct Hemet CA | 951) 760-3301 | |
| Ben Duran | 1571 Calathea Rd. | | |
| Kevin Zeise | 1270 Manassas Dr Hemet CA 92545 | | |
| Dave Bellamy | 2184 Wildfbaza Hemet 92545 | | |
| Jamie Morgan | 1300 Zirconia Hemet Ca 92543 | | 5/3/14 |
| Alex Nevarez | 27365 Corte El Condor Hemet | | 5/3/14 |
| Dan Hollowell | 4195 Cloudywing Rd Hemet | | 5/3/14 |
| Greg Retuya | 4605 Thornbush Dr. | | |
| Bridgette Paterson | 2849 Cindy Ln Hemet, CA 92545 | | 5/3/14 |
| Clara Pimentel | 1325 Shenandoah Dr Hemet CA 92545 | | 5/3/14 |
| Berlynn Martinez | 319 W. Acacia Ave Hemet CA 92543 | | 5/3/14 |

Total this page = 14

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Zachary Hoskins | 30808 Charlene Way | | |
| [illegible] | 3729 Roxburry | | |
| Jose Meza | 4315 Rainbow View Way | | |
| Ramzey Alexander | 1565 Redclover. In. | | |
| [illegible] | [illegible] | | 5-1-14 |
| Mike Hough | | | 5-1-14 |
| Krish Crary | 1595 Roxford Dr. | | 5-1-14 |
| [illegible] | 1510 Eagle Mountain | | 5-1-14 |
| [illegible] | 3072 Langa Ave | | 5-1-14 |
| [illegible] | [illegible] | | 5-1-14 |
| Tramar Rec | 25855 Cornell St. Apt B | | 5-1-14 |
| [illegible] | Murrieta | | 5-1-14 |
| [illegible] | Hemet | | 5-1-14 |

Total this page = 13

Page 13 of

PAGE 14/22
HEMET 76
951-658-0342
02/18/2011 23:01

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| James Hilbert | Hemet | | 5/1/14 |
| [illegible] | Hemet | | 5/1/14 |
| [illegible] | Hemet | | 5/1/14 |
| Dan Branch | San Jacinto | | 5-1-14 |
| Andrew Perez | Rancho Cucamonga | | 5-1-14 |
| Josh Perez | Hemet | | 5/1/14 |
| Cody Hosier | Hemet | | 5/1/14 |
| EARL Branch | Hemet | | |
| Azure medrano | Hemet | | 5/1/14 |
| [illegible] | Hemet | | 5/1/14 |
| [illegible] | Hemet | | 5/1/14 |
| [illegible] | Hemet | | 5/1/14 |
| [illegible] | Hemet | | 5/1/14 |
| [illegible] | Hemet | | 5-1-14 |

Total this page = 14

Page 14 of _____

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| [illegible] | 1072 Hal Stead Way | 925-665-0291 | 5-1-14 |
| [illegible] | 370 Esplanade Hemet | | 5-1-14 |
| [illegible] | 3801 Getty Ct Hemet Cal 92545 | (951) 312-6172 | 5/1/14 |
| Marty Thornton | 581 Carmel Way Hemet, CA 92545 | 360 334 9929 | 5/1/14 |
| Marc Austin | 29141 Twilight Hill Menifee, CA | | 5-1-14 |
| [illegible] | 3965 [illegible] E 5th St. Beaumont CA 92223 | | |
| [illegible] | 1611 Foster [illegible] | | 5/1/14 |
| [illegible] | 1417 [illegible] Hemet Cal | | 5-1-14 |
| Antoinette Jenkins | 3075 Stratton St Hemet CA | 661-212-3853 | 5-1-14 |
| [illegible] | 4860 Country Grove Way Hemet, CA | | 5-1-14 |
| [illegible] | 4033 Amber Ridge Ln Hemet CA 92545 | | 5/1/14 |
| [illegible] | Hemet | | 5/1/14 |
| [illegible] | Hemet | | 5/1/14 |
| [illegible] | Hemet | | 5/1/14 |

