

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

November 4, 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. CONTINUED: Minutes for the Planning Commission Meeting of October 7, 2014

3. PUBLIC COMMENTS:

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

PUBLIC HEARING ITEMS

Meeting Procedure for Public Hearing Items:

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

4. **CONDITIONAL USE PERMIT (CUP 14-008) REDLINE EXPRESS CAR WASH** - A request for Planning Commission review of a Conditional Use Permit for the construction and operation of a 3,480 square-foot express carwash with 28 self-service vacuum stalls on a 33,670 square-foot lot, located at 250 South Sanderson Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

RECOMMENDED ACTION:

The Planning Division recommends that the Planning Commission:

1. *Open the public hearing, and receive any public comment; and*
2. ***CLOSE the public hearing*** and direct staff to re-advertise the item to the next regularly scheduled meeting in December 2014.

5. **SITE DEVELOPMENT REVIEW (SDR 14-002) PENSION DEL SOL** – A request for Planning Commission review and approval of a Site Development Review application for the design of a three-story, 120-unit independent living senior apartment facility on 3.31 acres, located on the southerly side of Latham Avenue, east of Lyon Avenue and west of Elk Street in the R-4 zone (Very High Density Residential), with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

PROJECT APPLICANT INFORMATION:

Applicant: U.S. Pacific Capital, Inc.
Agent: Russell Rumansoff – Herron and Rumansoff
Planner: Carole L. Kendrick – Associate Planner
Project Location: South side of Latham Avenue, east of Lyon Avenue and west of Elk Street
APN: 442-060-046

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 14-026 **APPROVING SDR 14-002** subject to the Conditions of Approval (Attachment No. 2), and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

6. **DOWNTOWN PROJECT REVIEW NO. 14-001** - A request for Planning Commission review and approval of a proposed façade improvement to an existing building located at 102 East Florida Avenue, with an environmental exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION:

Property Owner: Simon Chu
Planner: Ron Running – Contract Planner
Project Location: 102 East Florida Avenue

Lot Area: 0.19 acres
APN: 443-231-008

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt the attached Planning Commission Resolution Bill No. 14-027 (Attachment No. 1), **APPROVING DPR 14-001** subject to the findings and conditions of approval, and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

DISCUSSION ITEMS

7. **UPDATE REPORT:** – Verbal Report on the Status of inactive, approved entitlements approved by the Planning Commission during the period of 2009 – 2014 – *Community Development Director Elliano*
8. **SUMMARY REPORT:** - Verbal Report providing highlights of the recent Inland Empire Forecast Conference – *Community Development Director Elliano*

DEPARTMENT REPORTS

9. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
10. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
 - A. Report on actions from the October 28, 2014 City Council Meeting.
 - B. Cancellation of November 18, 2014 Planning Commission Meeting
11. **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

12. FUTURE AGENDA ITEMS:

- A.** Continued: Conditional Use Permit (CUP 14-008) Redline Express Car Wash
- B.** Conditional Use Permit 14-006, Sun Edison Solar Field
- C.** Update on the Temporary Sign ordinance
- D.** Zoning Ordinance Amendment regarding Storage Containers in Commercial & Industrial Zones

- 13. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission *tentatively* scheduled for **December 2, 2014 at 6:00 P.M.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

NOTICE TO THE PUBLIC:

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

PLANNING  COMMISSION

MEETING MINUTES

DATE: OCTOBER 7, 2014

CALLED TO ORDER: 6:00 P.M.

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

1. CALL TO ORDER:

PRESENT: Vice Chairman Greg Vasquez, and Commissioners Vince Overmyer and Michael Perciful

ABSENT: Chairman John Gifford, Commissioner Rick Crimeni

Invocation and Flag Salute: Vice Chairman Greg Vasquez

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of September 16, 2014

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of September 16, 2014.

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

AYES: Vice Chairman Greg Vasquez, and Commissioners Vince Overmyer and Michael Perciful

NOES: None

ABSENT: Chairman John Gifford, 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. TENTATIVE TRACT MAP 36759 (MAP 14-002) TRES CERRITOS EAST SPECIFIC PLAN - A request for Planning Commission review and approval of a tentative tract map for conveyance (financing) purposes only. The subdivision

1 proposes to divide 165.83 acres into 14 large numbered lots for future sale and
2 development, and 23 lettered lots for future public facilities and landscaping. There
3 will be no "buildable" lots created by this subdivision, as future subdivision maps will
4 be required to be filed for the individual large lots prior to development. The site
5 encompasses the Tres Cerritos East Specific Plan, located on the northwest corner
6 of Devonshire Avenue and Cawston Avenue. The Commission will also consider a
7 Notice of Determination that the project is consistent with land uses and the Final
8 Environmental Impact Report (FEIR) that was adopted for the Tres Cerritos Specific
9 Plan No.90-009.

10
11 **PROJECT APPLICANT INFORMATION:**

12
13 Owners: Signal Family Hemet, LLC; Omni Financial, LLC; & MJ&M,
14 LLC
15 Engineer: Mike Medofer - Medofer Engineering
16 Planner: Ron Running - Contract Planner
17 Project Site: Northwest corner of Devonshire Avenue and Cawston
18 Avenue
19 APN: 448-100-001 thru -018, 448-110-001 thru 015, 007 thru
20 -022, and 444-020-024 thru -025
21

22 CDD Elliano reported that the applicants have requested that the matter be continued
23 to the October 21 Planning Commission Meeting; however, public comments can be
24 taken at this meeting.
25

26 Vice Chair Vasquez opened the public hearing.
27

28 Leonard Salabao, 440 North Cawston Avenue, who works for the Eastern Municipal
29 Water District, a homeowner in Hemet for eight years, directed his comments to the
30 worsening conditions around his neighborhood, with debris in the parks, graffiti, crime,
31 poorly maintained landscape in public places. He would support more businesses in
32 the community, but felt that more housing would increase the problems already
33 mentioned.
34

35 Vice Chair Vasquez invited him to attend the October 21st Planning Commission
36 meeting and to also voice his concerns to the City Council.
37

38 Mrs. Jacobo, 420 North Cawston, expressed concerns about homeless in the
39 neighborhood, sidewalks to accommodate children going to three schools in the area,
40 speed bumps to control traffic, better street lighting, and flooding control.
41

42 Aldo Jacobo, 420 North Cawston, mentioned the drainage problems and asked what
43 the Commission was planning to do about them when reviewing this project.
44

45 Vice Chair Vasquez suggested they come to the October 21 meeting to discuss these
46 issues with the applicant and get their responses. He then asked for a motion to
47 continue the public hearing to October 21, 2014.
48
49
50

1 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner
2 Michael Perciful to **CONTINUE** the public hearing on this issue to the October 21, 2014
3 Planning Commission Meeting.
4

5 The **MOTION** was carried by the following vote:
6

7 **AYES:** Vice Chairman Greg Vasquez, and Commissioners Vince Overmyer and
8 Michael Perciful

9 **NOES:** None

10 **ABSTAIN:** None

11 **ABSENT:** Chairman John Gifford and Commissioner Rick Crimeni
12
13

14 **5. APPEAL NO. 14-001 (CUP AMENDMENT 14-001, SHOOTERS SPORTS BAR**
15 **AND BILLIARD) Continued Public Hearing from September 16, 2014** - An
16 appeal to the Planning Commission of the Community Development Director's
17 approval of Conditional Use Permit Amendment 14-001, which would allow
18 recorded music and dancing for patrons at an existing restaurant/sports bar and
19 billiard hall previously approved under Conditional Use Permit 10-015, located at
20 121 E. Florida Avenue.
21

22 **PROJECT APPLICANT INFORMATION:**
23

24 Appellant: Judith McPherson, Property Owner
25 Applicant: Bill Alden, Business Owner, Shooters Sports Bar & Billiard
26 Planner: Emery J. Papp - Principal Planner
27 Project Location: 121 E. Florida Avenue
28 APN: 443-281-001
29

30 (CDD Elliano presented the staff report, including background for the appeal.)
31

32 City Attorney Jex outlined the issues of the case and referred to Shell Oil vs. San
33 Francisco, a case with similar issues. His conclusion was that the language of the
34 lease agreement (which is not within the purview of the Planning Commission)
35 demands that the property owner consent to any uses of the property other than as a
36 restaurant and sports bar, which the lease outlines as the sole use with no other use
37 permitted.
38

39 In the opinion of the City Attorney's Office, the City should not expand the rights of the
40 parties but act to preserve the status quo of the original CUP, which does not include
41 DJ and dancing, until the city can obtain the property owner's consent; or second, get a
42 judicial interpretation, directing whether DJ and dancing is an allowed use under the
43 terms of this lease.
44

45 His recommendation was that the Planning Commission have a motion and vote to
46 rescind the Conditional Use Permit Amendment, and if there is an agreement between
47 tenant and landowner, the tenant may reprocess the CUP without paying any
48 additional fees.
49
50

1
2 Michael Hesse, 4515 Tyler Street, Riverside, attorney for the applicant Bill Alden, cited
3 several cases in support of his argument that California law greatly favors unrestricted
4 use of leasehold property by lessees; that the use applied for in the permit is a use
5 that's permitted in the downtown area, according to the zoning code; and that an
6 ambiguity and a restriction of use of leased property by a tenant shall be construed in
7 favor of unrestricted use.

8
9 Bill Alden, 2488 Grace Street, Hemet, indicated the various public relations and
10 advertising elements he had proposed to develop his business and the lack of
11 cooperation he had from the landlord. He said he is presently looking for other places
12 to relocate. He also left the hearing early for health reasons.

13
14 Barry Swan, 3233 Arlington Avenue, Suite 203, Riverside, attorney for the appellant,
15 asked the Commission if they are prepared to be judges in interpreting what the lease
16 means. He stated that doing anything other than the conservative approach would
17 open the proverbial Pandora's Box. He also argued that the lease was not ambiguous,
18 citing the word "sole" as it appears in the lease.

19
20 Vice Chair Vasquez closed the public hearing and stated his opinion that it is not the
21 Planning Commission's role to interpret landlord-tenant contracts. Since the City
22 Attorney returned with his opinion, that being that the amendment was given
23 improperly, his recommendation was to rescind the CUP Amendment, and Vice Chair
24 Vasquez supported his recommendation.

25
26 Commissioner Overmyer also supported the City Attorney's recommendation, hoping
27 ultimately that the landlord and tenant could resolve their issues so the business could
28 survive and prosper in the downtown area.

29
30 Commissioner Perciful agreed that he wanted to see the parties work it out, but the
31 Planning Commission is not the venue to do that. The Commission's purpose is to
32 make a determination on the Conditional Use Permit Amendment Appeal and take the
33 guidance of the City Attorney. He also stated that he wants to see this business
34 succeed and do well. He is not anxious to see another vacant building in the city.

35
36 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner
37 Michael Perciful to **RESCIND** the Community Development Director's approval of the
38 Conditional Use Permit Amendment No. 14-001 without prejudice to the tenant; and
39 **ACKNOWLEDGE** that if the situation is resolved between the owner and tenant or a
40 judicial determination is obtained, the tenant may reprocess the application without
41 paying a new fee, provided the application is submitted within one year of the date of
42 this action.

43
44 The **MOTION** was carried by the following vote:

45
46 **AYES:** Vice Chairman Greg Vasquez, and Commissioners Vince Overmyer and
47 Michael Perciful

48 **NOES:** None

49 **ABSTAIN:** None

50 **ABSENT:** Chairman John Gifford and Commissioner Rick Crimeni

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

WORK STUDY REPORTS

6. WORK STUDY: CONDITIONAL USE PERMIT CUP 14-001 (SUN EDISON) - A
Work Study session for the Applicant, Sun Edison, and their consultant team to provide an introduction of the proposed project to the Planning Commission, and to identify potential issues that may require additional review prior to the formal public hearing for the project.

CDD Elliano noted that because two of the Commission members were going to be absent for this meeting, the applicant requested that the work study be continued to the next meeting, October 21, 2014.

Vice Chair Vasquez directed staff to continue Item No. 6 to the October 21, 2014 Planning Commission meeting.

DEPARTMENT REPORTS

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

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Update Report regarding the status of inactive entitlements approved by the Planning Commission during the period of 2009-2014

CDD Elliano requested that this item be moved to the November 4st Planning Commission meeting because Chairman Gifford had requested the report and he is absent.

B. Report on actions from the September 23, 2014 City Council Meeting

CDD Elliano reported that the only Planning Department matter before the Council was the first public hearing regarding the City's Update to User Fees. It was continued to the October 14 council meeting. The soonest the fee updates would go into effect would be January 1, 2015. When asked by Commissioner Perciful if the fees were increasing or decreasing, CDD Elliano answered that in terms of the building department, some of the fees were reduced, and there were more categories created so there was more exactitude in terms of what was being charged for. Many Planning and other department fees are higher than the current fees; however, the fees are very much on par in a comparison with surrounding communities.

9. PLANNING COMMISSION REPORTS:

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

1
2 **10. FUTURE AGENDA ITEMS:**
3

- 4 **A.** TTM 36759: Conveyance Map for Tres Cerritos East
5 **B.** Zoning Ordinance Amendment regarding senior housing uses in Commercial
6 zones
7 **C.** Site Development Review (SDR 14-002) for a 120-unit senior apartment
8 project
9 **D.** CUP 14-007 for a Metal Recycling Facility
10 **E.** Update on the Temporary Sign ordinance
11 **F.** Zoning Ordinance Amendment regarding Storage Containers in Commercial
12 & Industrial Zones.
13

14 **10. ADJOURNMENT**
15

16 It was unanimously agreed to adjourn the meeting at 7:23 p.m. to the regular meeting of
17 the City of Hemet Planning Commission scheduled for **October 21, 2014 at 6:00 p.m.**
18 to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,
19 Hemet, CA 92543.
20
21
22
23
24
25
26
27
28
29

30
31 _____
32 John Gifford, Chairman
33 Hemet Planning Commission
34
35

36 ATTEST:
37

38
39 _____
40 Melissa Couden, Records Secretary
41 Hemet Planning Commission
42
43
44
45
46
47
48
49
50



Staff Report

TO: City of Hemet Planning Commission

FROM: Emery J. Papp, Principal Planner

DATE: November 4, 2014

RE: **CONDITIONAL USE PERMIT NO. 14-008 (REDLINE EXPRESS CAR WASH)** – A request for Planning Commission review of a Conditional Use Permit for the construction and operation of a 3,480 square-foot express carwash with 28 self-service vacuum stalls on a 33,670 square-foot lot, located at 250 South Sanderson Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

RECOMMENDED ACTION:

The Planning Division recommends that the Planning Commission:

1. Open the public hearing, and receive any public comment; and
2. Close the public hearing and direct staff to re-advertise the item to the next regularly scheduled meeting in December 2014.

BACKGROUND:

On September 11, 2014, the Applicant submitted a Conditional Use Permit Application to construct and operate a self-service express carwash to be located at 250 South Sanderson Avenue. The proposed use was properly noticed and scheduled for a public hearing with the City of Hemet Planning Commission on November 4, 2014.

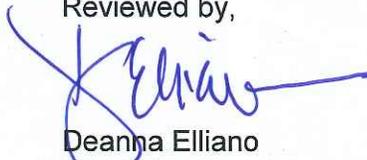
After the deadline for notifying the newspaper regarding publication of the Planning Commission Public Hearing Notice, the Applicant notified staff of an issue regarding an existing easement that could potentially require modifications to the Site Plan. The Applicant has also informed staff that the easement may be valid and the original Site Plan, which was recommended by the Design Review Committee (DRC) for approval, may still be a viable option. However, on October 28, 2014, the Applicant submitted a revised Site Plan which avoids the easement area entirely. The revised Site Plan is scheduled to be reviewed by the DRC on November 6, 2014. Should the DRC determine that there are no issues of concern with either the original Site Plan or the proposed changes to the Site Plan, the project can then move forward for review by the Planning Commission at its next regularly scheduled meeting.

There is likely only going to be one Planning Commission Meeting in December, and at this time staff is unsure as to whether this meeting will be held on December 2, 2014 or December 16, 2014. Staff, therefore, recommends that the Planning Commission continue the public hearing for this item off-calendar and re-notice the public hearing for a date in December 2014.

Respectfully submitted,

Emery J. Papp
Principal Planner

Reviewed by,



Deanna Elliano
Community Development Director

ATTACHMENT

- 1) Letters from Applicants Regarding Continuation of the Public Hearing
- 2) Original Site Plan
- 3) Revised Site Plan (Not yet reviewed by DRC)
- 4) Aerial View of Subject Site
- 5) Zoning Map of Subject Site

Attachment No. 1

Letters from
Applicants Regarding
Continuation

Planning Commission
Meeting of
November 4, 2014

10/28/14

To Emery J Papp
Principal Planner
City Of Hemet

Dear Mr Papp

We understand the need to continue our hearing on the 250 S Sanderson Project until Dec 2, 2014. In the next few weeks we will have a clear picture of what site plan changes will be, if any.

Thank You

A handwritten signature in black ink, appearing to read "Gary Nunes". The signature is written in a cursive style with a long, sweeping underline.

