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PLANNING  **COMMISSION**

MEETING MINUTES

DATE: JUNE 3, 2014

CALLED TO ORDER: 6:01P.M.

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

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioners Rick Crimeni and Michael Perciful

ABSENT: Commissioner Vince Overmyer

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of May 6, 2014

It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of June 6, 2014, noting that Commissioner Perciful made the motion for Vice President, not Commissioner Crimeni.

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

AYES: Chairman John Gifford, Vice Chair Greg Vasquez, Commissioners Rick Crimeni, and Michael Perciful

NOES: None

ABSENT: Commissioner Vince Overmyer

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. 14-002 (BUY SELL LOAN PAWN SHOP) - A request for Planning Commission review and approval of a Conditional Use Permit

1 allowing the relocation and operation of an existing pawn shop from its current
2 location at 318 East Florida Avenue, to a new location at 220-A South Lyon Avenue
3 near the southeast corner of Florida and Lyon Avenues, with consideration of an
4 Environmental Exemption pursuant to CEQA Guidelines Section 15301.
5

6 **PROJECT APPLICANT INFORMATION:**
7

8 Applicant: BuySellLoan - Gary Hembd, Jr.
9 Planner: Emery Papp - Principal Planner
10 Authorized Agent: James Calkins
11 Project Location: 220-A South Lyon Avenue
12 APN Information: 441-110-021
13

14 (Presentation by Principal Planner Emery Papp.)
15

16 After the presentation, Chairman Gifford asked for questions of staff. Vice Chair
17 Vasquez noted a mistake in the report, the project was reported to be in the East
18 Florida Corridor Land Use District, when it actually is in the middle of West Florida.
19 Planner Papp noted the mistake and will correct it. Vice Chair Vasquez also noted that
20 the description stated that this is a transitioning district, a haphazard development of
21 mobile homes and commercial.
22

23 Vice Chair Vasquez asked if staff found any adverse effects of placing this business in
24 this location, as opposed to other pawn shop locations they had dealt with in the past.
25 Planner Papp explained today's application was for a different location and very
26 different circumstances.
27

28 Commissioner Perciful asked about the number of police calls generated from this
29 business at its present location. Planner Papp believed there were three calls from
30 that location to the police department made by the store owner, indicating they
31 suspected stolen goods, which the shop had not accepted.
32

33 Planner Papp stated that the shop owners had hosted an event at Coco's for the
34 existing tenants to explain the proposed project and received no negative comments
35 from anyone in attendance, or any other tenants of the shopping center, that had not
36 been resolved.
37

38 Vice Chair Vasquez inquired if there would be an inspection before a permit is issued,
39 to make sure all the conditions had been adhered to, and if the same person would
40 inspect the cameras and lighting.
41

42 Planner Papp stated that the Planning Department would do the inspection of the
43 premises, including the lighting, but the Police Department would check on the
44 cameras, both internal and external.
45

46 Chairman Gifford opened the public hearing and invited the public to speak on the
47 issue.
48

49 James Calkins, 1639 San Mateo Road, Hemet, representing the tenants and the owner
50 of the property, stated that all had read the conditions and are in

1 accordance with them and with the indemnification of the city section. They are happy
2 the business will be open only during daylight hours and feel the business is
3 substantial, having been in operation for over 12 years.

4
5 With no other speakers coming to the microphone, Chairman Gifford closed the public
6 hearing and asked for further comments from Commissioners and staff.

7
8 Both Vice Chair Vasquez and Chairman Gifford stated they thought this would be good
9 for the community and that it is a legitimate business with a good track record.
10 Chairman Gifford stated that he thought this location was preferable to the existing
11 location on Florida Avenue.

12
13 It was **MOVED** by Commissioner Perciful and **SECONDED** by Commissioner Crimeni
14 to **ADOPT** Planning Commission Resolution Bill No. 14-014 approving CUP 14-002
15 subject to the Conditions of Approval and the additional condition indemnifying the City
16 of Hemet.