Total this page = 14

Page 15 of ____

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Jason Boyer | 4305 Cassiope CT Hemet CA 92545 | | 5/1/14 |
| Jesse Valdez | 2076 Garland Way Hemet CA 92545 | | 5/1/14 |
| Andres Alcaraz | 2076 Garland Way Hemet CA 92544 | | 5/1/14 |
| Richard Valdez | 2076 Garland Way Hemet CA 92543 | | 5/1/14 |
| Matt Magnone | 35864 Allegnon CT " " 92596 | | 5/1/14 |
| ADAM TOSTADO | 26720 DARTHMOTH AVE HEMET CA 92544 | (951) 581-9323 | 5/2/14 |
| [illegible] John Alvarez | 98 Wilson St Hemet CA 92545 | | |
| April Campbell | 3076 Hibiscus Point Hemet, CA 92545 | | 5/2/14 |
| Ben DeRou | 2782 CYPRESS ST HEMET CA 92545 | | 5/03/1 |
| Robert Gomez | 40686 Mayberry Ave. Hemet CA. 92544 | | 5/03/ |
| Armando Marquez | 16530 Baseline Rd Fontana CA. | | 5/03/14 |
| CARL PARKER | 1509 PINEGLEN HEMET 92545 | | 5/03/14 |
| Steven Lawrence | 30860 Sun Delight Way Hemet 92545 | | 5/03/14 |
| Alicia Alvarado | 803 Margaret Ave 92543. | | 5/03/14 |

Total this page = 14

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Craig Bell | 712 celebration ln. | 951-210-9140 | |
| NOEL ALVAREZ | 998 Cypress ct | (951) 392-9650 | |
| Eric Day | 554 Almond Rd. | | 5/2/14 |
| Maria Lopez | 3191 mill Ridge Dr. Hemet Ca | | |
| JOSH BRAY | 1550 SHELBRAN CT | | 3/3/14 |
| Quintonnea Bradford | 27043 columbia st Hemet, ca | | 3/3/14 |
| David Lopez | 1324 Rabbit peak Wy Hemet | | 3/3/14 |
| Candy Villareal | 41255 Gibbel Rd Hemet CA 92544 | | 5/3/14 |
| Samika Parker | 1509 pineglen cir Hemet ca 92545 | | 5/3/14 |
| JERRY TOWNE | 5152 CORTE CORDOBA HEMET | | |
| Rafael Alvarado | 865 Coronado ct Hemt | | |
| Brandon Hughes | 43754 Castle canyon RD. S.J. | | 5/3/14 |
| Maria Hernandez | 1195 Dutch mill RD | | |
| Dayanna Hernandez | 1195 Dutch mill Rd Hemet CA 92545 | | |

Total this page = 14

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**TO THE CITY OF HEMET:**

We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| [illegible] | Hemet Ca 92545 | | 5/03/14 |
| Gary Jordan | San Jacinto 92553 | | 5/3/14 |
| Edward Lopez | Hemet Ca 92545 | | 5/3/14 |
| Ruben Vierey | Hemet Ca 92545 | | 5/3/14 |
| JEREMIAH JACKSON | 1281 LAVEIDER LN Hemet 92545 | | 3 MAY 14 |
| JUAN DIOS [illegible] | 1547 POLOMAR 92545 | | 5/03/14 |
| [illegible] | 297 Brown St San Jac | | 5-3-14 |
| [illegible] | " " | | 5/3/14 |
| Jose Tenorio | 1575 Barebo | | 5-3/14 |
| [illegible] | Hemet Ca | | 5/3/14 |
| [illegible] | HEMET CA | | 5/3/14 |
| [illegible] Remolino | 1620 Hemet Ca 92545 | | 5-3/14 |
| [illegible] MONTOYA | 1536 S. STATE ST. | | 5/03/14 |

13

**TO THE CITY OF HEMET:**

We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| GREG RICHARDSON | 217 MAHOGANY | (949)295-4957 | 5-3-14 |
| Juan Arellano [signature] | 3037 Sun Delight Way | | 5/3/14 |
| Sheri Daro | 2848 Eureka Rd | 951 809 8730 | |
| [signature] | 9050 WARWICK ST SAN JACINTO | | 5-3-14 |
| [signature] | 3575 Morro Hill | (951) 634-3685 | 5/3/14 |
| Bridget Helsel | 35337 Sagrario Dr. | 951)349-8879 | 5/3/14 |
| Austin Parkin | 3865 Rexford | 951 760-0854 | |
| Lisa IRETON | 2675 Beech Tree | 7605185743 | |
| Kevin Triolo | 6785 Fairview | 951-445-8233 | |
| Clifton [illegible] | 4146 Ferngreen, Hemet | 801-309-1225 | |
| [signature] | 4223 Brookside Dr. Hemet | | 5/3/14 |
| [signature] | 922 Wolley St Hemet | 951 710 0[illegible] | 5/3/14 |
| David Redder | 1878 Palomar Mtn Pl. | 951-306-9481 | |