Gary Nunes
Lawcrest International

CENMILL INC.

CA. Lic. # 955283
1230 E. BROADWAY, GLENDALE, CA, 91205
T: 818.502.9999 F: 818.502.9955

Date: October 29, 2014
Submitted To: Emery Papp
Project: 250 S. Sanderson Ave., Express Car Wash

To whom it may concern:

We have been made aware of the continuation of our hearing with the City of Hemet Planning Commission to December 2, 2014. We concur with this continuation and look forward to our new hearing date.

Respectfully submitted,

Sipan Nazaryan
Cenmill, Inc.

Attachment No. 2

Original Site Plan
September 11, 2014

Planning Commission
Meeting of
November 4, 2014

Attachment No. 3

**Revised Site Plan
October 28, 2014**

**Planning Commission
Meeting of
November 4, 2014**

PROJECT INFORMATION:

- ASSessor PARCEL NUMBER: 448320034-2
- ZONE (EXTG. & PROP): C-2 COMMUNITY COMMERCIAL
- GENERAL PLAN (EXTG. & PROP): NONE
- LAND USE PROPOSED: SELF-SERVE EXPRESS CAR WASH
- TOTAL GROSS LAND AREA: 33,670.2 FT² = 77 ACRES
- TOTAL NET LAND AREA: 33,670.2 FT² = 77 ACRES
- TOTAL BUILDING FLOOR AREA: 4,482 FT² = 103,300 SQ FT
- LOT COVERAGES: 4.482 FT² / 33,670.2 FT² = 13.3%
- BUILDING FOOTPRINT: 15,310 FT² / 33,670.2 FT² = 45.5%
- PARKING AREA: 9,870 FT² / 33,670.2 FT² = 29.3%
- LANDSCAPING AREA (PARKING): 302 FT² / 15,310 FT² = 1.9%
- PARKING RATIO (REQUIRED TO PROVIDED): 1:2
- SIZE OF STALLS: REQUIRED: 9'-0" WIDE X 18'-0" DEEP; PROVIDED: 13'-0" WIDE X 18'-0" DEEP
- TOTAL NUMBER OF STALLS: 2 SPACES PER WASHING QUEUE (126 ST) = 252 REQUIRED, 14 PROVIDED
- NUMBER OF STORIES: 1
- NUMBER OF EMPLOYEE STALLS: 1
- NUMBER OF STORIES: 1
- MAXIMUM BUILDING HEIGHT: 35'-0"
- OCCUPANCY CLASSIFICATION: 35-0
- TYPE OF CONSTRUCTION: 35-0

SCOPE OF WORK:

- PROPOSED CONSTRUCTION OF A NEW 4,482 FT² EXPRESS CAR WASH WITH 28 SELF-SERVE VACUUM STALLS.

SHEET INDEX:

- A-0 SITE PLAN + PROJECT INFORMATION
- A-1 FLOOR PLAN
- A-2 EXTERIOR ELEVATIONS
- A-3 LANDSCAPE ELEVATION
- L-1 LANDSCAPE PLAN
- SN-1 SIGN ELEVATIONS + DETAILS
- E-1 SITE LIGHTING PLAN
- E-2 LIGHTING FIXTURE CUT SHEET
- AM-1 SURROUNDING AREA MAP
- CM-1 CONCEPTUAL GRADING PLAN

CONSULTANTS:

DESIGNER:
SIPAN NAZARYAN
CENMILL INC.
1230 E. BROADWAY
GLENNDALE, CA 91265
916.936.6659

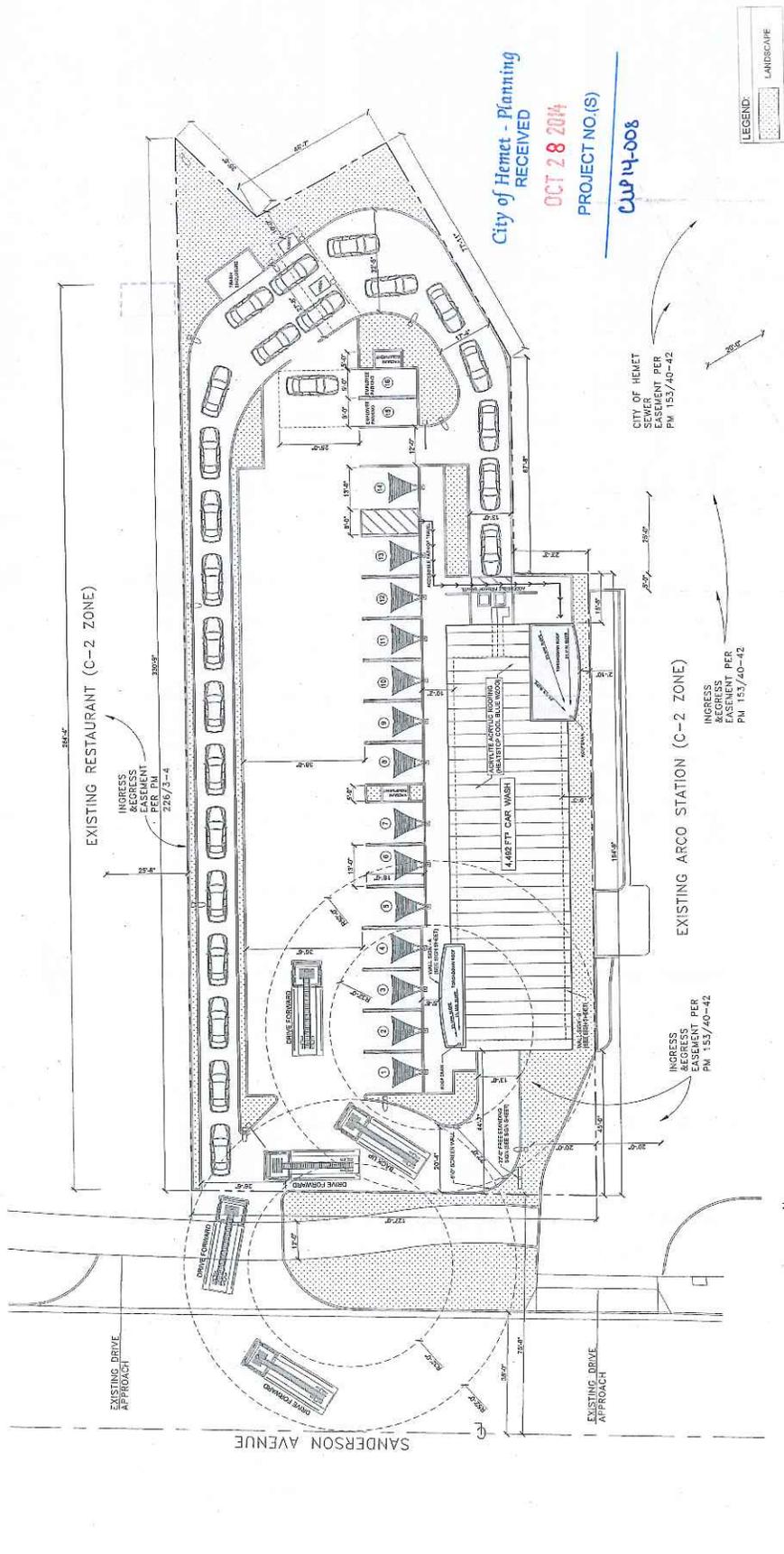
CIVIL ENGINEER:
BLAINE A. WOKER
BLAINE A. WOKER CIVIL ENGINEERING
44388 E. FLORIDA AVE. SUITE 9
HEMET, CA 92344
951.888.1727

PROPERTY OWNER:
PROJECT INTERNATIONAL, LLC.
1913 NOWAK AVE
THOUSAND OAKS, CA 91320.8023

VICINITY MAP

PROJECT LOCATION

CENMILL INC.
DESIGN + BUILD
818.502.8998



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

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT: 070714
HEMET, CA 92545
RED LINE EXPRESS CAR WASH
250 S. SANDERSON AVE.

10.21.14
SITE PLAN + PROJECT INFORMATION
SHEET: **A-0**

City of Hemet - Planning RECEIVED
OCT 28 2014
PROJECT NO.(S)
CUP14-008

LEGEND: LANDSCAPE

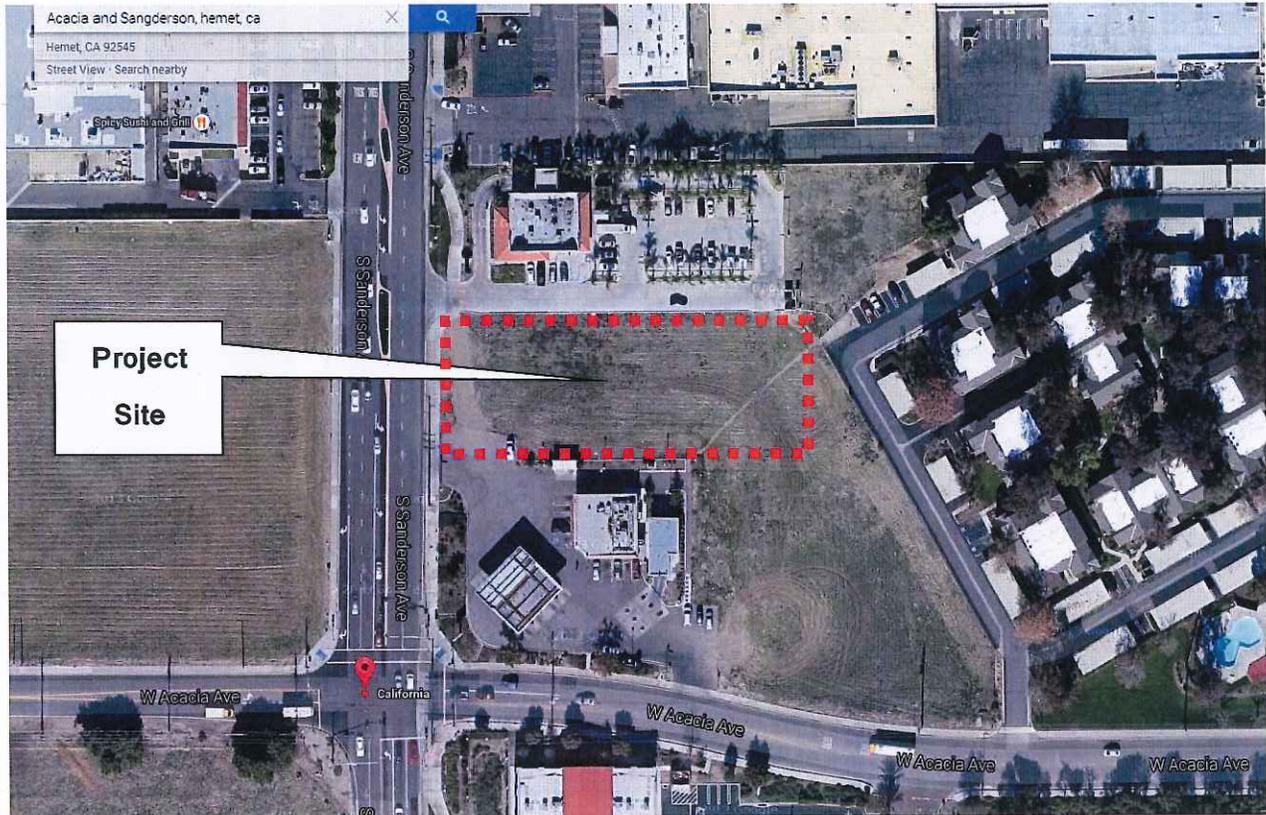
Attachment No. 4

Aerial View Map of Subject Site

**Planning Commission
Meeting of
November 4, 2014**

CONDITIONAL USE PERMIT NO. 14-008

AERIAL MAP

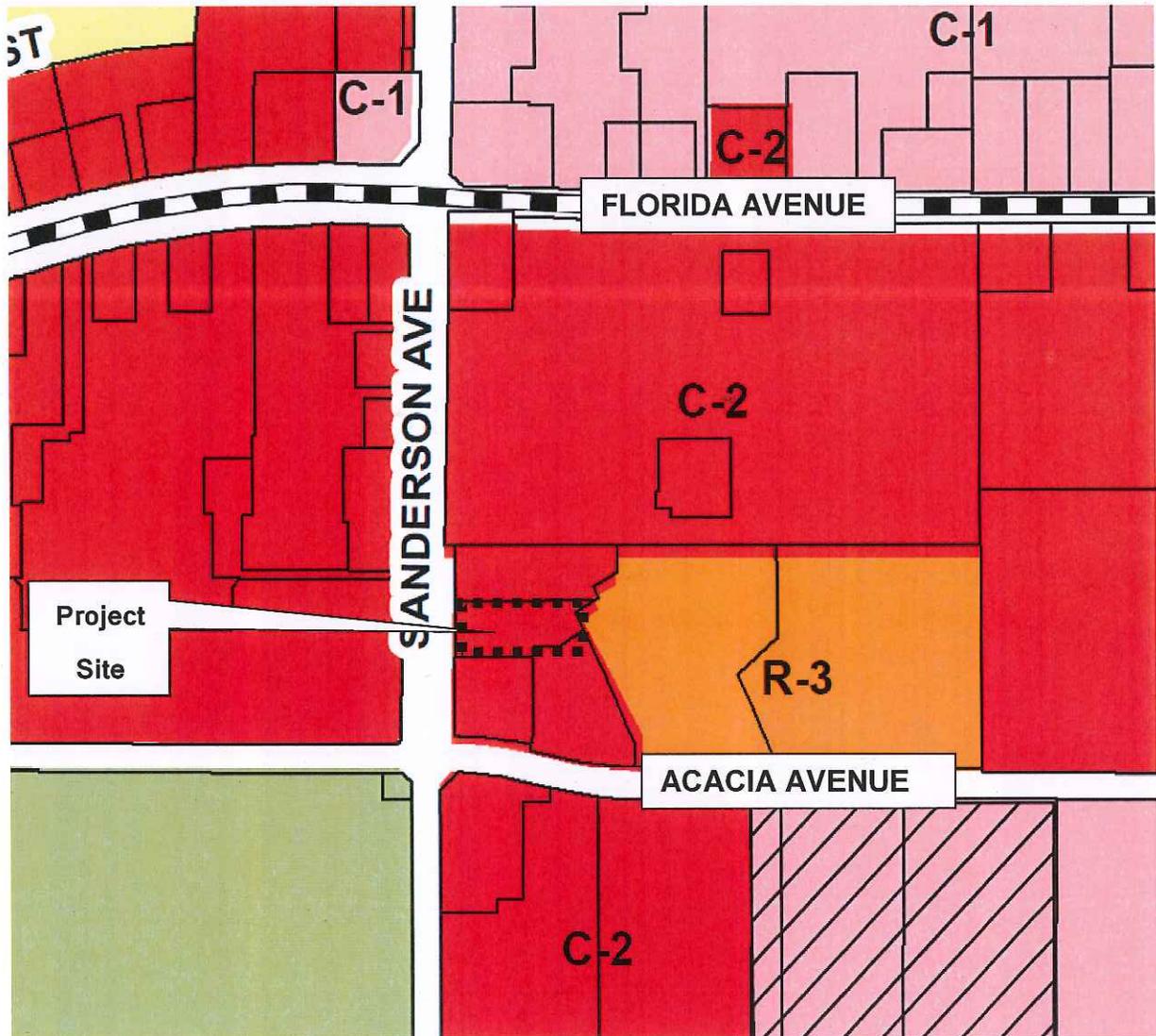


Attachment No. 5

Zoning Map of Subject Site

**Planning Commission
Meeting of
November 4, 2014**

CONDITIONAL USE PERMIT NO. 14-008 ZONING MAP





Staff Report

TO: City of Hemet Planning Commission

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

DATE: November 4, 2014

RE: **SITE DEVELOPMENT REVIEW NO. 14-002 (PENSION DEL SOL)** – A request for Planning Commission review and approval of a Site Development Review application for the design of a three-story, 120-unit independent living senior apartment facility on 3.31 acres, located on the southerly side of Latham Avenue, east of Lyon Avenue and west of Elk Street in the R-4 zone (Very High Density Residential), with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

PROJECT APPLICANT INFORMATION

Applicant: U.S. Pacific Capital, Inc.
Agent: Russell Rumansoff – Herron and Rumansoff
Project Location: South side of Latham Avenue, east of Lyon Avenue and west of Elk Street
APN: 442-060-046

RECOMMENDED ACTION:

The Planning Division recommends that the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 14-026** approving SDR 14-002 subject to the Conditions of Approval (Attachment No. 2), and;
2. Direct staff to file a Notice of Exemption with the County Clerk.

PROJECT DESCRIPTION AND BACKGROUND:

The Applicant is requesting approval of a Site Development Review application for the architecture and layout of a 120-unit, three-story independent senior living facility, with 18,328 square feet of indoor and outdoor recreation, 19,597 square feet of landscaping and appurtenant site improvements on 3.31 acres of the project site, as shown in Attachment No. 1A.