17
18 The **MOTION** was carried by the following vote:

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

22 **NOES:** None

23 **ABSENT:** Commissioner Vince Overmyer
24

25 **WORK STUDY REPORTS**

26
27
28 **5. WORK STUDY: PRELIMINARY REVIEW NO. 14-001 (PASEO SANTA FE) — A**
29 Work Study Session for the Planning Commission to review and provide input
30 regarding the submittal of a future General Plan Amendment to amend the land use
31 designation from Industrial (I) to Business Park (BP) and High Density Residential
32 (HDR); a Zone Change from Light Manufacturing (M-1) to Business Park (BP) and
33 Multiple Family Residential (R-3); a Tentative Tract Map to subdivide the property
34 into six (6) separate lots; and, a conceptual layout for the future construction and
35 operation of a medical campus, senior apartments and multiple family apartments,
36 located on the northwest corner of Santa Fe and Midway Avenues.

37 **PROJECT APPLICANT INFORMATION:**

38
39
40 Applicant: Michael Wright - Santa Fe Commons
41 Planner: Carole Kendrick - Assistant Planner
42 Authorized Agent: Blaine Womer - Blaine Womer Civil Engineering
43 Project Location: Northwest corner of Santa Fe and Midway Avenues
44 APN Information: 439-080-014 and 439-090-022
45

46 (Planner Carole Kendrick gave a presentation.)
47

48 Chairman Gifford asked about the current zoning of the property and was told by
49 Planner Kendrick that the entire proposed project is currently zoned industrial, that
50 there is a fault easement that they cannot construct in, that they have to build based on

1 California's seismic standards, and that they are outside of the 500 Year Flood Zone.
2 Vice Chair Vasquez expressed concern that there may be an oversaturation with
3 rentals in the community, and that there are many medical buildings in the area that
4 are unoccupied. He also stated that having multi-family housing next to senior citizen
5 housing might not be the best idea, particularly since there is light industrial close by,
6 making it difficult to traverse the area for seniors and children because of industrial
7 traffic dangers. He also wanted to make sure there was adequate management of the
8 rentals.
9

10 Chairman Gifford wanted to know the price point on the rentals, if a dog park would be
11 appropriate for the senior citizen complex, and if they had looked at traffic on Santa Fe
12 in terms of egress and ingress, and perhaps a traffic signal.
13

14 Applicant Michael Wright, P.O. Box 2454, Rancho Santa Fe, gave some history
15 regarding the site, which he acquired in the mid-2000s. He has held it for ten years
16 because no one thought it would be light industrial, primarily because Santa Fe Street
17 is not a transportation corridor. He explained that each of these projects would be
18 standalone, without overlap between the projects, thus eliminating the issue of multi-
19 family and senior housing conflicts. He felt that a medical campus next to the hospital
20 would be an advantage for the city and could include facilities that would benefit the
21 senior citizens close by, such as memory care and rehab units.
22

23 Chairman Gifford asked about the price point on apartments close by and was told by
24 Mr. Wright that they would be higher-end rents, but he was not sure of the exact rents.
25

26 Commissioner Perciful proposed the possibility of using the space for higher education,
27 particularly of a medical nature such as an extension campus of a university; however,
28 the downside would be traffic.
29

30 Commissioner Crimeni suggested that a nursing school would go over very well, since
31 there is a waiting list for people who want to go into a nursing program. He also added
32 that the condos around the property go for around \$1200.
33

34 Gerald Dowalter with FDC Commercial Construction, 461 East Menlo, Hemet, stressed
35 the importance of this property being close to the hospital and proceeded to outline the
36 surrounding properties and zones. He felt the idea of a medical/educational facility
37 would definitely be a good fit for the property and emphasized the importance of senior
38 housing close to the hospital. He noted that the facilities closer to the hospital are full
39 with waiting lists. He also reiterated the idea of these projects being self-standing
40 projects with different entrances, so the senior living is not going to conflict with the
41 multi-family.
42