Total this page = 13

**TO THE CITY OF HEMET:**

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Ethan Smith | 381 E. Shavers St San Jacinto CA | | |
| Alisa Villegas | PO Box 1035 Lemon Grove, CA 91946 | | 5/3/14 |
| Brian Nilson | 3521 Moore Hill Rd Hemet CA | | 5/3/14 |
| Jeff Russell | 2075 Silver Drop Cn | | 5/3/14 |
| L. Terrell | 41600 Whisper Rd g Hemet 92544 | | 5-3-14 |
| Fabian Arboleda | 8[illegible] Shiraz Dr Hemet 92545 | | 5/4/14 |
| [illegible] | 3180 Oregano Hemet 92545 | | 5-4-14 |
| [illegible] | 28910 Via Marsala Menifee 92584 | | 5/3/14 |
| Heather Pilkington | 3827 Vicksburg CA | | |
| [illegible] | 1718 Casares Dr San Jacinto | | 5/3/14 |
| Ray Barela | 4175 Amber Ridge Ln Hemet CA | | 5/3/14 |
| [illegible] | 4765 Creekridge Ln Hemet CA | | 5-3-14 |
| Margaret Stinson | 44940 Palm Ave Hemet CA | | 5.3.14 |

Total this page = 13

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**TO THE CITY OF HEMET:**
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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| [illegible] | Hemet | | |
| Lori McConnell | 26461 Dale St Hemet 92545 | | |
| Greg Mayfield | 876 Lexington St Hemet CA 92545 | | 5-3-11 |
| Juli Saenz | 1639 Whiterock Ln Hemet CA 92545 | | |
| Miguel | 310 Santo Dr San Jasinto CA 92583 | | |
| Kaila Stephens | 1498 Fallbrook ave Hemet CA 92545 | | |
| MARINA MILLACCI | 1373 Plumwood LN Hemet CA, 92545 | | |
| Andrew Roberts | 34831 Donald St Hemet CA 92545 | | |
| [illegible] Dove | 750 Kirby St, Hemet CA 92545 | | |
| [illegible] | 40525 Johnston ave | | |
| Cori Holstetter | 4295 Rainbow View way Hemet CA 92545 | | |
| James White | 398 N. Brinton, San Jacinto 92583 | | |
| Felicia Nixon | 1072 N Sacramento St Orange CA 92867 | | |

Total this page = 13

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PAGE 22/22
HEMET 76
951-658-0342
02/10/2011 23:01

**TO THE CITY OF HEMET:**

We, the undersigned, are regular customers of 76 Gas Station and Market located at 1111 S. Sanderson, Hemet, California. We have been made aware that the owners have applied for permission to sell a full line of alcoholic beverages (Type 21). The business of this store is conducted in a mature, responsible manner. The addition of alcoholic beverages would be both an asset and a convenience for those of us who frequent this establishment. I am over the age of 21 and I am unable to attend the hearing. Please accept my signature as my support in FAVOR of this request.

| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Kim Lehnick | Carnation Ave, Hemet CA 92545 | | 5/3/14 |
| Luis Caceres | 1051 Diamond st Hemet CA 92545 | | 5-3-14 |
| David Burton | 831 Polk ct Hemet CA. | | 5/3/14 |
| Chris Moore | 1097 N. State St. | | 5/3/14 |
| Lydia Ortiz | 1231 Tori Dr. Hemet CA 92545 | | |
| [illegible] | 3821 Industrial ave co 92545 | | |
| Greg Estes | 4695 Shasta Blue Ln, Hemet, CA 92545 | | |
| Don Shirley | 27677 Hackberry Murrieta CA 92562 | | |
| Gloria Pando | 218 W. Mayberry Ave Hmt Ca 92543 | | |
| [illegible] | 176 Rey Ct S.J. 92583 | | |
| Kristie Goodwin | 30585 Keding Rd Hemet Ca 92544 | | 3/20407 |
| Shantel Williams | 3210 Oregano Way | | 5/3/14 |
| Carmella S. Ward | 1015 S. Lyon 92543 | | |