The subject property had two (2) previous approved Conditional Use Permits in 1996 and 1998 for a 101 unit senior housing apartment complex. Both Conditional Use Permits have expired.

The project as proposed will be located on the south side of Latham, approximately 330 feet from Lyon Avenue. The circulation consists of two (2) main access points from Latham Avenue that will be gated with remote control access and Knox boxes. The proposed project provides a half-circle, one way drop off area that is between the two (2) main access points.

The unit mix includes 47 studio units, 55 one-bedroom units and 18 two bedroom-units. The first floor unit mix consists of 13 studios, 14 one (1) bedrooms and 6 two (2) bedroom units. All units will provide one (1) covered parking space in addition to 12 guest parking spaces, as required by the Hemet Municipal Code, Section 90-1423.A.6.

The common open space area required for multiple family residential is based on 250 square feet per unit. Based on the project size, a minimum of 30,000 square feet of common open space area is required. The Applicant is proposing 30,508 square feet of common open space. Private open space is required for each unit. Studio and One bedroom units are required to provide a minimum of 100 square feet of patio/balcony space and the Applicant is providing 100 square feet. Two bedroom units require 150 square feet of private patio/balcony space and the Applicant is providing 150 square feet.

The proposed building will be three stories and the proposed setbacks are based on the story count. Three story multiple family residential projects are required to provide 15 foot side yard setbacks and 50-foot rear setbacks. The project proposes 73-foot side yard setbacks and a 53-foot rear setback that is well above the minimum setback requirements. All multiple family projects have a 25-foot front yard setback, which is provided for this project.

In addition, the proposed site plan has been developed using the development standards that were recently adopted under the revised Multiple Family Zone Ordinance Amendment (ZOA 13-006). The Very High Density Multiple Family zone (R-4) has a maximum density of 45 dwelling units per acre and the General Plan Very High Density

Residential (VHDRDR) land use designation has a density range of 30.1-45.0 dwelling units per acre. The proposed density of 36.25 units per acre meets the Target Density identified in the Land Use Element of the 2030 General Plan.

The new Multiple Family Zone Ordinance removed the requirement for multiple family projects to obtain a Conditional Use Permit. Therefore, the proposed project required a Site Development Review before the Planning Commission to review the architecture and site lay out.

PROJECT SETTING

The project site consists of one vacant lot totaling 3.31 acres with existing curb and sidewalk on Latham Avenue (See Attachment No. 5). The project site is located on the south side of Latham Avenue, one parcel east of Lyon Avenue. The project has mobile home residential located to the north and east, commercial uses to the south, and vacant land to the west.

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 the Site (Attachment No. 5)

The proposed project area for Pension del Sol constitutes 3.31 acres. The net density for the project is 36.25 units per acre, which is consistent with the current R-4 zoning designation and the General Plan Land Use designation of Very High Density Residential.

	LAND USE	ZONING	GENERAL PLAN
PROJECT SITE	Vacant	R-4 (Multiple Family Residential)	VHDR (Very High Density Residential 30.1-45.0 Dwelling Units per Acre)
NORTH	Devonshire Downs Mobile Home Park	R-3 (Multiple Family Residential)	VHDR (Very High Density Residential 30.1-45.0 Dwelling Units per Acre)
SOUTH	Salvation Army and Auto Zone	C-2 (General Commercial)	CC (Community Commercial)
EAST	Mobile Home Residential	R-3 (Multiple Family Residential)	VHDR (Very High Density Residential 30.1-45.0 Dwelling Units per Acre)
WEST	Vacant	C-2 (General Commercial)	CC (Community Commercial)

ANALYSIS:

Development Review Committee (DRC) Recommendation

The Development Review Committee (DRC) reviewed the project on July 31, 2014. The DRC provided written conditions that have been incorporated into the proposed conditions of approval. Site Development Review conditions are included as Attachment No. 1 – Exhibit 1B.

The following sections describe the various project elements which are illustrated in Attachment 1A, the Development Plan:

Site Plan/Site Design. Pension del Sol proposes the construction of a 120-unit, three-story independent senior living facility. The project will consist of 47 studio units, 55 one bedroom units and 18 two bedroom units. The project has been designed to provide an independent senior living facility with amenities that provide the senior residents with on-site services that reduce the need for off-site trips.

The project incorporates outdoor and indoor recreation areas for residents and guests. The outdoor recreation area encompasses an area of 30,508 square feet and includes a bocce ball area, lap pool, barbeques and a dog park. The project proposes 11,612 square feet of indoor recreation facilities that include a dining area, lounge, beauty salon,

library, gym, theatre, game area and chapel. The project proposes two (2) trash enclosures located on the east and west sides of the south elevation of the building.

The site is constrained by a 20 foot water line easement that runs north to south from Latham Avenue and is approximately 105 feet from the east property line, as shown on the grading plan sheet of the development plan (see Attachment No. 1A). The water line easement also abuts the south property line which provides an additional buffer for the commercial uses to the south.

Architecture. The current design utilizes a traditional style architecture that includes tile roof elements, recessed and arched entry ways, and cornice trim. The varied roofline provides relief and reduced massing. The proposed elevations comply with the Multiple Family Residential Design Guidelines.

Hemet Municipal Code Section 90-387(2) allows senior housing units to be reduced below the minimum floor area per unit types provided that additional square footage is allocated to common area activity centers or facilities. The project had a total unit size reduction of 5,116 square feet. The project is providing 11,612 square feet of indoor recreational facilities that exceeds the minimum code requirements and also complies with Section 90-387(8) to provide additional recreational facilities for senior developments.

UNIT TYPE	MINIMUM FLOOR AREA	PROVIDED
Studio	550 sq. ft.	502 sq. ft.
One-bedroom	700 sq. ft.	648 sq. ft.
Two-bedroom	850 sq. ft.	879 sq. ft.

The floor plans for the units vary in size from 502 square feet for studio units, 648 square feet for one-bedroom units, and 879 square feet for the two-bedroom units. The studio units include a 126 square foot bedroom, a 56 square foot bathroom, 213 square feet of living/dining room and have 100 square feet of private outdoor patio/balcony space. The one (1) bedroom units include a 129 square foot bedroom, a 52 square foot bathroom, a 75 square foot kitchen, 247 square feet of living/dining area and have 100 square feet of private outdoor patio/balcony space. Bedroom 1 of the two (2) bedroom unit is 171 square feet with an attached bathroom. The secondary bedroom is 101 square feet and the secondary bathroom is 52 square feet. The kitchen and living/dining areas are similar to the one (1) bedroom units and the private outdoor patio/balcony areas are 150 square feet. All units include washer and dryer hook-ups located in the hallway area.

Materials and Colors. Exterior finish treatments are comprised of a mixture of plaster in neutral earth-tone colors. Exterior accents and trim include clay roof tiles, wood trims, and steel balcony fencing. The project has been conditioned to provide alternative materials to the first floor elevations to provide relief (see Condition No. 18).

The project has been conditioned to provide a six-foot high decorative block wall along the easterly, westerly and southerly boundaries of the project (see Condition No. 36). The front of the property along Latham Avenue will provide wrought iron fencing with decorative block columns.

Landscaping. The proposed development and landscape plans indicate that the project site will provide 19,597 square feet of landscaped area that equates to 17% of the total project area. Landscaping is provided along Latham Avenue and the structure but has limited landscaping opportunities along the interior property lines due to infiltration basins and carport structures. Staff is concerned with the lack of shrub details on the conceptual landscape plans and has conditioned the project to submit detailed landscaping plans prior to the issuance of a grading permit (see Condition No. 19).

The site contains two (2) outdoor recreation areas with shade structures, barbeques, a bocce ball court and lap pool, for residents to enjoy the outdoors. In addition to the two (2) outdoor recreation areas, a dog park is provided along a portion of the northern area of the project site.

Drainage. The project site is relatively flat with a natural, gentle slope from northeast to southwest. The conceptual grading plan for the site was developed to make use of the existing direction of flow to divert sheet flows and irrigation runoff into bio-infiltration basins at the southwesterly and southeasterly corners of the project site along the property frontage adjacent to Latham Avenue.

Lighting. The Applicant proposes lighting that is internal to the project and does not exceed more than one foot-candle outside of the project boundary. The placement of the light standards will not interfere with the proposed landscaping. Staff has reviewed the photometric plan submitted by the Applicant and has determined that adequate lighting will be provided on site.

Circulation and Parking. The project is designed with two 26-foot wide primary ingress/egress points off of Latham Avenue at the east and west ends of the site to facilitate vehicular access around the structure. The primary ingress/egress points will be gated with remote controlled access and Knox box. A half circle drive is proposed between to two access points that will provide a drop-off area for residents and guests.

Senior multiple family dwelling units are required to provide a minimum of one (1) covered parking space for each unit and one (1) uncovered space per ten units to accommodate visitors. The project includes a total of 120 covered parking spaces and 16 uncovered visitor parking spaces, which meets the minimum 12 required spaces.

PUBLIC COMMUNICATIONS RECEIVED

Property owners located within 1,000 feet radius of the project site and interested parties were notified of the public hearing on October 23, 2014 with a 10-day hearing notice in addition to a public notice in the Valley Chronicle.

At the time of report preparation, the Planning Department has received only one call from a resident that lives to the east of the project site. The resident asked staff what the building setback was to her home. The structure is 73 feet from the structure to the easterly property line. The resident indicated she was concerned with her privacy but was satisfied with the setback. Staff encouraged the caller to attend the Planning Commission meeting.

Staff 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 VHDR (Very High Density Residential). The proposed development is consistent with the General Plan Land Use policy (LU-3.3) regarding Transitional Uses in that the project will provide a transition between commercial and single family uses.

Furthermore, the project is consistent with the Preservation of Stable, Existing Neighborhoods Land Use Policy (LU-3.2) by providing a site design that is complimentary to adjacent residential uses, density and character of the area.

Zoning Consistency

The project proposes to construct a 117,920 square foot, 120-unit, three-story independent senior living facility on a 3.31 acre parcel, which is consistent with the purpose of the R-4 – Multiple Family Residential zone in providing a permitted independent senior living facility. The project proposes a density of 36 units per acre which is well below the maximum residential density in the R-4 zone of 45 units per acre. The proposed structure will comply with the setback requirements from all property lines for the proposed use, is below the maximum height, and has a smaller percentage of lot coverage than allowed.

The project meets the development standards of the R-4 Zone as demonstrated in the following table:

DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
Front Setback	25 feet	25 feet
Interior Side Setback	5 feet for each story	73 feet
Rear Setback (three story)	50 feet	51 feet, 3 inches
Building Height	55 feet maximum (four stories)	40 feet

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

The proposed project also complies with Zoning Code requirements relating to site development review. Findings can be made as follows:

1. The project complies with all provisions of Article XLI (Site Development Plan Review) of the Hemet Zoning Code – Chapter 90 of the Hemet Municipal Code and all other relevant city regulations, polices and guidelines.

The proposed multiple family residential development is consistent with Article XLI in that the application is being reviewed and approved by the Hemet Planning Commission as required by this section and the Conditions of Approval for Site Development Review No. 14-002. Further, the proposed development is in conformance with the development standards of the R-4 (Multiple Family Residential) zone relative to setbacks, building height, walls and landscaping. The minimum setback for the R-4 Zone is 25 feet for the front, five (5) feet for each story on the sides, and 50 feet for three stories for the rear. All minimum setbacks have been met as illustrated in the Planning Commission staff report for Site Development Review No. 14-002 dated November 4, 2014. The applicant is also in compliance with the Multiple Family Residential Design Guidelines as described in this staff report.

2. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, so that there will be no adverse effect on surrounding property:

- a. Buildings, structures and improvements.

The proposed independent senior living facility complies with all of the required setbacks and development standards of R-4 (Multiple Family Residential) zone so that there will be no adverse effect on surrounding property or traffic congestion because the units are placed in compliance with the Hemet Municipal Code – Section 90-385. All other improvements are required to conform to City standards.

- b. Vehicular ingress and internal circulation.

The proposed street system design is consistent with City standards. Main vehicular access to the project is provided via Latham Avenue for the project. On-site circulation, drive aisles and parking spaces meet the minimum standards. A 20-foot, one-way, half circle driveway is proposed between the two (2) main entries as a drop off area for residents and guests. The units will take access from an internal street system that surrounds the building. These access points will help maintain efficient traffic flow in and out of the multiple family residential neighborhood. Therefore, there will be no adverse impact on surrounding property.

c. Setbacks.

The project has been designed to comply with required setbacks provided in the Hemet Municipal Code and the California Building Code. Therefore, there will be no adverse impact on surrounding property.

d. Height of buildings.

The maximum building height in the R-4 Zone district is restricted to 55 feet. The proposed building does not exceed the maximum height requirements as the proposed independent senior living facility is three stories and approximately 40 feet tall, so there will be no adverse impact on surrounding property.

e. Service areas.

All requirements for trash service will be complied with according to City specifications and policies. The project site includes two (2) trash enclosures located on the southeast and southwest sides of the facility.

f. Walls.

The applicant has been conditioned to provide six (6) foot decorative block walls on east, west and south project boundaries (see Condition No. 36).

g. Landscaping.

The site will be landscaped using a plant palette that allows visibility for pedestrians and vehicles. Therefore, there will be no adverse impact on surrounding property.

3. Underground utilities.

All utilities will be underground in compliance with City standards and the Conditions of Approval for SDR No. 14-002.

4. Proposed lighting is located as to reflect the light away from adjoining properties.

Since this is a residential development, street lights are provided per City standards which will not be directed to reflect on the residences of adjoining properties.

5. Proposed signs will not, by size, location, color or lighting, interfere with traffic or limit visibility.

Entry monumentation signage is proposed along Latham Avenue located in the landscape island that surrounds the half circle drive. Separate sign permits will be required for all signs. Prior to the installation of any sign, review by the Planning Division is required to ensure there is no interference with traffic or visibility. All signs shall be consistent with the Hemet Municipal Code.

6. All applicable public easements and rights-of-way have been dedicated or offered for dedication.

All applicable public easements and rights-of-way have been dedicated, offered for dedication or conditioned as part of this Site Development Review application.

Multiple Family Residential Design Guidelines Consistency

This project complies with the Multiple Family Residential Design Guidelines in that the project proposes to provide requisite site planning and architectural elements. Site planning design elements provided include grading that directs runoff away from building and into bio-infiltration basins. Architectural design elements provided include focal points, architectural treatments on all elevations; and durable building materials. The variety of materials and forms of the proposed facility also meet the requirements of the guidelines in providing architecture that is not monotonous with a generous play of light and shadow on the building façade.

Furthermore, the proposed multiple family residential development conforms to the development standards for the R-4 (Multiple Family Residential) Zone relative to setbacks, building height, walls and landscaping.

Transportation Uniform Mitigation Fee (TUMF)

At the time of building permit issuance, the proposed project is subject to payment of the required fees relative to the Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) pursuant to Chapter 58, Article III, Section 58-70.2 (f)(4) of the Hemet Municipal Code.

Multi-Species Habitat Conservation Plan (MSHCP)

Pursuant to Chapter 31, of the Hemet Municipal Code, development of vacant land within the project area is subject to the provisions of the MSHCP Fee Ordinance and payment MSCHP fees will be required.

Airport Land Use Compatibility

The project is located east of Lyon Avenue and south of Latham Avenue, 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 (ZAP1035HR14 - Attachment No. 6) was reviewed by the Airport Land Use Commission on October 9, 2014 and found consistent with the Hemet –Ryan Airport Land Use Plan subject to conditions of approval (see Condition Nos. 38-41) and Attachment No. 1B).

CEQA REVIEW

The project is exempt from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 in that information contained in the project file and documents incorporated herein by reference demonstrates that: Site Development Review No. 14-002 is consistent with the Very High Density Residential (VHDR) 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; Site Development Review No. 14-002 has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Site Development Review No. 14-002 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 32 (In-Fill Development Projects) Categorical Exemption under the CEQA Guidelines. Additionally, none of the exceptions provided in CEQA Guidelines Section 15300.2 apply to this project.

REPORT SUMMARY

Site Development Review No. 14-002 proposes the construction and operation of a 120-unit, single story senior apartment complex located on a 3.31 acre site located on the south side of Latham Avenue, east of Lyon Avenue and west of Elk Street.

Staff believes that the design proposed by the project adequately conforms to and is consistent with development standards and guidelines provided by the Zoning Ordinance and the Multiple Family Residential Design Guidelines. For these reasons, and as more fully discussed in the Staff Report and accompanying attachments, the Planning Division recommends approval of the architecture and site layout. The Planning Commission's actions are final unless appealed to the City Council within ten working days.