43 CDD Elliano commented that the commission seemed to like the concept of medical
44 campus/assisted living/memory care. She said she favored the concept of the nursing
45 school because it would ultimately engender jobs, which will be lost with the elimination
46 of industrial, and one of the things the city wants to promote is job availability. She said
47 the city's Economic Development Director might be able to help them to partner with
48 such programs as the San Jacinto, CBU, UCR and other programs.
49
50

1 Commissioners Perciful and Crimeni felt it important to tie in the multi-family or housing
2 to the medical relationship, that it would be a big draw, as long as there is transport
3 available.
4

5 Mr. Wright stated that any senior facility that will be competitive has to have valet
6 service available. He felt that the suggestions and ideas of tying in the medical
7 facilities, senior housing, and multifamily housing to make it a consistent model is a
8 good direction to go and asked the Commission if they felt they are headed in the
9 correct way, as long as they are able to develop a relationship between business and
10 multifamily.
11

12 Chairman Gifford stated that he liked the idea of combining some of these different
13 concepts into something that is a comprehensive unit and workable. He emphasized
14 that care should be taken with how senior housing plays with the medical campus,
15 making sure that the tenants in the medical complex are going to be the type that can
16 provide service to the seniors.
17

18 Commissioner Crimeni still was not convinced that a senior project there was a good
19 idea.
20

21 Commissioner Perciful felt it was a good concept, particularly if they are able to get
22 commitments from possible tenants that fit the model they are trying to develop. He
23 also felt it important that the educational institution involved be accredited.
24

25 DEPARTMENT REPORTS

26
27
28 **6. CITY ATTORNEY REPORTS:** (Nothing to report)
29

30 **7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**
31

32 **A. Report on actions from the May 13, 2014 and May 27, 2014 City Council**
33 **Meetings**
34

35 CDD Elliano reported that at the May 13th City Council meeting, the appeal regarding
36 alcohol sales at the Valero gas station was heard, with the Council sustaining the
37 Planning Commission's decision for denial. Also at that meeting, the temporary sign
38 ordinance was discussed. Staff and the Planning Commission were commended for
39 working with the chamber and the business community to work these issues through
40 and finding that illusive balance. The hand-held sign question went forward as
41 recommended that it be prohibited, but the Council would like us to review that piece at
42 some time in the future.
43

44 She continued her report, commenting on an amendment to the TUMF Ordinance
45 (where the city passes on the transportation funding to WRCOG), and they requested
46 all cities to process an exemption in our local ordinance that would set aside funds for
47 homes that were adapted for severely disabled veterans. If we have someone come in
48 and do that kind of product and modify the homes, we'll be able to offer the exemption.
49 The vote by the council was unanimous.
50

1 At the May 27th meeting, the City Manager provided an introduction for the city's budget
2 and a work study. A PowerPoint presentation was given, and copies were provided to
3 the Commissioners of the presentation. There will be two more hearings on the budget
4 at the City Council.
5

6 **8. PLANNING COMMISSIONER REPORTS:**
7

8 **A.** Chairman Gifford suggested a more relaxed dress custom for summer Planning
9 Commission meetings (August and September), allowing slacks and shirts.

10 **B.** Vice Chair Vasquez: (Nothing to report)

11 **C.** Commissioner Perciful: (Nothing to report)

12 **D.** Commissioner Overmyer: (Absent)

13 **E.** Commissioner Crimeni: Masters of Harmony will be at the Ramona Bowl on
14 June 14th. Following shows will include Little Mermaid and Zorro.
15

16 **9. FUTURE AGENDA ITEMS:**
17

18 **A.** General Plan Consistency Zoning Program - Phase II

19 **B.** Other reports requested by Planning Commission
20

21 **10. ADJOURNMENT**
22

23 It was unanimously agreed to adjourn the meeting at 7:31 p.m. to the regular meeting
24 of the City of Hemet Planning Commission scheduled for **July 1 at 6:00 p.m.** to be
25 held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet,
26 CA 92543.
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John Gifford, Chairman
Hemet Planning Commission

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37 ATTEST:

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42 Melissa Coude, Records Secretary
43 Hemet Planning Commission
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