Total this page = 13

Page 22 of _____

**TO THE CITY OF HEMET:**
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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| BENNIE ORTIZ | 53670 CAVE ROCK RD | 6197728627 | 5/3/14 |
| Adela Ugalde | 33875 Morris RD. | 951 767 2364 | |
| Shelly Bell | 1393 Vectoria TR. | 9513999609 | 5/3 |
| Wendy Diaz | 27195 Terra Vista St. 92544 | 951-3016 | 4199 |
| Alan Granados | 2994 Cambridge ave | | 3/4/2014 |
| Jose Arturo Camarena | 245 Mahogany st san Jacinto cal 92582 | | |
| MANUEL BARRAGAN | 245 Mahogany St San Jacinto Ca. 92582 | | |
| EDGAR GUZMAN | 925 SUNSET ST HEMET, CA 92545 | | |
| STARR HARRIS | 3507 W. Stetson Ave #191 Hemet CA. | 909-634-758 | |
| FRANCISCO HUERTA | 1325 SENANDOA Dr. | 951 925 12 69 | |
| Darryl Brown | 4050 Green Gable | 951-330-6086 | |
| Nick Barrett | 1211 Dutchmill Rd | 951-292-8499 | |
| Martin Parks | 752 west linn Point | (951) 818-7728 | |

Total this page = 13

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| McLaud Adams | 4655 Cassiope Ct Hemet, Ca 92553 | | 5-4-14 |
| Stefani Allen | 1670 Gazebo ln. Hemet, CA 92545 | | 5-4-14 |
| Mary Boyle | 3039 Cambridge Ave Hemet, CA 92545 | | |
| Sandra Contreras | 600 Central Ave 188 Riverside CA 92507 | | 5-4-14 |
| Eduardo Duran | 4362 Bluffary St Hemet Ca 92545 | | 5-4-14 |
| Jesus Dela Cruz | 1595 Eagle Mountain Pl. 92545 | | 5-4-14 |
| Ruben Alarez | 532 Cedar place | | 5-4-14 |
| Jack Simpson | 45055 State Hwy 74 #8 Hemet 92544 | | 5-4-14 |
| Brian White | 1022 Merced Way Hemet 92545 | | 5-4-14 |
| Paul Beard | 1491 Nollette Av Hemet 92545 | | |
| [illegible] | [illegible] Angelus Hill Hemet 92545 | | |
| Bill Love | 2150 S Cawston Ave Hemet 92545 | | 5/4/14 |
| Judy McSaine | 25130 Jutland Drive Hemet, Ca. 92544 | | |

Total this page = _____

Page 24 of _____

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Joseph Ross | 4550 Ferngreen DR. Hemet 92545 | | 5/4/14 |
| Thomas J White | 4830 Creekridge Ln. Hemet 92545 | | 5/4/14 |
| Martin Navarro | Redial Hemet 92545 | | PM 34 |
| George Orozco | 25667 Motte Cir Romeland 92585 | | 5/4/14 |
| Randy Celaya | 7625 Lanbury Fontana CA | | 5-4-14 |
| Filiberto Felix | 2438 Rose Av Hemet, CA 92545 | | |
| Jonathan Woodbury | 26323 Kathy ln Hemet, CA 92544 | | |
| Justin Leftridge | 3086 Caper Bush court | | |
| Jared Maysey | 295 Clydesdale Ct 92582 | | |
| Gabriela Alegria | 3820 Cougar Canyon Rd. 92545 | | |
| Gabriel Ramos. | 14264 Aurcapa Ct. Fontana CA 92336 | | |
| Rafael Centeno | 1477 Angelus Hill Rd Hemet CA 92545 | | |
| Juan Salas | 1250 S. Cawston Ave Apt. C5 | | |

Total this page = _____

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Diane McKinnon | Riverside | | 5-1-14 |
| Michelle Jackson | 1281 Lavender Lane, Hemet, CA | (541)337-9140 | |
| Dejoenan Harris | Moreno Valley | | |
| James Greene | Hemet CA | | 5/1/14 |
| Ray Naros | Hemet CA | | 5/2/14 |
| Jose Diaz | Hemet - CA | | 5/2/14 |
| Joe Sasah | " " | | " |
| Janice Olson | Hemet CA | | 5/2/14 |
| Samatha Tennis | Hemet CA | | 5/2/14 |
| Joyce Montongrmy | Hemet CA | | 5/2/14 |
| Liz Riggs | Hemet CA | | 5/2/14 |
| Chuck Riggs | Hemet CA | | 5/2/14 |
| Fred France Jr | Hemet CA | | 5/4/14 |
| Andy [illegible] | Landers, CA | | 5-4-14 |

Total this page = _____

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PAGE 05/22
HEMET 76
951-658-0342
02/18/2011 23:11