Respectfully submitted,


Carole L. Kendrick
Associate Planner

Reviewed by:

Emery J. Papp
Principal Planner

CK

ATTACHMENTS

- 1) Planning Commission Resolution Bill No. 14-026 approving SDR 14-002
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) Airport Land Use Commission Staff Report for ZAP1035HR14

INCORPORATED HEREIN BY REFERENCE

City of Hemet General Plan
City of Hemet General Plan EIR
City of Hemet Zoning Ordinance
City Of Hemet Multiple Family Residential 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 CUP96-003, CUP98-8 and SDR14-002

Attachment No. 1

Resolution Bill No.
14-026

Planning Commission
Public Hearing of
November 4, 2014



CITY OF HEMET
Hemet, California

RESOLUTION BILL NO. 14-026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 14-002 FOR THE DESIGN OF A THREE-STORY, 120-UNIT INDEPENDENT LIVING SENIOR APARTMENT COMPLEX LOCATED ON THE SOUTH SIDE OF LATHAM AVENUE, EAST OF LYON AVENUE AND WEST OF ELK STREET (APN: 442-060-046)

WHEREAS, an application for Site Development Review No. 14-002 was duly filed by:

Applicant: U.S. Pacific Capital, Inc.
Agent: Russell Rumansoff – Herron and Rumansoff
Project Location: South side of Latham Avenue, east of Lyon Avenue and west of Elk Street
Lot Area: 3.31 acres

WHEREAS, the Planning Commission is authorized to review and approve, conditionally approve or deny Site Development Review No. 14-002 pursuant to Hemet Municipal Code Section 90-1455; and

WHEREAS, the Applicant has requested approval of Site Development Review No. 14-002 for the development of three-story, 120-unit independent living senior facility in compliance with the Hemet Municipal Code; and

WHEREAS, on October 24, 2014, the City gave public notice by advertising in the Valley Chronicle and by mailing to property owners within 1,000 feet of the project site regarding the holding of a public hearing at which the project would be considered; and

WHEREAS, the Planning Commission of the City of Hemet has considered oral and written comments, pro and con, as presented by the Planning Division, the applicant and other interested parties at a public meeting held on November 4, 2014.

NOW, THEREFORE, the Planning Commission of the City of Hemet now finds, determines and resolves as follows:

Planning Commission Resolution Bill No. 14-026
SITE DEVELOPMENT REVIEW NO. 14-002 – PENSION DEL SOL

1
2 **SECTION 1: SITE DESIGN REVIEW PROJECT FINDINGS**
3

4 In light of the record before it, including the staff report dated November 4, 2014, and all
5 evidence and testimony heard at the public meeting of this item, the Planning
6 Commission hereby finds as follows:
7

8 A. The project complies with all application provisions of Article XLI 90-1455,
9 Chapter 90 and other relevant city regulations, polices and guidelines. The
10 Planning Commission hereby finds and determines that each of these
11 requirements is satisfied as follows:
12

- 13 1. The project complies with all provisions of Article XLI (Site Development
14 Plan Review) of the Hemet Zoning Code – Chapter 90 of the Hemet
15 Municipal Code and all other relevant city regulations, polices and
16 guidelines.
17

18 The proposed multiple family residential development is consistent with
19 Article XLI in that the application is being reviewed and approved by the
20 Hemet Planning Commission as required by this section and the
21 Conditions of Approval for Site Development Review No. 14-002. Further,
22 the proposed development is in conformance with the development
23 standards of the R-4 (Multiple Family Residential) zone relative to
24 setbacks, building height, walls and landscaping. The minimum setback
25 for the R-4 Zone is 25 feet for the front, five (5) feet for each story on the
26 sides, and 50 feet for three stories for the rear. All minimum setbacks
27 have been met as illustrated in the Planning Commission staff report for
28 Site Development Review No. 14-002 dated November 4, 2014. The
29 applicant is also in compliance with the Multiple Family Residential Design
30 Guidelines as described in this staff report.
31

- 32 2. The following are so arranged that traffic congestion is avoided and
33 pedestrian and vehicular safety and welfare are protected, so that there
34 will be no adverse effect on surrounding property:
35

36 a. Buildings, structures and improvements.
37

38 The proposed independent senior living facility complies with all of
39 the required setbacks and development standards of R-4 (Multiple
40 Family Residential) zone so that there will be no adverse effect on
41 surrounding property or traffic congestion because the units are
42 placed in compliance with the Hemet Municipal Code – Section 90-
43 385. All other improvements are required to conform to City
44 standards.
45

1 b. Vehicular ingress and internal circulation.

2
3 The proposed street system design is consistent with City
4 standards. Main vehicular access to the project is provided via
5 Latham Avenue for the project. On-site circulation, drive aisles and
6 parking spaces meet the minimum standards. A 20-foot, one-way,
7 half circle driveway is proposed between the two (2) main entries
8 as a drop off area for residents and guests. The units will take
9 access from an internal street system that surrounds the building.
10 These access points will help maintain efficient traffic flow in and
11 out of the multiple family residential neighborhood. Therefore,
12 there will be no adverse impact on surrounding property.

13
14 c. Setbacks.

15
16 The project has been designed to comply with required setbacks
17 provided in the Hemet Municipal Code and the California Building
18 Code. Therefore, there will be no adverse impact on surrounding
19 property.

20
21 d. Height of buildings.

22
23 The maximum building height in the R-4 Zone district is restricted to
24 55 feet. The proposed building does not exceed the maximum
25 height requirements as the proposed independent senior living
26 facility is three stories and approximately 40 feet tall, so there will
27 be no adverse impact on surrounding property.

28
29 e. Service areas.

30
31 All requirements for trash service will be complied with according to
32 City specifications and policies. The project site includes two (2)
33 trash enclosures located on the southeast and southwest sides of
34 the facility.

35
36 f. Walls.

37
38 The applicant has been conditioned to provide six (6) foot
39 decorative block walls on east, west and south project boundaries
40 (see Condition No. 19).
41

1 g. Landscaping.

2
3 The site will be landscaped using a plant palette that allows visibility
4 for pedestrians and vehicles. Therefore, there will be no adverse
5 impact on surrounding property.
6

7 3. Underground utilities.

8
9 All utilities will be underground in compliance with City standards and the
10 Conditions of Approval for SDR No. 14-002.

11
12 4. Proposed lighting is located as to reflect the light away from adjoining
13 properties.

14
15 Since this is a residential development, street lights are provided per City
16 standards which will not be directed to reflect on the residences of
17 adjoining properties.
18

19 5. Proposed signs will not, by size, location, color or lighting, interfere with
20 traffic or limit visibility.

21
22 Entry monumentation signage is proposed along Latham Avenue located
23 in the landscape island that surrounds the half circle drive. Separate sign
24 permits will be required for all signs. Prior to the installation of any sign,
25 review by the Planning Division is required to ensure there is no
26 interference with traffic or visibility. All signs shall be consistent with the
27 Hemet Municipal Code.
28

29 6. All applicable public easements and rights-of-way have been dedicated or
30 offered for dedication.

31
32 All applicable public easements and rights-of-way have been dedicated,
33 offered for dedication or conditioned as part of this Site Development
34 Review application.
35

36 **SECTION 2: ENVIRONMENTAL REVIEW**

37
38 The Planning Commission, in light of the whole record before it, including but not limited
39 to, the City's local CEQA Guidelines and thresholds of Significance, the
40 recommendation of the Community Development Director as provided in the Staff
41 Report dated November 4, 2014, all documents incorporated therein by reference, and
42 any other evidence (within the meaning of Public Resources Code §21080(e) and
43 §21082.2) within the record or provided at the public hearing of this matter, hereby finds
44 and determines as follows:
45

- 1 1. **CEQA.** The project is exempt from provisions of the California Environmental
2 Quality Act (CEQA) under CEQA Guidelines Section 15332 in that information
3 contained in the project file and documents incorporated herein by reference
4 demonstrates that: Site Development Review No. 14-002 is consistent with the
5 Very High Density Residential (VHDR) General Plan designation and all
6 applicable General Plan policies as well as the applicable zoning designation; the
7 proposed project site is located within the boundaries of the City of Hemet; Site
8 Development Review No. 14-002 has no value as habitat for endangered, rare or
9 threatened species; there is no substantial evidence in the record that Site
10 Development Review No. 14-002 will result in significant effects related to traffic,
11 noise, air quality or water quality in that the proposed design incorporates and
12 otherwise is subject to air and water quality resource agency design
13 requirements to avoid any harmful effects; and the site is or can be adequately
14 served by all required utilities and public services. As such, the project meets the
15 criteria for application of a Class 32 (In-Fill Development Projects) Categorical
16 Exemption under the CEQA Guidelines. Additionally, none of the exceptions
17 provided in CEQA Guidelines Section 15300.2 apply to this project.
18
19 2. **MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).** The
20 project is found to be consistent with the MSHCP. The project is located outside
21 of any MSHCP criteria area and mitigation is provided through payment of the
22 MSHCP Mitigation Fee.
23

24 **SECTION 3: PLANNING COMMISSION ACTIONS**

- 25
26 1. **NOTICE OF EXEMPTION.** In compliance with Public Resources Code §21152
27 and CEQA Guidelines §15075, the Community Development Director shall
28 prepare a Notice of Exemption concerning the findings made in Section 2 of this
29 Resolution, and within five (5) working days of project approval, file a Notice with
30 the Riverside County Clerk for posting.
31
32 2. **APPROVE SITE DEVELOPMENT REVIEW NO. 14-002.** Site Development
33 Review No. 14-002, for the review of the site development and architecture for a
34 three-story, 120-unit independent senior living facility, is hereby approved as
35 described in the site development package attached hereto as Exhibit "A" and
36 subject to the conditions of approval set forth in Exhibit "B", attached hereto and
37 incorporated herein by this reference. Any modification to the conditions of
38 approval shall be in compliance with the City of Hemet Zoning Ordinance, and
39 other applicable state and local ordinances.
40

41 **PASSED, APPROVED AND ADOPTED** this 4th day of November, 2014, by the
42 following vote:
43
44
45

1 AYES:
2 NOES:
3 ABSTAIN:
4 ABSENT:

John Gifford, Chairman
Hemet Planning Commission

10
11 ATTEST:

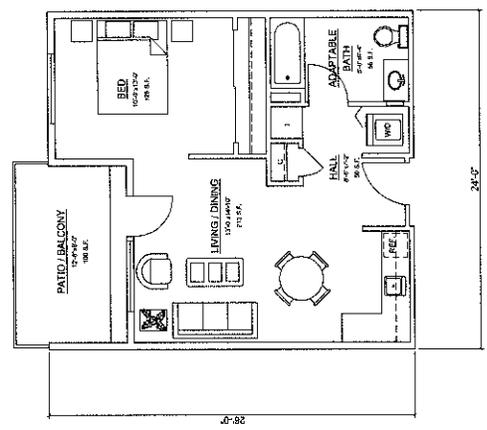
12
13
14
15 _____
16 Melissa Couden, Records Secretary
17 Hemet Planning Commission

Exhibit No. 1A

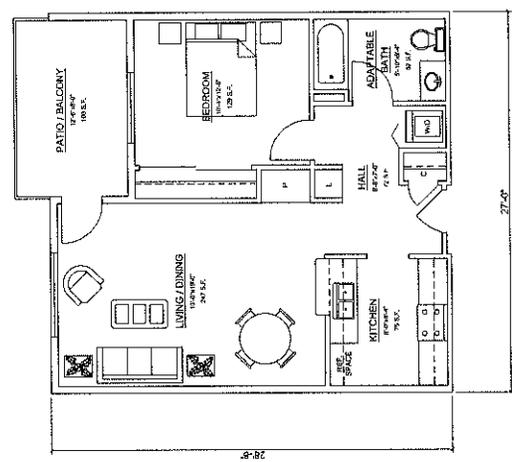
Development Plan

Planning Commission
Public Hearing of
November 4, 2014

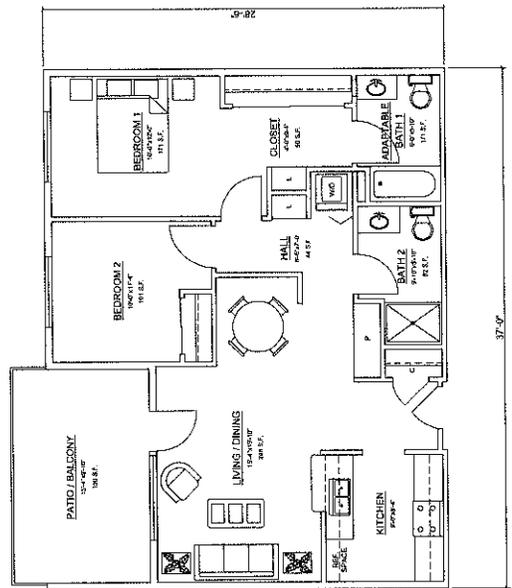
UNIT TYPE (A)
STUDIO - 505 S.F.



UNIT TYPE (B)
1 BEDROOM - 646 S.F.

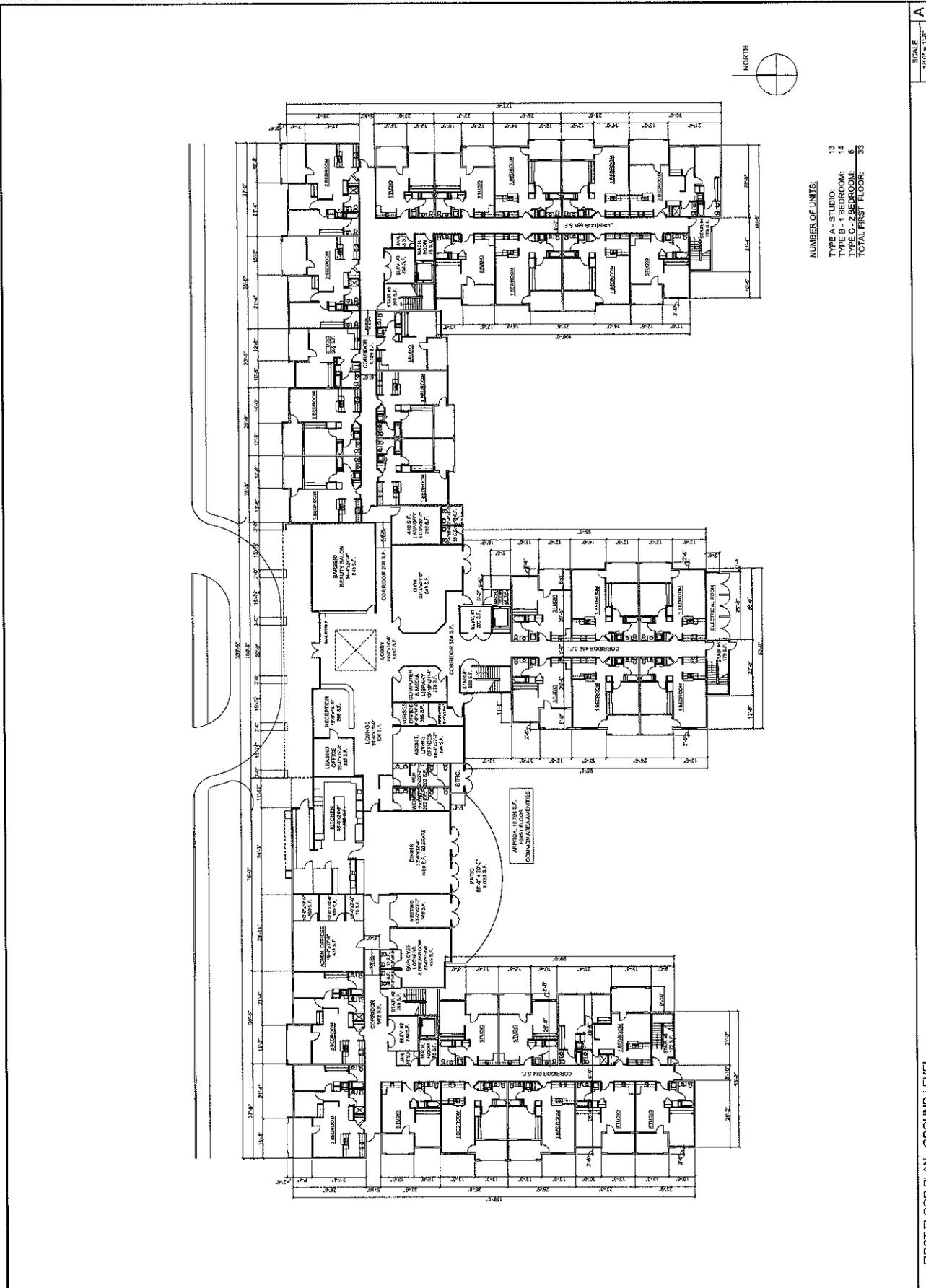


UNIT TYPE (C)
2 BEDROOM - 879 S.F.