**TO THE CITY OF HEMET:**
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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Anthony Stone | 45689 Amazon St. Hemet | | 5/3/14 |
| BRANDON COOK | 3395 morro hill Hemet CA | | 5/3/14 |
| Juan Sepulveda | 3277 Wesley Rd. | | 5/3/14 |
| Lashon Thomas | 3257 Mill Ridge Dr | | 5/3/14 |
| Teresa Baker | 3257 Mill Ridge Dr Hemet | | 5/3/14 |
| Nick Lorenz | 4285 Rainbow View Way | | 5/3 |
| CHRISTIAN [illegible] | 41011 Burgess Ct | | 5/3/14 |
| J. Stewart | 836 Hemet, CA | | 5/3/14 |
| [illegible] | 1150 Ruby #114 Hemet Ca | | 5/3/14 |
| James Herrera | 3257 mill Ridge Dr. | | 5/3/14 |
| [illegible] | 3257 mill Ridge Dr. | | 5/3/14 |
| [illegible] | [illegible] | | 5/3/14 |
| | | | |

Total this page = _____

PAGE 05/22
HEMET 76
951-658-0342
02/18/2011 23:11

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| | 31460 Red Mountain | 951 553-[illegible] | 5/3/14 |
| | 2559 Bedford AVE Hemet, CA 92545 | | 5-3-14 |
| Evette Hayley | 40853 E Newport RD Hemet CA | | 5/3/14 |
| Steven Taylor | 1009 Blessing Way Hemet, CA 92543 | | |
| Josh Eyer | 28180 War Admiral St Moreno Valley CA 92550 | | |
| James Gaddis | 41152 Sunset Ln Hemet CA 92544 | | |
| Lucino [illegible] | 33875 MORRIS RD HEMET CA 92544 | | |
| Carl Chyz | 3064 Cambridge Ave Hemet CA 92545 | | |
| ELOY RODRIGUEZ | 4100 W. THORNTON AVE APT E2 92545 | | 5/4/14 |
| Jim Ying St | Box 3143 Hemet Ca. 92546 | | 5/4/14 |
| David Cazier | 775 Haley Way Hemet CA 92543 | | 5/4/14 |
| Jeremy Hays | 1600 ELMBRIDGE HEMET CA 92545 | | 5/4/14 |
| Robert Woods | 5000 S. gramercy pl LA CA 90062 | | |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Dawn Cordova | 27505 California Ave Winchester CA 92596 | | 5/4/14 |
| Jeff Burian | 4705 Willowglen Way | | 5/4/14 |
| Javier Alvarez | 28525 Shady Ln. Winchester | | 5/4/14 |
| Alfonso DeCosta | 28525 Willowglen Way | | 5-4-14 |
| Jesse Pentecost | 610 Bellflower Hemet Ca 92545 | | |
| J. Peck | 3160 Sand Pine Trail Hemet 92545 | | |
| [illegible] | 2194 Carnation Hemet 92545 | | |
| Terry Braggs | 3250 Fairhill Lane Hemet CA 92545 | | |
| TERESA LANDA | 3726 W. THORNTON 9516237385 | | |
| Marlon Johnson | 1600 Red Clover Ln. Hemet 951.375.6275 | | |
| JACOB LOVE | 2416 CYPRESS ST HEMET CA 92545 | | |
| Samuel Hooper | 2223 Snapdragon Ct. Hemet CA 92545 | | |
| Steve Thurgood | 919 Wetherly St. Hemet CA. 92545 | | |

Total this page = _____

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Stephanie Daly Hellwitz | 3180 Oregano Way, Hemet Ca 92545 | | |
| Chris Mitchell | 46092 Walnut St. Hemet, CA 92543 | | |
| Krisolesha Jackson | | 951 378-8267 | |
| MILTON EARLS | 1849 Overland CT. Hemet CA 92545 | | |
| Silvestre Chavez | 4490 DUSKYWYNG RD. HEMET CA 92545 | | |
| DALSHON DUNAWAY | 1655 [illegible] Hemet CA 92542 | | |
| Bill Stevenson | 1447 Rabbit Peak Way | | |
| MIKE CORDOVA | (951) 599-5111 | | |
| Daniel Delgado | 951-473-0609 4925 Duskywing Rd Hemet CA | | |
| Axel Serrano | 939 W. Thornton Ave Hemet CA 92545 | | |
| Ben Peña | 4432 Brookside dr Hemet Ca 92545 | | |
| | | | |
| | | | |
| | | | |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Roy A Garcia | 3342 Rex Road Dr. | | 5-5-2014 |
| DAVE KUCERA | 1273 BEE BALM | N/A | 5/5/2014 |
| JUNO PEREZ | 18192 8ST BLOOMINGTON. | | |
| Jason Wetzel | 43615 Mid Song Farm | | 5/5/2014 |
| Gik Solis | | 951-665-7085 | |
| Anna Guidy | 525 E. Thorton Ave | | |
| Austin Stafford | 895 buena vista st | N/A | 5/5/14 |
| Andrew White | 3376, Double Butte St. | | 5/5 |
| Jose Villatoro | 229 West 42nd Pl LA 90037 | | |
| Jerome Mosley | 3072 Thyme Ways | | |
| TAMARA JONES | 42085 Abbott Ln. Hemet, CA 92544 | | |
| Kaycie Lerma | | | |
| Robert German | 1220 Manassas St Hemet Calif 92545 | | |
| Omar Cervantes | | 951-375-6644 | |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Garrett Bell | | 951 3684888 | 5-5-11 |
| Joe Johnson | | 951 3929217 | |
| Ebony Rodgers | | (951) 487-5476 | |
| Joseph Musio | | 951 663 6872 | |
| Michael Huckstep | | 951 305-7038 | |
| Garon Friend | | 951-541-7541 | |
| Darren Hutchison | | 951-2826545 | |
| Mark Collins | | 951-766-7520 | |
| Gabriel McNeill | | 951-357-2884 | |
| Margarita Baldwin | | 951-305-1364 | |
| Jeremiah Johnson | | 951 378 5153 | |
| Sarah Hill | | (951) 971-0636 | |
| [illegible] | | | |
| Jesus Thurgar | | | |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Howard Marlow | 1756 7th Hill Dr Hemet CA | | |
| William Campbell | 1442 Northery Lane Hemet Ca | | |
| [illegible] | 28613 Midsummer Ln. Menifee Ca 92584 | | |
| Gilbert A. Salcedo | 287 Cavendish Dr Hemet CA 92545 | | |
| James Fen | 6077 Iceland St. Corona CA 92880 | | |
| Fernando Blanco | San Jacinto CA | | 5-4-14 |
| Brian Lenz | 2367 Rose Ave Hemet, CA | | 05-0414 |
| Jack Cabanuela Jr | 2045 Hame Tree Way Hemet CA, 92545 | | 5-4-14 |
| Luis Duran | Hemet CA 92545 | | |
| Daniel Reynolds | 4141 Cougar Canyon rd, Hemet, CA 92545 | | 5/4/1 |
| [illegible] | 3825 Stonemont Dr 92545 | | |
| [illegible] | 1909 Spring White Rd. 92545 | 943-5530 | |
| Jonathan Rano | 41380 Wade Ln Hemet CA 92544 | | |

Total this page = _____

PAGE 12/22
HEMET 76
951-658-0342
02/18/2011 23:11

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Miguel A Martin | | 310-920-4159 | |
| | | 951 845 5116 | |
| | | | |
| Gilberto Alegria | | 951 5505634 | |
| Aymen John | | | |
| James Buchanan | | 951-575-6991 - 951-956-9457 | |
| | | 951 567-1767 | |
| Jose Beltran | | (951) 306-7987 | |
| | | 951 956-1022 | |
| | | (951) 692-1680 | |
| | | (951) 658-9309 | |
| | | (951) 607-1229 | |
| | | 909-489-2366 | |