		Project no. A-2.0 Job no. BHS-24-3 Enlarged Unit Floor Plans
U.S. PACIFIC CAPITAL LA PENSION DEL SOL INDEPENDENT LIVING SENIOR FACILITY 1478 AM AVENUE, MENEMT CALIFORNIA		
ARCHITECT'S SIGNATURE DATE 02/16	ARCHITECT'S SIGNATURE DATE 02/16	PROJECT U.S. PACIFIC CAPITAL LA PENSION DEL SOL INDEPENDENT LIVING SENIOR FACILITY 1478 AM AVENUE, MENEMT CALIFORNIA
SITE DEVELOPMENT 02-12-14 REVISIONS	CONDITIONS	530 St Johns Place Hernd, California 92543 951 852-4431 951 852-0273 Fax

Notes, design, and construction information are provided on separate sheets. This set includes the original and approved sets of the contract and the contract. It is intended to be used in accordance with the contract documents. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

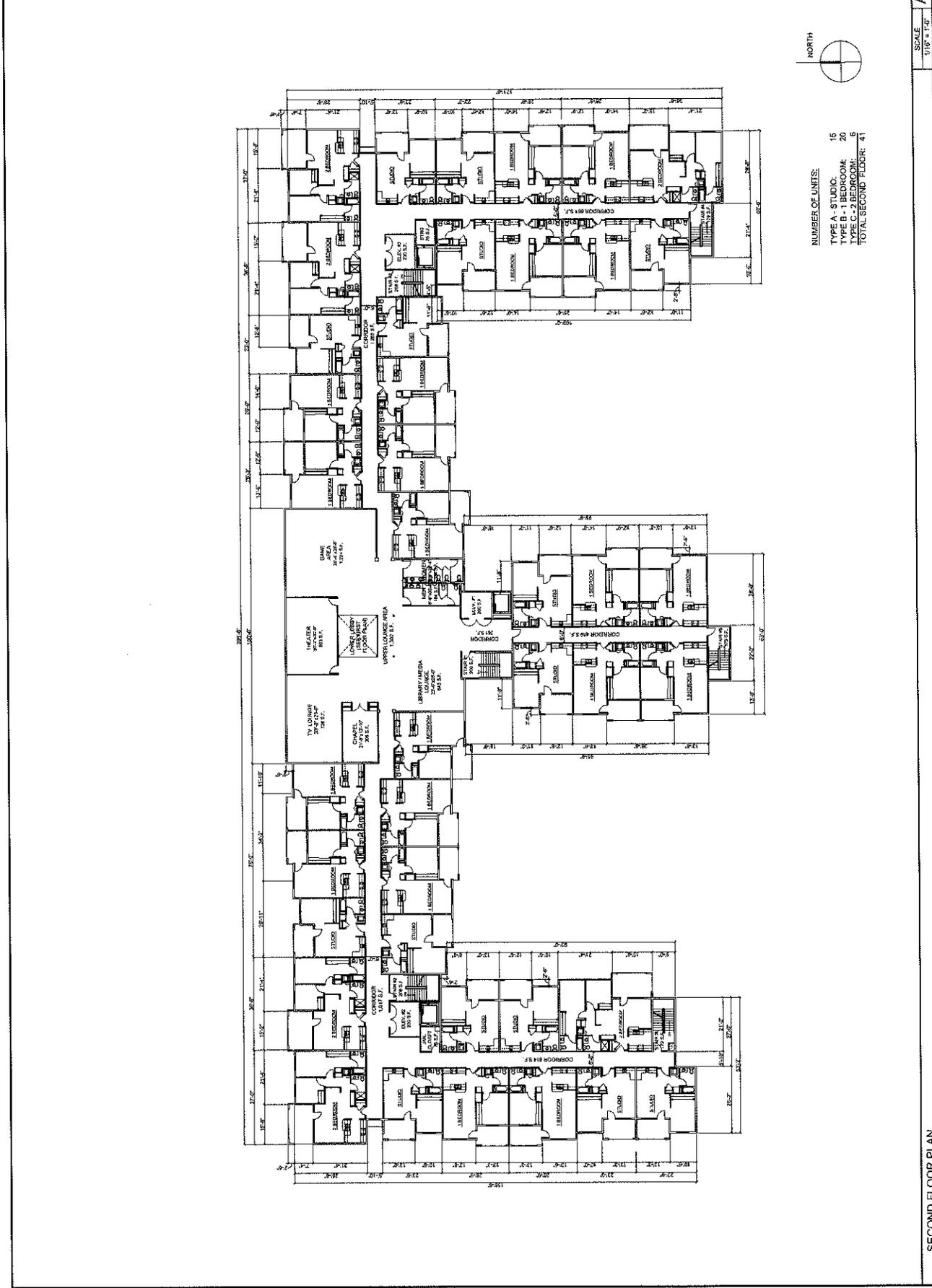


NUMBERS OF UNITS:

TYPE A - STUDIO:	13
TYPE B - 1 BEDROOM:	14
TYPE C - 2 BEDROOM:	6
TOTAL FIRST FLOOR:	33

FIRST FLOOR PLAN - GROUND LEVEL
 SCALE 1/8" = 1'-0"
 A

All work, designs and drawings are the property of Rumanoff Architects, Inc. and constitute the agreed and completed work of the Architect and are loaned to the client in connection with this specific project only. No copies, reproductions or other use of these drawings is permitted without the written consent of Rumanoff Architects, Inc.



NUMBER OF UNITS:
 TYPE A - STUDIO: 15
 TYPE B - 1 BEDROOM: 20
 TYPE C - 2 BEDROOM: 6
 TOTAL SECOND FLOOR: 41

SECOND FLOOR PLAN

Sheet No. A-2.3

84624-13

THIRD FLOOR PLAN

Job No. and Description

hutton rumanoff architects, inc.

Project: U.S. PACIFIC CAPITAL
LA PENSION DEL SOL
INDEPENDENT LIVING SENIOR FACILITY
LATAM AVENUE, MENET CALIFORNIA

Architect's Signature
Issue Purpose
Date
9/17/14
9/17/14
REVIEW
DATE DEVELOPMENT

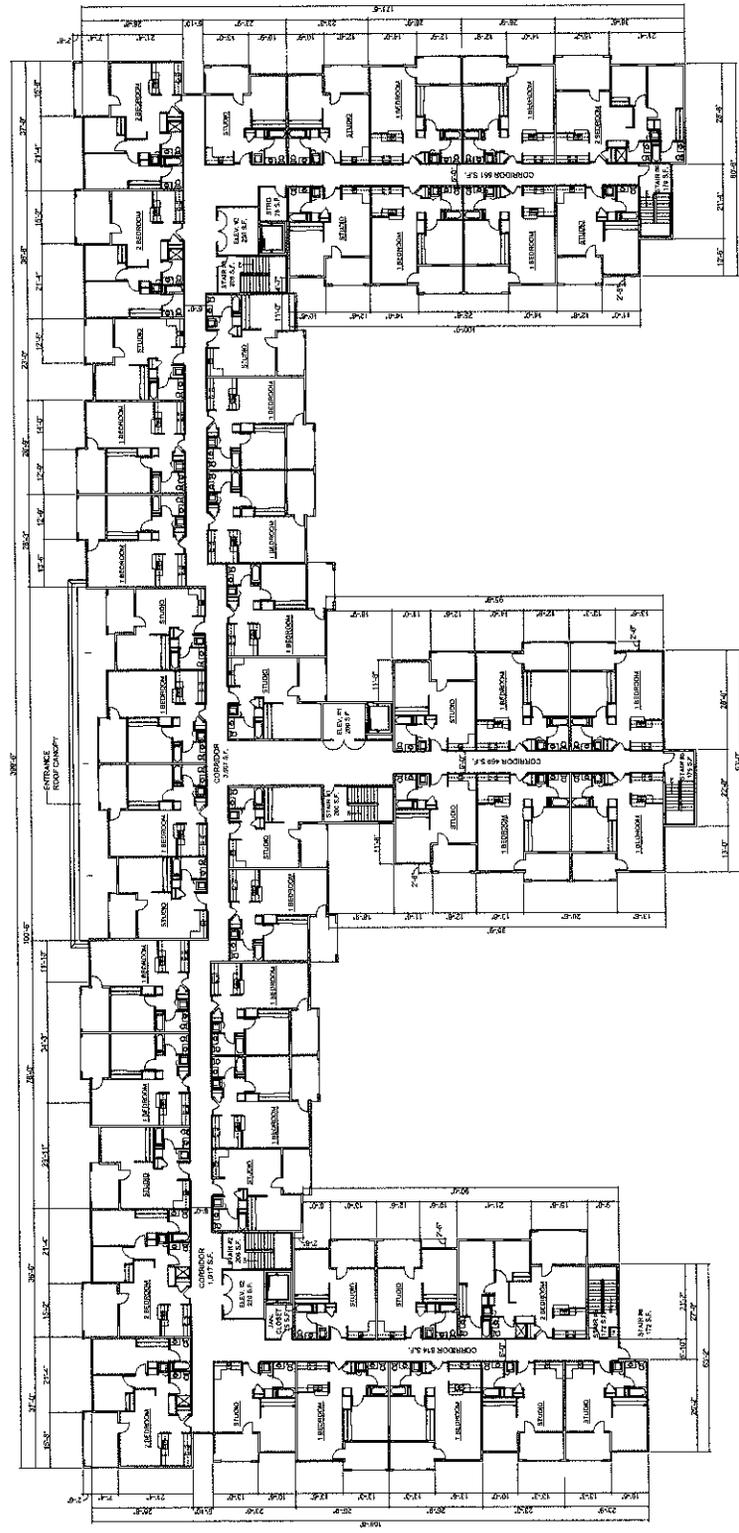
510 St. Johns Place, Menet, California 92543 951 652-4431 951 652-0373 Fax

Notes: Design and construction limited to work shown on this floor plan. The architect and contractor shall be held responsible for the design and construction of the project. It is the responsibility of the contractor to verify the accuracy of the information provided on this floor plan. The architect shall not be responsible for the construction of the project.

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

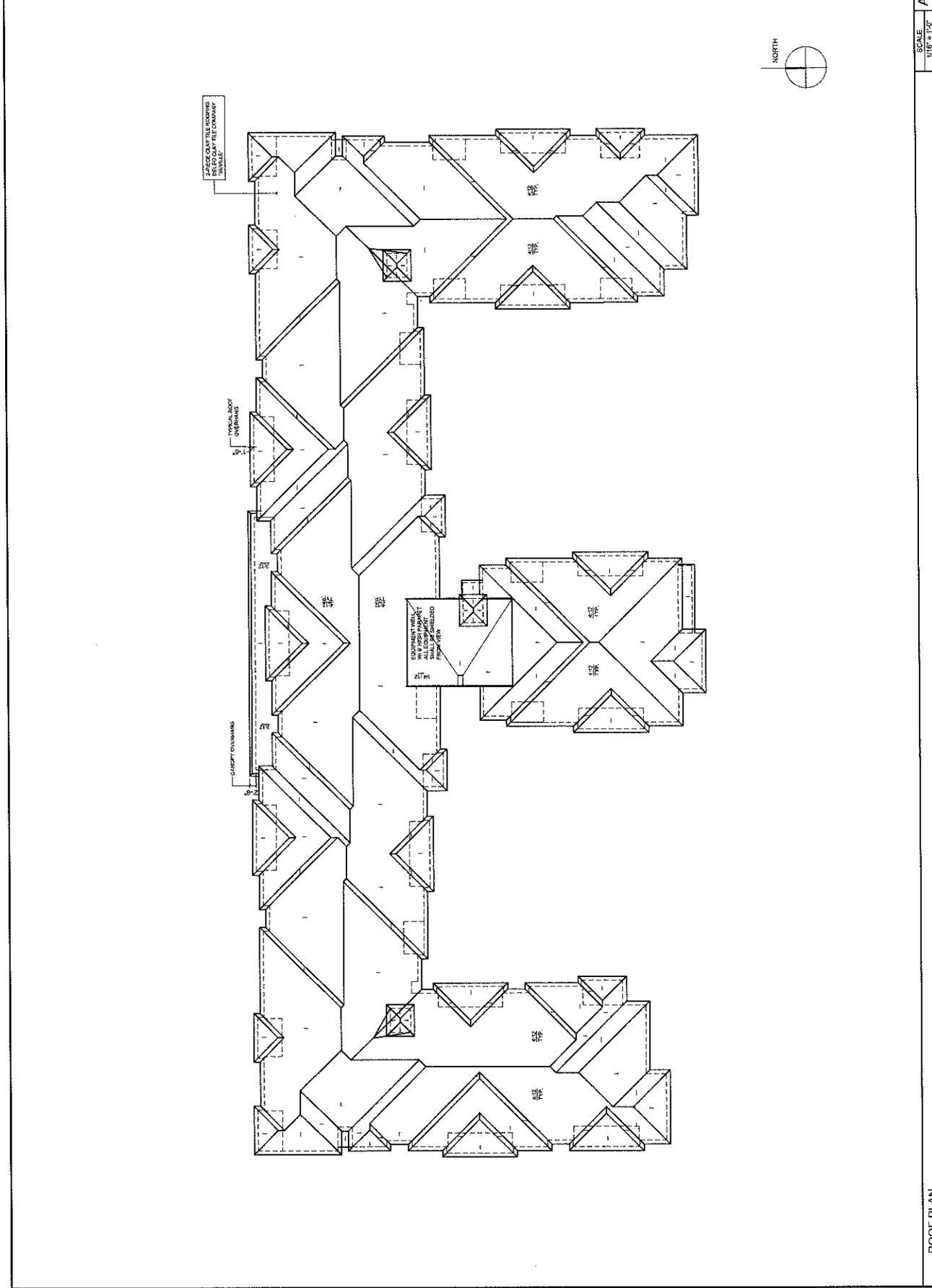
A

NUMBER OF UNITS:
TYPE A - STUDIO: 19
TYPE B - 1 BEDROOM: 21
TYPE C - 2 BEDROOM: 8
TOTAL FIRST FLOOR: 48

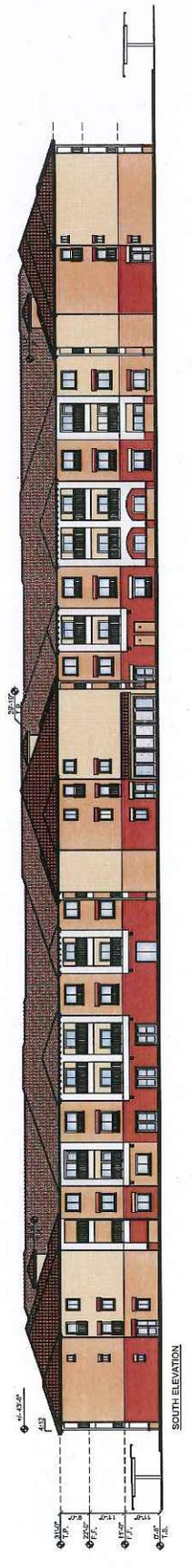
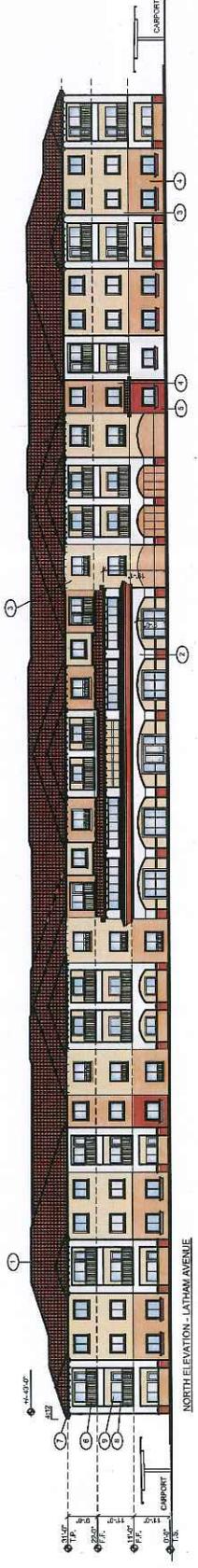


THIRD FLOOR PLAN

All these drawings and requirements included or specified by these drawings are the property of Sumneroff Architects. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written consent of Sumneroff Architects, Inc.

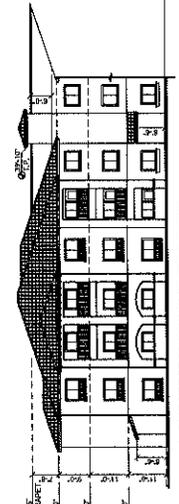
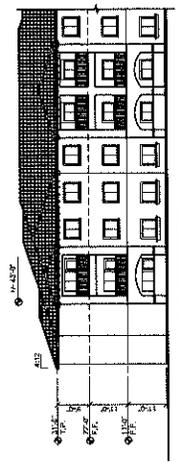
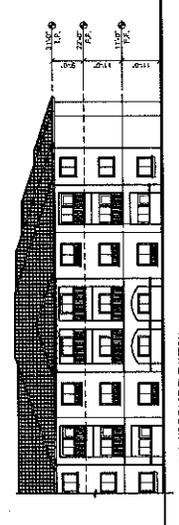
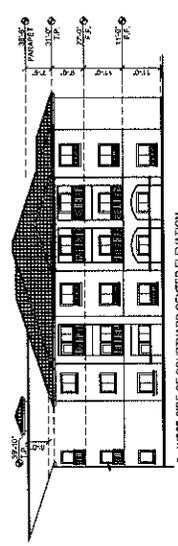


All plans, elevations, and sections are prepared by Heiron Rumanoff and are the property of Heiron Rumanoff Architects, Inc. and constitute the original and unaltered work of Heiron Rumanoff Architects, Inc. and shall remain the property of Heiron Rumanoff Architects, Inc. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Heiron Rumanoff Architects, Inc.



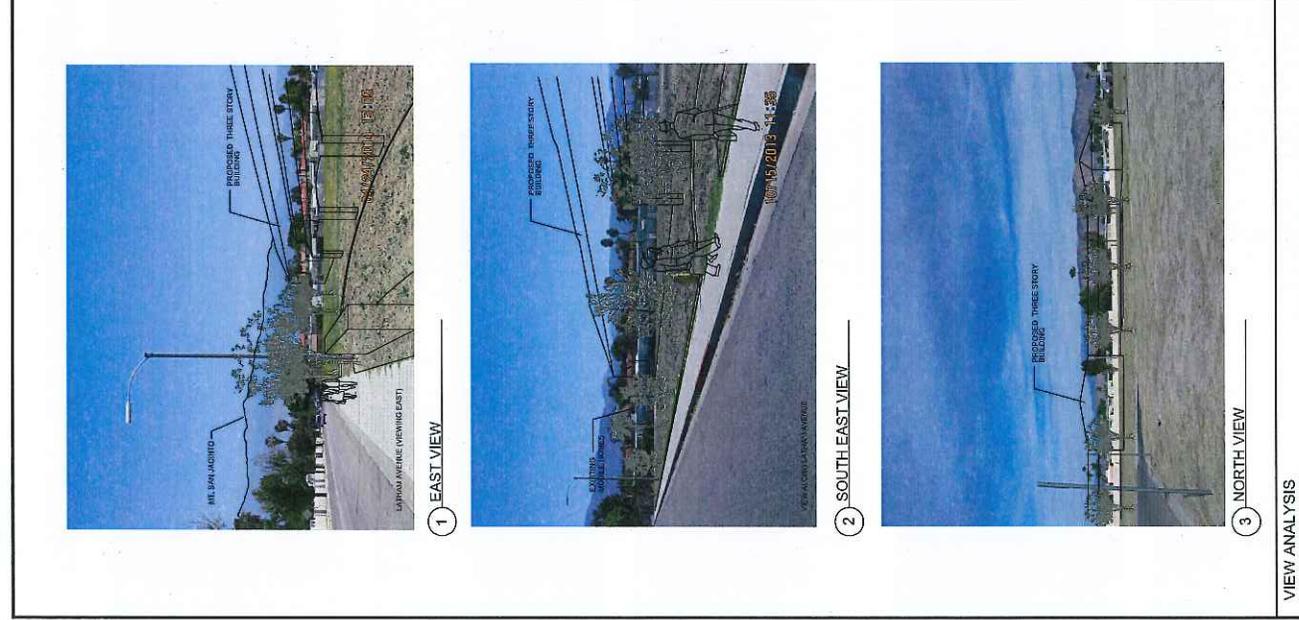
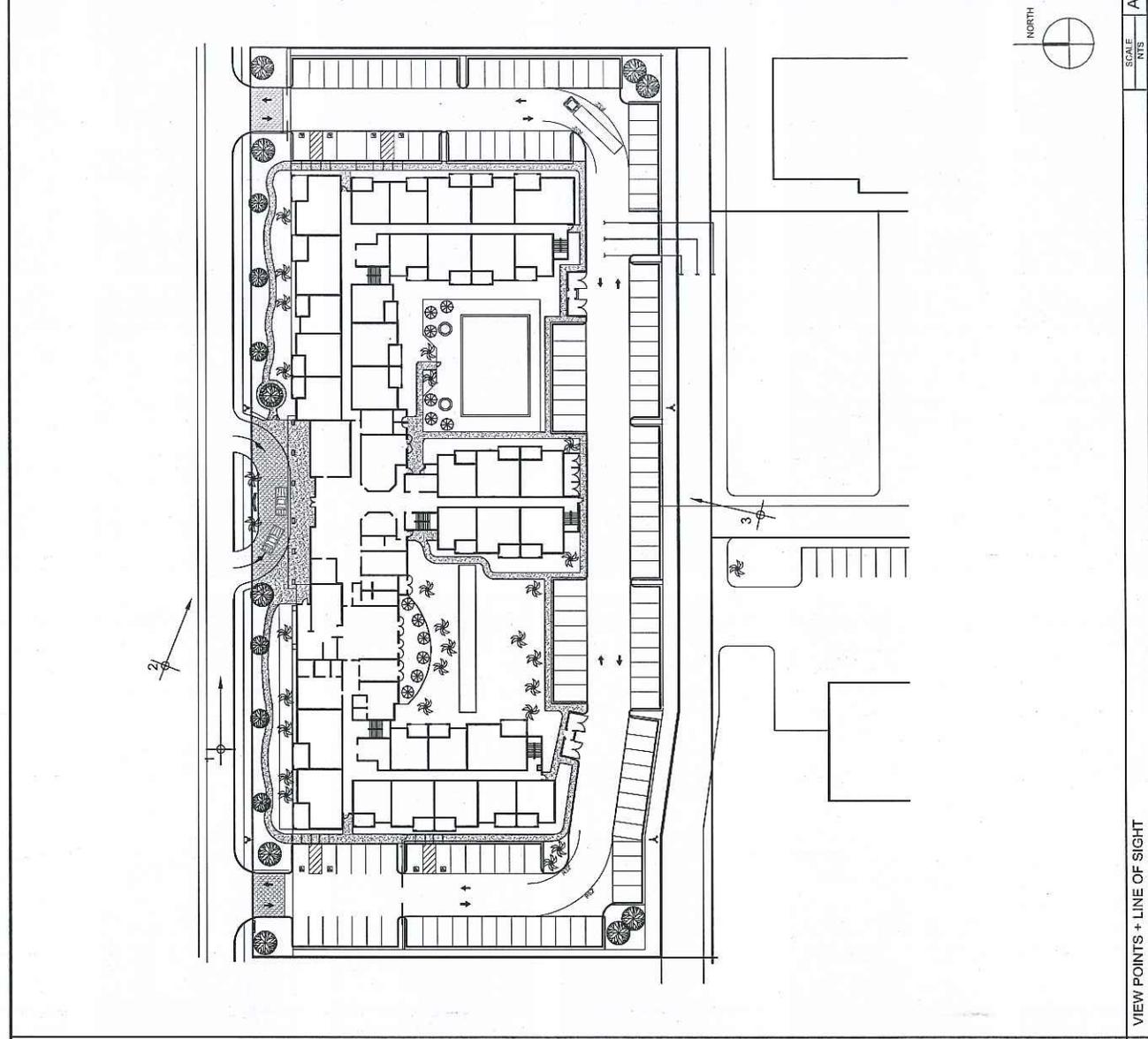
- KEY:**
- 1 EXPOSED CLAY TILE ROOFING
 - 2 EXTERIOR PLASTER - WHITE
 - 3 EXTERIOR PLASTER - WHITE
 - 4 EXTERIOR PLASTER - WHITE
 - 5 EXTERIOR PLASTER - WHITE
 - 6 EXTERIOR PLASTER - WHITE
 - 7 EXTERIOR PLASTER - WHITE
 - 8 EXTERIOR PLASTER - WHITE
 - 9 EXTERIOR PLASTER - WHITE
 - 10 EXTERIOR PLASTER - WHITE
 - 11 EXTERIOR PLASTER - WHITE
 - 12 EXTERIOR PLASTER - WHITE
 - 13 EXTERIOR PLASTER - WHITE
 - 14 EXTERIOR PLASTER - WHITE
 - 15 EXTERIOR PLASTER - WHITE
 - 16 EXTERIOR PLASTER - WHITE
 - 17 EXTERIOR PLASTER - WHITE
 - 18 EXTERIOR PLASTER - WHITE
 - 19 EXTERIOR PLASTER - WHITE
 - 20 EXTERIOR PLASTER - WHITE

These drawings are prepared based on information furnished by the client and are intended to be used in connection with the project only. The architect assumes no responsibility for the accuracy or completeness of the information furnished by the client. The architect's liability is limited to the professional services rendered by the architect. The architect does not warrant the accuracy or completeness of the information furnished by the client. The architect's liability is limited to the professional services rendered by the architect.



- LEGEND**
- 1. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 2. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 3. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 4. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 5. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 6. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 7. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 8. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 9. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 10. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 11. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 12. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 13. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 14. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 15. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 16. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 17. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 18. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 19. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"
 - 20. EXTERIOR PLASTER - PAINT BENJAMIN MOORE #114 "HEARTLAND"

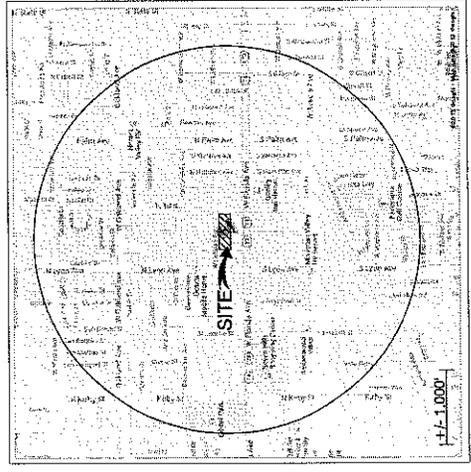
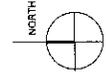
All Plans, drawings, and documents included or prepared by these design are the property of heronrummelfo architects, inc. and constitute the highest and most confidential work of the architect and are intended to be used in accordance with the specific project only. No copying, reproduction or reuse of these drawings is permitted without the written consent of heronrummelfo architects, inc.



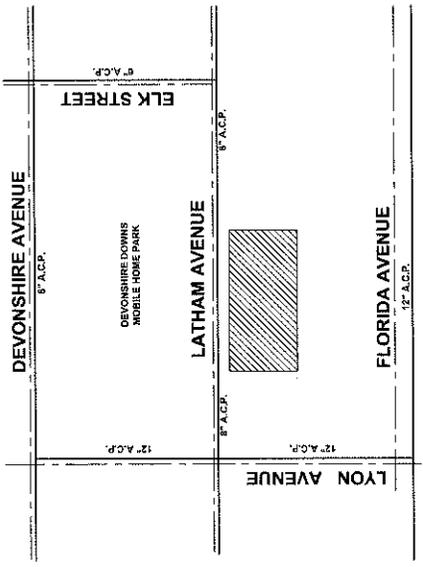
VIEW ANALYSIS
 VIEW POINTS + LINE OF SIGHT
 SCALE: 1/8" = 1'-0"
 NORTH

All text, drawings and engineering related or prepared by these entities are the property of heronrumannoff architects, inc. and constitute the original and complete work of the architect and shall be used in accordance with the specific project only. No copying, reproduction or reuse of these drawings is permitted without the written consent of heronrumannoff architects, inc.

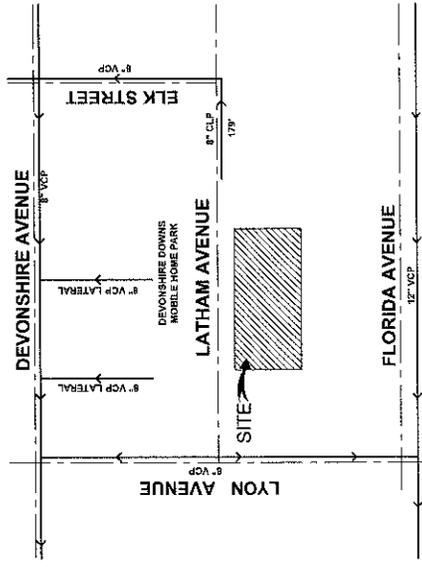
SURROUNDING AREA MAP NOTES
 PUBLIC PARKS: GIBBELL PARK
 FIRE STATIONS: NONE
 POLICE STATIONS: NONE
 PUBLIC SCHOOLS: NONE



SURROUNDING AREA MAP



CITY OF HEMET WATER LINES
N.T.S.



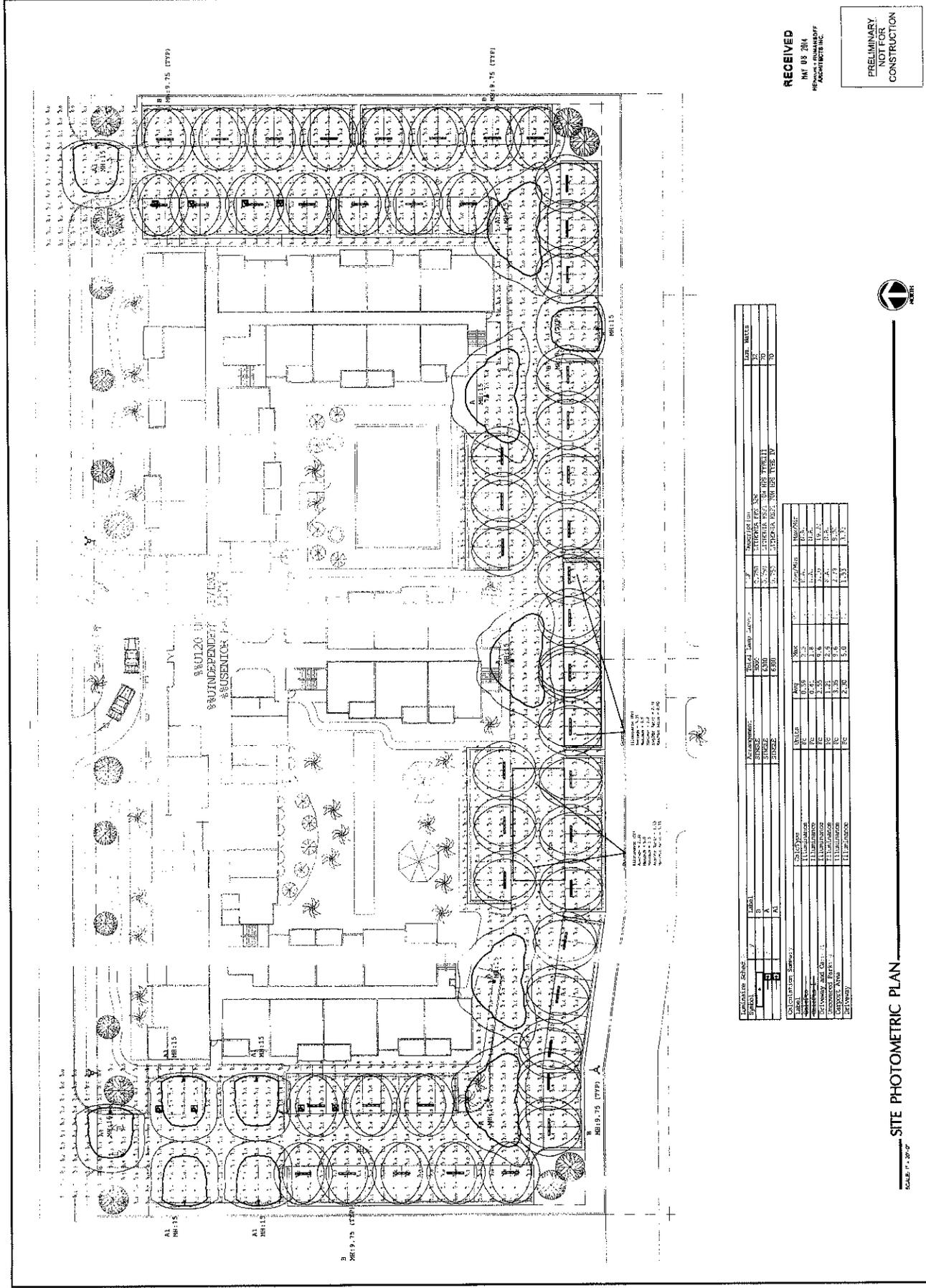
CITY OF HEMET SEWER LINES
N.T.S.

HERON humanoff

Project: LA PENSION DEL SOL
 U.S. PACIFIC CAPITAL
 1570 AVENUE, HENRIETTA, CALIFORNIA

Site Review: 02-17-14
 Date: []
 Review Purpose: []
 Architect's Signature: []
 Consultant: []
 Licenses: []

This drawing and any information contained herein is prepared by Heron architects, inc. for the project of [] and is intended to be used in connection with the project only. It is not to be used for any other purpose without the written consent of Heron architects, inc.