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**TO THE CITY OF HEMET:**

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Dominic [illegible] | 3188 Oregon Way | | 5/5/14 |
| Tinierra King | Veronica Trail | 9513496708 | 5-5-14 |
| [illegible] | 1389 [illegible] ct | 951 277 1770 | 5-5-14 |
| April Brown | 1250 S Cawston | 951 490 10463 | 5/5/14 |
| Sophia Ortiz | 3296 Shepley | | 5/5/14 |
| Deron Hollins | 656 Reeves Parkway | 323-455-9412 | 5/5/14 |
| Freddie Hayes | 28813 Pebble Beach Dr | 951-292-2454 | 5-5-14 |
| Ray Sinck | 3503 W. Stetson Ave Hemet 92545 | | |
| Justin Clark | 35008 Palatenel Vlark Pala | | 5-5-14 |
| Kaynon Mills | 11131 Channing Street apt 7i Riverside 92505 | | 9512212740 |
| Jeremiah Dirks | 3449 W. Thornton Ave | 951 337 3084 | 5/5/14 |
| Tony Sisouphanh | 3449 W Thornton Ave | 951 380-9063 | 5/5/14 |
| Ashin West | 1269 Orange Ave Beaumont | 909 332 0505 | 5/5/14 |
| Lamar Tyson Colbert | (909) 279-7622 | | |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Aaron Bell | 178 Mahogany Street | | |
| ARMEN ZENNEDJIAN | 331 SOBOBA ST HEMET | | 5-5-2014 |
| [illegible] | 4[illegible] [illegible] [illegible] | | 5/5/14 |
| Kayla Horner | 4100 West Thornton Ave APT B3 | | 5/5/14 |
| Pedro Arellano | 3126 Wumbledon WEX Hemet Ca | | 5/5/14 |
| Rick Anderson | 458 ~~452~~ 4200 Christopher Court Hemet | | 5/5/14 |
| Malcolm McFarland | 1670 Wientree Way Hemet Ca. 92545 | | 05/05/14 |
| [illegible] | 1[illegible] Bezbalm RD | | 5/5/14 |
| MARCOS RENTERIA | 1890 [illegible] | 952 200 0945 | 5-5-14 |
| Cockney Bruce | 2173 Carnation Ave Hemet 92545 | | 5-5-14 |
| Henry Sparks | 1418 Angelus Hill RD Hemet 92545 | 951 760 8843 | |
| Mary Tu | 2946 Cherry Ln, San Jacinto 92583 | | |
| Miguel Gomez | 2042 Lascaux Court Hemet Ca 92545 | | |
| [illegible] | | | 5-5-14 |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Mondo Toscano | 5001 Liberty St | | 5-5-14 |
| Nicole Sanchez | 3180 Oregano Way Hemet | 951 357-4150 (tm) | |
| Perry Hawkins | 1457 Angelus Hill Rd. Hemet 92545 | | |
| Tyshayn L. Foreman | 1376 Veronica Trail 92545 | | 5-5-14 |
| PAUL GONZALES | 1365 DUSTY HILL RD HEMET 92545 | | 5-5-14 |
| Jordan Williams | 565 Santa Ana Highland CA 92346 | | 5/5/14 |
| Remon Bessha | San Jacinto, Ca 92582 | | 5/5/14 |
| Rudy Mercado | 1581 Hackney St | | 5/5/14 |
| Victor Zambrano | 1005 Merced Way | | 5/5/14 |
| Carlos Sullivan | Hemet | | 5/5/14 |
| John Gonzales | Hemet | | 5/5/14 |
| Micole Marshall | Hemet | | 5/5/14 |
| James Stevenson | 1442 Rutney Lane Hemet | | 5/5/14 |
| [illegible] | 716 Sacramento St Vallejo Ca | | 5/5/14 |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Josh Martz | 44131 13st Hemet CA | 951-990-1752 | 5-5-14 |
| Brandon Conkos | 31657 Imbolt Ct Temecula CA | | |
| Salina Mendez | 4445 Cove St. Hemet CA 92545 | | 5-5-14 |
| Andrew Hurley | 2236 Connection Ave Hemet CA 92545 | | |
| DEBRA DAVIS | 1250 MANASSAS DR HEMET CA 92545 | | |
| PAUL WILLIAMSON | 1000 GILBERT HEMET, CA | | 5-5-14 |
| Kevin Sontoski | 1097 N. State St. Spc #168 | (951) 972-9200 | 5/5/14 |
| CHET CHHOM | PALM SPRINGS | (951) 746-2469 | |
| Santiago Enrico | 4118 Comas St Hemet | | |
| Garrett Brood | 4397 Willowcreek Ct. Hemet CA 92545 | | |
| [illegible] | 42380 Gibbel Rd. Hemet CA 92544 | 951-265-9504 | |
| JEROME KING | 1502 SWEET BASIL CIR 92545, HEMET, CAL | | |
| James Goodson | 1342 Oak Haven Way | | |

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HEMET 76
951-658-0342
02/18/2011 23:11

**TO THE CITY OF HEMET:**

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Anda Bono | | | |
| Jennifer Tennant | Hemet CA | | 5-5-14 |
| Martinez Wesley | Hemet CA | | 5-5-14 |
| Lechid Vyacheslavskiy | Hemet, CA | | 5-5-14 |
| Richard Steffa | Hemet, CA | | 5-5-14 |
| Melissa Bauer | Hemet CA | | 5-5-14 |
| Adam Creech | Hemet CA | | 5-5-14 |
| Manuel Gallegos | Hemet CA | | 5-5-14 |
| Ty Albert | Riverside CA | | 5-5-14 |
| Micah Stitt | Hemet CA | | 5-5-14 |
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PAGE 18/22 HEMET 76 951-658-0342 02/18/2011 23:11