ANALYZER	DATE	TIME	WIND DIRECTION	WIND SPEED	TEMPERATURE	HUMIDITY	PRECIPITATION	WIND CHILL	HEAT INDEX	PERCENT HUMIDITY	WIND DIRECTION	WIND SPEED	TEMPERATURE	HUMIDITY	PRECIPITATION	WIND CHILL	HEAT INDEX
1	10/15/13	10:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
2	10/15/13	11:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
3	10/15/13	12:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
4	10/15/13	13:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
5	10/15/13	14:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
6	10/15/13	15:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
7	10/15/13	16:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
8	10/15/13	17:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
9	10/15/13	18:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
10	10/15/13	19:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
11	10/15/13	20:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
12	10/15/13	21:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
13	10/15/13	22:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
14	10/15/13	23:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65
15	10/15/13	00:00	180	10	65	65	0.00	65	65	65	180	10	65	65	0.00	65	65

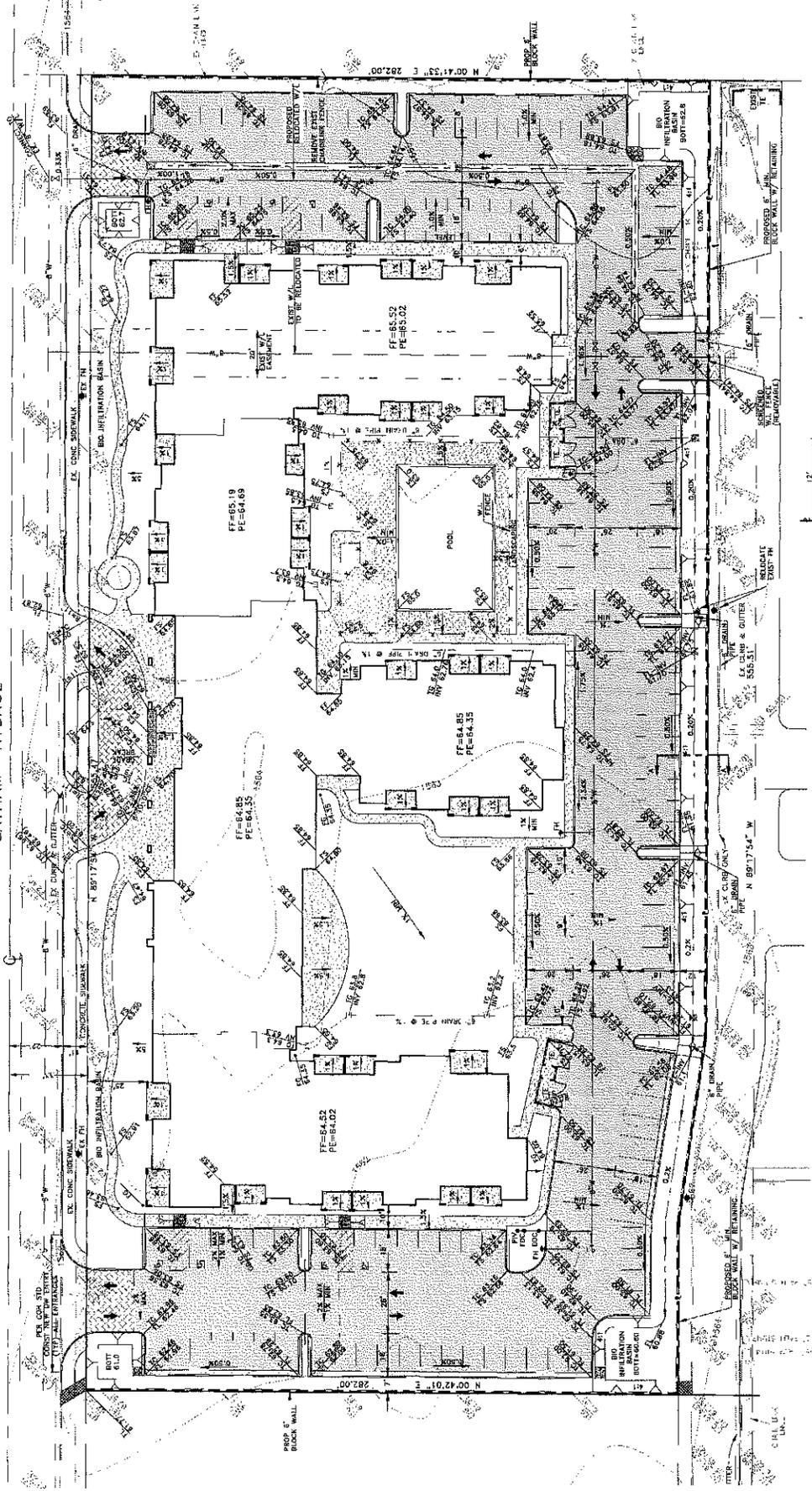
SCALE: 1" = 20'-0"

SITE PHOTOMETRIC PLAN

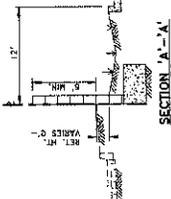
RECEIVED
 MAY 08 2014
 ARCHITECTURAL
 ARCHITECTS INC.

PRELIMINARY
 NOT FOR
 CONSTRUCTION

LATHAM AVENUE

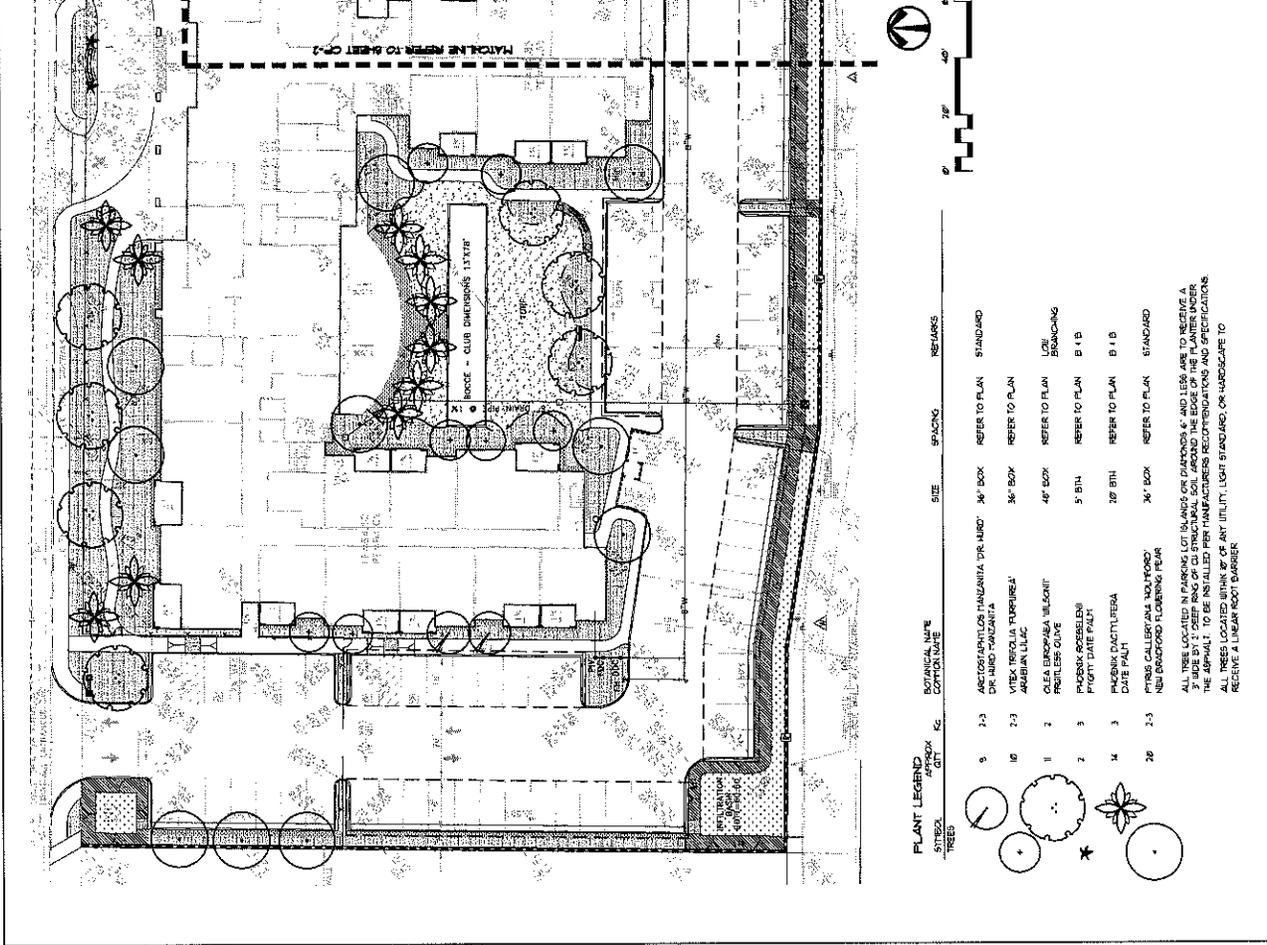


GRAPHIC SCALE
1" = 20' FT.



<p>Underground Service Alert Call TOLL FREE 811 PRO APPROVE THIS SERVICE FOR USE</p>		<p>City of Hamlet PARCEL 5 PARCEL MAP NO. 30002 CONCEPTUAL GRADING PLAN</p>		<p>City of Hamlet PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION</p>		<p>City of Hamlet PARCEL MAP NO. 30002 CONCEPTUAL GRADING PLAN S.D.N. 12-003 REVISIONS DATE</p>	
<p>APPROVED BY: _____ DIANNA ELLIAND COMMUNITY DEVELOPMENT DIVISION CITY OF HAMLET</p>		<p>APPROVED BY: _____ DATE: 07/14 SCALE: 1" = 20' FT. DATE: _____</p>		<p>PREPARED UNDER THE SUPERVISION OF: RCE NO. 4854 DATE: 07/14 SCALE: 1" = 20' FT. DATE: _____</p>		<p>SECTION 'A-A'</p>	
<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>	

NUMBER	DESCRIPTION	QUANTITY	UNIT
80	GRASS BLUE GRASS	5 GAL	3' OC.
81	GRASS BLUE GRASS	5 GAL	3' OC.
82	GRASS BLUE GRASS	5 GAL	3' OC.
83	GRASS BLUE GRASS	5 GAL	3' OC.
84	GRASS BLUE GRASS	5 GAL	3' OC.
85	GRASS BLUE GRASS	5 GAL	3' OC.
86	GRASS BLUE GRASS	5 GAL	3' OC.
87	GRASS BLUE GRASS	5 GAL	3' OC.
88	GRASS BLUE GRASS	5 GAL	3' OC.
89	GRASS BLUE GRASS	5 GAL	3' OC.
90	GRASS BLUE GRASS	5 GAL	3' OC.
91	GRASS BLUE GRASS	5 GAL	3' OC.
92	GRASS BLUE GRASS	5 GAL	3' OC.
93	GRASS BLUE GRASS	5 GAL	3' OC.
94	GRASS BLUE GRASS	5 GAL	3' OC.
95	GRASS BLUE GRASS	5 GAL	3' OC.
96	GRASS BLUE GRASS	5 GAL	3' OC.
97	GRASS BLUE GRASS	5 GAL	3' OC.
98	GRASS BLUE GRASS	5 GAL	3' OC.
99	GRASS BLUE GRASS	5 GAL	3' OC.
100	GRASS BLUE GRASS	5 GAL	3' OC.



- PLANT LEGEND**
- | SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | REMARKS | STANDARD |
|--------|-----------------------------------|---------------------|---------|---------------|---------|---------------|
| 1 | ARTOCOSAPHLIS THAUNANTIA DR. HIRD | DR. HIRD THAUNANTIA | 36" BOX | REFER TO PLAN | | STANDARD |
| 2 | YUCCA TRICHOCALYX | AMERICAN LILAC | 36" BOX | REFER TO PLAN | | STANDARD |
| 3 | OLEA EUROPAEA | FRUITLESS OLIVE | 48" BOX | REFER TO PLAN | | LOW BRANCHING |
| 4 | PROSTRA MIMOSA | PROSTRATE MIMOSA | 5' BTL | REFER TO PLAN | | B 1 B |
| 5 | PROSTRA MIMOSA | PROSTRATE MIMOSA | 10' BTL | REFER TO PLAN | | B 1 B |
| 6 | PROSTRA MIMOSA | PROSTRATE MIMOSA | 36" BOX | REFER TO PLAN | | STANDARD |
- ALL TREES LOCATED IN PARKING LOT ISLANDS OR DIAMONDS & AND LEGS ARE TO RECEIVE A 3" DEEP BY 1' DEEP RING OF 0.5" GRADE SAND AND THE BOTTOMS AND SPECIFICATIONS. ALL TREES LOCATED WITHIN 30' OF ANY UTILITY, LEGS SPACINGS OR HARDSCAPE TO RECEIVE A LIGNUM ROOT BARRIER.

IRIGATION SYSTEM IS TO BE AUTOMATIC. USE A SMART CONTROLLER WITH REAL TIME WEATHER DATA. THE SYSTEM SHALL BE DESIGNED TO OPERATE AT 100% EFFICIENCY. THE SYSTEM SHALL BE ADJUSTABLE IN WATER NEEDS. USE OF CHECK VALVES WILL INSURE THAT THERE WILL BE MINIMUM LOW-HEAD DRAINAGE.

ALL PLANTER AREAS TO RECEIVE A 3" THICK LAYER OF MEDIUM GRADE GOOD CLAYS. CONTRACTOR TO SUBMIT DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL.

CONCRETE FLOORING

AREA TO RECEIVE 1/2" LAYER OF GRANITE DISPERSED GRANITE TO BE INSTALLED IN 1/2" LAYER OF GRANITE TO BE INSTALLED.

**Exhibit
No. 1B
Conditions of
Approval**

**Planning Commission
Public Hearing of
November 4, 2014**



CITY OF HEMET

DRAFT CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE: November 4, 2014

PROJECT NO.: Site Development Review No. 14-002
APPLICANT: U.S. Pacific Capital, Inc.
LOCATION: South side of Latham Avenue, east of Lyon Avenue and west of Elk Street
DESCRIPTION: Construction and use of a three-story, 120-unit independent living senior apartment facility on 3.31 acres.
OCCUPANCY: This project has been reviewed as an R-2 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, or to the specific department and contact phone number provided below.

General Requirements

1. Site Development Review No. 14-002 shall become null and void on **November 4, 2016** (two calendar years from the date of approval), unless use in reliance on the approved Site Development Review 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 Site Development Review No. 14-002 shall become effective on **November 16, 2014** unless appealed to the City Council by **November 15, 2014** (10 calendar days after action by the Planning Commission) subject to the conditions of approval. 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 the tentative project 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 and Subdivision Ordinances and all other applicable Local regulations in effect at the time of the building permit application and/or time of recordation, including the I.C.B.O. 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. Such fees may include, but not be limited to: Development Impact Fees (DIF), Transportation Uniform Mitigation Fees (TUMF), Park Fees, School Fees, Master Plan Storm Drainage Fees, Permit and Plan Checking Fees, Water and Sewer Service Fees, and Capital Facility Fees (note that the project may be exempt from the payment of TUMF due to the affordability component. Any exemption determination from fees shall be made by the authorizing agency prior to the issuance of building permits).
7. Prior to or concurrent with the submittal of building plans for plan check review on this Project, the conditions of approval contained herein shall be photocopied onto the first sheet of the building plans. A copy of the building plans shall be submitted to the Planning Division prior to the issuance of building permits to verify compliance with the conditions of approval and the approved plans.
8. Construction activity shall meet the requirements of Hemet Municipal Code Chapter 30, Article II.
9. Prior to any grading or drainage activity, a grading and/or drainage plan shall be prepared and submitted to the City Engineer and Planning Division for review and approval. No grading or drainage work shall occur without a grading permit and/or the permission of the City Engineer.

10. 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 the 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 the defense of the Action.

PLANNING CONDITIONS

Design Review/Building

11. This project design and construction shall be consistent with the City's Multiple Family Residential Design Guidelines approved by the City Council on October 22, 2002 (CC Resolution No. 3677) and the approved development plans.

Site Development

12. Prior to the issuance of a Certificate of Occupancy for the project site or activity being commenced thereon, pursuant to Site Development Review No. 14-002, all conditions of approval contained herein shall be completed to the satisfaction of the Planning Division.
13. Prior to submittal for Plan Check, building plans shall indicate the location of all parking lot lighting, and lighting standard specifications.

14. Prior to submittal for Plan Check, building plans shall indicate that electrical and mechanical equipment, including but not limited to air conditioning units, electrical boxes, transformers, backflow preventers, and any roof mounted equipment are visually screened from public view. Screening shall be to the satisfaction of the Community Development Director and in compliance with the Hemet Municipal Code.
15. Prior to issuance of a Certificate of Occupancy, an anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to the City of Hemet Planning Division.
16. Prior to the issuance of Building Permits, utility lines shall be underground.
17. Prior to the issuance of Building Permits, the location and design of the mailbox kiosk(s) shall be indicated on the building plans, subject to approval by the Planning Division.
18. Prior to the issuance of Building Permits, the Applicant shall provide alternative building materials (such as stacked stone) for the first floor elevations. The alternative building materials are subject to Planning Division approval.

Landscaping

19. Prior to the issuance of Grading Permits, the Developer shall submit to the Planning Division and the Public Works Department a detailed landscape and irrigation plan with automatic irrigation for landscaping on-site and for public areas, consistent with the project site plan. The plans shall be prepared by a registered Landscape Architect on the approved grading plans and shall indicate the botanical and common names. Prior to the issuance of a building permit, two (2) sets of the approved landscape plans shall be submitted to the Planning Department.
20. Prior to the approval of landscape plans, show all existing on-site mature trees; trees which are located in any area proposed for buildings and/or vehicular access need not be indicated unless proposed for relocation. The Applicant shall minimize the removal of mature trees, where possible. A mature tree shall be defined as a tree with a trunk measuring 4-inches or greater in diameter, 4-feet from existing ground level. Mature trees removed shall be replaced by planting replacement trees at a ratio of 1:1 and of a size not less than 24-inch box.
21. Prior to the issuance of a Certificate of Occupancy, 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).