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Mary Hadley | 41125 McDowell St Hemet 92544 | | 5/5/14 |
| John MYODEN | 909 BURTON ST, HEMET, CA | | 5/5/14 |
| RUSSELL HUGHES | 1449 Blue Jay Way Hemet CA | | 5/6/14 |
| ALEXANDER AGUILAR | 1250 S CAWSTON | | 5/6/14 |
| Scott Dewerff | 39673 Granja CT Temecula 92591 | | 5-6-14 |
| Philip Brock | 1272 Bee Balm RD | | 5/6/14 |
| Alice Sherman | 2365 honeysuckle Rd. 92545 | | 5/6/14 |
| Craig Mathews | 2770 W. Devonshire | | 5/6/14 |
| Lauren Silvas | P.O Box 176 San Jac. 92581 | | 5/6/14 |
| Eric Seipel | 30171 Amber Ln. | | 5/6/14 |
| Saul Lopez | (310) 901-9064 | | |
| Dayton Davis | 951 322 5678 | | |
| [illegible] | 909 923 0995 | | |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Shawn Norton | | | |
| Ryan Schug | | 951-722-1174 | |
| Jesus Camacho | | 951-537-9501 | |
| Jimarvin Lackey Berg | | 951-926-78-29 | |
| Sonia Rueles | | 951-987-5254 | |
| | | (909) 693-8-78 | |
| Judy Garcia | | (951) 807-8128 | |
| Salvador Sanchez | | 951-813-05-70 | |
| Brandon Negrete | | 619.633.0691 | |
| Tiffany Negrete | | 760 390.8527 | |
| Randy Bud | | 951-750-2995 | |
| Sarah Timpson | | 9514913966 | |
| Ryan Gonzalez | | 9514733472 | |
| Monica Calles | | 951/403.1985 | |

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Page 41 of _____

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Hannah Alcaraz | 27004 S San Jacinto St Hemet CA | N/A | 5/6/14 |
| Samantha Johnson | 41405 Orange Blossom Apt D Hemet Ca 92544 | 9572921154 | 5/6/14 |
| Terrell Johnson | 31907 Sage Ct. Winchester CA 92596 | 9252933248 | 5/6/14 |
| [illegible] | | | |
| Melinda Barry | | | |
| Jose A. Heredia | 304 Myrl Pl. Hemet | N/A | 5/6/14 |
| [illegible] | 1485 Dusty Hill Hemet CA, 92545 | | 5/6/14 |
| Gary Jimenez | 30505 Canyon Hills Rd el Sinor | | 5/6/14 |
| Shelly Headley | 1491 Lechuga San Jacinto 92582 | | 5/6/14 |
| Tekena Landa | 3726 W. Thornton | | 5/6/14 |
| [illegible] | 949 Valverde | | |
| Logan Fields | 1394 Rabbit Peak Wy | | 5/6/14 |
| Jose | Riverside, Ca | 5/6/14 | |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| [illegible] | po box 807 winchester | | |
| John McCoil. | 8027 Cawnton, hemet, CA. | | |
| [illegible] | 920 Burton St, Winchester CA. | | |
| [illegible] | 1356 Pepper tree Hemet, calif | | |
| [illegible] | 800 Minnesa St. San Jacinto | | |
| Clay Painter | 1277 Bee Balm Rd Hemet CA 92545 | | |
| Demetrius Charlot | 1442 nutmey Ln Hemet CA 92545 | | |
| Robert Jasper | 4350 Pine White Rd Hemet 92545 | | |
| Randy Romero | 4336 Willow Creek Rd, Hemet 92545 | | |
| Brooklyn Guerrero | 4370 Holly Vale Ln, HEMET 92545 | | |
| Austin Stafford | 825 S buena vista St, Hemet 92543 | | |
| Nathan hill | 3356 morro hill hemet, Ca 92543 | | |
| JEFFREY GASKIN | 4050 COUGAR CANYON HEMET, CA 92545 | | |

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| NAME | ADDRESS | TELEPHONE (OPTIONAL) | DATE |
|---|---|---|---|
| Mike Bell | 1310 N. 5th St. Philadelphia PA 19122 | | 5/7/14 |
| MIKE JOHNSON | 42215 STETSON AVE. | | 5-6-14 |
| Daniel Hermosilla | 4435 Holly Valley Lane Hemet CA. 92545 | | 5/8/14 |
| Jacob [illegible] | 3580 Moro hill Rd. | | 5/6/14 |
| Zayda Deguzman | 4830 Blue Copper Way, Hemet CA 92545 | | 5/7/14 |
| C Denfoed | 140 E. Stetson Ave Hemet, Ca 92543 | | 5/7-14 |
| KYLE LUKE LAMONTAGNE | 1536 S. STATE STREET HEMET, CA 92543 | | 5/7/14 |
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