22. 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.
23. A one-year Faithful Performance bond, (equal in value to ten percent (10%) of the cost of the installed landscaping) shall be posted to guarantee installation, plant health, and established growth. The bond may be reduced by the City after installation has been approved.
24. 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.
25. Prior to the issuance of a Certificate of Occupancy or finalization of Building Permits this project shall comply with the landscape design requirements outlined in the City's Multiple Family Residential Design Guidelines approved by the City Council on October 22, 2002 (CC Resolution No. 3677).
26. Prior to the issuance of a final Certificate of Occupancy, all landscaping and irrigation shall be installed and functional.

Operational Characteristics

27. Construction activity shall meet the requirements of the Hemet Municipal Code Chapter 30, Article II.
28. Prior to the issuance of Building Permits, plans shall indicate that all exterior parking lot 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.
29. Prior to the issuance of Building Permits, plans shall include light standard elevations.
30. Prior to the issuance of a Certificate of Occupancy, a Business License must be obtained from the City of Hemet.
31. Prior to the issuance of a Certificate of Occupancy and for the life of the project, an on-site property manager shall be retained.
32. Prior to the issuance of a Certificate of Occupancy, the Applicant shall demonstrate compliance with the Multiple Family Rental Registration program.
33. The project applicant acknowledges that benefits have been received in the processing of the application for the proposed project because it was processed as for senior residents pursuant to provisions of the California Civil Code. The

proposed project has received the benefit of applying City development standards as they relate to senior only facilities as provided in Section 90-1423.A.6 of the Hemet Municipal Code (HMC) rather than development standards ordinarily applied to multiple-family residential projects as provided in HMC Sections 90-381 et seq. and 90-1423.A.5. Parking requirements for a senior only facility are significantly less than for other multiple family facilities. Based on both the City's and general experience with senior only facilities, the proposed project will have traffic generation patterns that vary significantly from ordinary multiple-family residential projects, and the level of potential impacts will be minimal. Therefore, iteration of potential impacts and mitigation measures have been reduced during the review of the proposed project. Additionally, the proposed senior project is subject to reduced school impact fees. Accordingly, should the development cease to enforce the senior only age restrictions or decide to convert the development to a non-senior facility, the development shall be reevaluated for increased Environmental effects as may be required under the California Environmental Quality Act (CEQA) in order to apply different development standards and/or different impact fees, and the City may require that all these benefits, including those specifically listed herein, may be required to be forfeited.

34. The processed project has been approved for senior residents only. If at any time during the operation of the project non-senior units are proposed, the project shall be required to comply with the requirements of Hemet Municipal Code, Chapter 90, Article XVII (Conversions of Senior Housing to Non-Senior Housing).

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

Planning – General

35. Prior to the issuance of Building Permits, the plans shall indicate that all units will be provided with central air conditioning.
36. Prior to the issuance of Building Permit for wall construction, the wall material shall be a decorative block subject to approval by the Planning Division.

Planning - Environmental

37. During construction, should any archaeological artifacts be discovered, the Planning Division shall be notified immediately, and all work shall cease until a qualified archaeologist, approved by the Planning Division and financed by the Applicant, has examined the artifacts and the site and submitted his or her findings and recommendations directly to the Planning Division. Any further release of the information to any and all parties shall be only at the direction of

the Planning Division. Recommencement of construction shall be upon the approval of the Planning Division.

Airport Land Use Commission

38. 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.
39. The following uses shall be prohibited:
- 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.
 - 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.
 - 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.)
 - Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
40. 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.
41. 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 easement has already been recorded. Contact the Riverside County Economic Development Agency at (951) 955-9802 for additional information.

ENGINEERING CONDITIONS

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 Division at (951) 765-2360.

Streets

42. Any public improvement damaged during construction, including but not limited to curb and gutter, sidewalk, access ramps, paving, trees, and lights, shall be replaced to the satisfaction of the City Engineer. Access ramps to comply with current California Building Code requirements, prior to issuance of a Certificate of Occupancy.
43. Prior to issuance of a Certificate of Occupancy, on Latham Avenue, remove and replace the existing street pavement to centerline in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard Street Sections. Street structural sections shall be designed for a Traffic Index (TI) of 7.0 (min.). Preliminary soils investigations shall be used to determine the R-value to calculate the pavement structural section, based on the established TI. The final pavement section shall be approved by the City Engineer.
44. The applicant shall coordinate with affected utility companies and obtain any permits as necessary for the development of this project.
45. Where survey monuments exist, such monuments shall be protected or shall be referenced and reset, pursuant to Business and Professions Code, Sections 8700 to 8805 (Land Surveyors Act).
46. Prior to any lane closure or detour, the Applicant shall submit a Construction Traffic Management Plan, for review and approval by the City Engineer. The plan shall include, but not limited to, signing, truck routes, and dirt hauling hours.
47. Prior to issuance of a Certificate of Occupancy install driveway approaches in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards C-208, C-209, and C-210A. In accordance with City of Hemet Resolution No. 1783, driveway widths and locations shall be approved by the City Engineer. Close any unused driveways to City standards.
48. Prior to issuance of a Certificate of Occupancy install street trees (40-foot on-center) in accordance with the City of Hemet Approved Street Tree List. Install automatic irrigations system to trees.

On-Site

49. Prior to issuance of a Certificate of Occupancy, digitized drawing files of the Onsite Plans, in a City's compatible CAD system, shall be submitted along with original mylar plans. Also provide PDF file of all City Engineer approved Improvement Plans showing City Engineer's approval signature as well as Private Engineer's approval signature.
50. The Waterline Easement to the City of Hemet as shown on Lot 2 of Tract 28383, M.B. 265/31-32 shall be relocated and dedicated to the City of Hemet with an executed Grant Deed, legal description, and plat map to dedicate the 20-feet of Water Line Easement at the direction of the City Engineer. Any easements on Lot 2 or easements of record, which cannot be relinquished or relocated, shall be redesigned.
51. Prior to issuance of a Certificate of Occupancy or the finalization of building permit, install double wide ADA trash enclosures in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standards R-500A series with ADA access. The location(s) shall be approved by the City of Hemet Refuse Supervisor and the City Engineer. NOTE; Trash enclosures shown on site plan are non-standard.
52. The parking areas and drive aisles to 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.
53. Install handicap ramp(s) in accordance with the City of Hemet Standard Specifications for Public Works Construction, Standard C-216, and C-216A and Uniform Building Code Title 24.

Drainage

54. Prior to issuance of the Building Permit, the Applicant shall pay the Master Storm Drain Plan fee, at the currently adopted rate.
55. FEMA Flood Insurance Map 06065C2105G shows this project to be in Zone X; areas subject to 100-year flooding, with average depths less than one foot, with an area of of 0.2% annual chance of flood, and an area considered to be outside the 0.2% annual chance floodplain. All building foundation pads within the development shall be elevated in accordance with City of Hemet Ordinance No. 754. Prior to issuance of a Certificate of Occupancy the applicant's Land Surveyor shall submit to FEMA and the City of Hemet an Elevation Certificate for

City of Hemet – Draft Conditions of Approval
Site Development Review No. 14-002 – Pension del Sol

the proposed structure on the latest Elevation Certificate FEMA Form prior to Certificate of Occupancy. The Applicant shall adhere to all Federal Emergency Management Agency (FEMA) regulations and requirements in the event that existing drainage patterns are affected by this development. Prior to issuance of a Grading Permit all necessary calculations shall be submitted to the City of Hemet and to any governing Federal agency for review and approval.

56. Prior to issuance of a Grading Permit, the Applicant's property shall accept and properly dispose all offsite drainage flowing onto or through the site. Adequate provisions shall be made to intercept and conduct the drainage flows within and from the site in a manner which will not adversely affect adjacent or downstream properties.
57. Effective February 14, 2011, all construction projects on one acre or more, in the San Jacinto Watershed, shall apply for coverage under the State General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order No. 2010-0014-DWQ.
58. Prior to issuance of a Grading Permit, the applicant shall submit to the City for review and approval, a project-specific Water Quality Management Plan (WQMP) using the WQMP Guidelines & Template adopted October 22, 2012 utilizing Low Impact Development (LID) Principles and LID BMPs. This plan shall address Site Design BMPs, incorporate the applicable Source Control BMPs, incorporate LID Control BMPs, describe the long-term operation and maintenance requirements for BMPs, and describe the mechanism for funding the long-term operation and maintenance of the BMPs.
59. Prior to issuance of a Grading Permit, the applicant shall provide the City Engineer with proof of filing a Notice of Intent with the State Water Resources Control Board in Sacramento, obtain a WDID number from the Board, under Construction General Permit, Order No. 2010-0014-DWQ, , and have an approved WQMP from the City.
60. Prior to issuance of a Grading Permit, the property owner shall record a "Covenant and Agreement" with the County Recorder, or other instrument acceptable to the City, to inform future property owners of the requirement to implement the approved project-specific WQMP.
61. Prior to issuance of a Certificate of Occupancy, a Registered Civil Engineer shall submit to the City Engineer a written certification that all the components of the approved WQMP have been satisfactory installed and constructed. Certification shall be to grade, elevations, plantings, materials, and other elements included in the approved WQMP.

62. Any required underground storm drain lines and appurtenances, within the public right-of-way, shall be installed in accordance with the City of Hemet Standard Specifications for Public Works Construction.
63. Drainage easement(s), as required by the City Engineer, shall be shown on the improvement plans or grading plans. Easement(s) shall be recorded by separate document.
64. Prior to issuance of a Grading Permit the Developer shall submit to the City Engineer for review and approval, hydrology and hydraulic calculations sufficient to establish base flood elevations within and immediately adjacent to the project site. Improvements proposed by the Developer shall be taken into account when analyzing impacts to upstream, adjacent and downstream properties.
65. The incremental increase in runoff between the developed and undeveloped property for the 100-year/3-hour storm must be retained on site.
66. Construction of the Detention/Infiltration facilities shall be designed to retain the 3 hour 100 year storm and shall include, but not limited to, the following improvements: perimeter fencing (decorative block and/or wrought iron fence, as determined by the Planning Department), drought tolerant native plants & shrubs, outlet structure and discharge pumps.

Water

67. Relocate onsite 8" waterline, provide new waterline easement to the City for construction & maintenance by separately recorded Easement subject to the approval of the City Engineer.
68. Prior to issuance of a Certificate of Occupancy install water mains in accordance with the City of Hemet Standard Specification for Public Works Construction, Standards W-701, W-701A, and W-709 and the Water & Sewer Master Plan.
69. Indicate on the On-site Utility Plan, locations and sizes of proposed water service(s) and the connection(s) to the existing water line(s). Separate hot taps shall be required potable water, landscaping and fire services. Backflow devices shall be the same size as the hot taps.
70. Domestic and irrigation services shall be protected with RP devices, and fire services with RPDA, in accordance with the City of Hemet Standard Specification for Public Works Construction, Standards W-710, W-711, and W-713.
71. Installation of 1" - 8" water meters shall be in accordance with the City of Hemet Standard Specification for Public Works Construction Standard W-701.

Sewer

72. Install sewer mains and sewer laterals in accordance with City of Hemet Standard Specifications for Public Works Construction Standards S-606, S-600, and S-600A. It should be noted that there shall be no more than one separate connection per sewer lateral.
73. Install a clean-out at property line in accordance with City of Hemet Standard Specifications for Public Works Construction Standards S-611.
74. The improvement plans shall indicate the locations and sizes of any existing and all proposed sewer laterals.

Landscaping

75. Prior to issuance of a Grading Permit, a landscape plan for improvements within the public right-of-way, shall be submitted to Engineering for review and approval. Plans shall be prepared, by a licensed landscape architect, in 24" x 36" format with City's standard title block.
76. Prior to issuance of a Certificate of Occupancy, a Lighting and Landscaping Maintenance District (LLMD) shall be established or joined.
77. Prior to issuance of a Certificate of Occupancy, the applicant shall:
 - a) Complete an application to form and incorporate into a LLMD;
 - b) Submit signed ballots, authorizing to incorporate into a LLMD;
 - c) Submit an Engineer's Report, indicating areas of maintenance and costs, for review and approval of the City Engineer
 - d) Pay the corresponding fee for the incorporation into a LLMD; and
 - e) Pay the corresponding fee for the incorporation into the Community Facilities District (CFD) for Public Safety Services.
78. Prior to final acceptance of the public improvements, submit landscape "as-built" in public areas, and RP principle backflow prevention certification(s) for all water service.

BUILDING 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

79. Prior to the Certificate of Occupancy, smoke detectors shall be installed in accordance with California Building Code, Section 1210.12.
80. Prior to the issuance of a Building Permit, as part of the plan submittal, a detailed structural analysis, in compliance with Chapter 16 of the California Building Code for the building's intended use, shall be provided.
81. Prior to the issuance of a Building Permit, the electrical, plumbing and mechanical systems shall be in accordance with applicable adopted codes.

Handicap Requirements

82. Prior to the Certificate of Occupancy, handicapped parking and signage shall be installed in compliance with applicable State and City codes, if off-street parking is provided.
83. Prior to the Certificate of Occupancy, for multiple-family projects, all entrances and exits shall be handicapped accessible per California Code of Regulations, Title 24.
84. Prior to the Certificate of Occupancy, for multiple-family projects, a handicapped accessible pedestrian access to the site shall be provided.
85. Prior to the Certificate of Occupancy, handicapped restrooms shall be installed in accordance with California Code of Regulations, Title 24/California Building Code, Section 1115(b).

General

86. Prior to the issuance of Grading Permits, utilities shall be underground.
87. Prior to the Certificate of Occupancy, smoke barriers shall be required in accordance with the requirements of Section 310.2.3 of the California Building Code.

Security

88. Prior to the issuance of Building Permits, the plans shall indicate that all unit entrance exterior doors shall be constructed of solid wood core, minimum of 1 and 3/4-inch thick or of metal construction.

89. Prior to the issuance of Building Permits, the plans shall indicate that doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of 1-inch.
90. Prior to the issuance of Building Permits, the plans shall indicate that all exterior sliding glass doors or windows shall be equipped with metal guide tracks at the top and bottom and shall be constructed so that the door or window cannot be lifted from the track when in the closed or locked position.

FIRE PREVENTION 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.

Agency Approvals

91. 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 1500 GPM @ 20psi residual pressure for a duration of 2 hours, per CFC / IFC 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.
92. 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".
93. This project is subject to review and approval in accordance with the CCR, 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).
94. Storage of combustible materials shall be in accordance with the CFC and IFC.

Hydrants and Fire Protection Systems

95. 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. CFC and

- IFC Section 507. The location of on-site hydrants and mains shall be approved by the Fire Marshall prior to permit issuance.
96. Prior to combustible construction commencing, install and/or upgrade, as required by the, street (off-site) fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction. Distance between fire hydrants shall not exceed 400 feet without approval from the Fire Marshal. Fire hydrants shall be located within 100 feet of Fire Department Connections (FDC) for Standpipes and Automatic fire sprinklers.
 97. Prior to combustible construction install, as required by the City of Hemet Fire Marshal, on-site fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction. Travel distance along the fire access route shall not exceed 300 ft. between hydrants without approval from the Fire Marshal. CFC and IFC Section 507.
 98. In accordance with the CFC and IFC 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.
 99. In accordance with the CFC and IFC 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 an approved UL listed central station alarm system meeting NFPA 72 and City of Hemet requirements.
 100. Prior to the Certificate of Occupancy, in accordance with the CFC and IFC Section 903, an automatic fire sprinkler system is required throughout all buildings with this occupancy type based on the use(s) proposed. Systems with 20 heads or more shall be monitored by a UL listed central station alarm system meeting NFPA 72 (2013) and City of Hemet requirements.
 101. Prior to the Certificate of Occupancy, in accordance with the CFC and IFC Section 904 and CCR, Title 19, alternative automatic fire extinguishing systems shall be installed and maintained pursuant to NFPA standards. Prior to installation (or modification) of a fire protection system, complete plans shall be submitted to the City of Hemet Fire Marshal for review and approval.
 102. Prior to the Certificate of Occupancy, portable fire extinguishers shall be installed and maintained in accordance with CFC and IFC Section 906 and CCR, Title 19, Chapter 3. The type and spacing shall be approved by the City of Hemet Fire Marshal prior to installation.

103. 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 CFC and IFC Section 904.11.
104. Prior to the Certificate of Occupancy, an approved manual, automatic or (manual and automatic) fire alarm/monitoring system shall be installed and tested prior to final inspection in accordance with the CFC and IFC Section 907 and pursuant to NFPA standards. Automatic fire sprinkler systems with 20 heads or more shall be monitored by a UL listed central station meeting the standards of NFPA 72 (2013) and City of Hemet requirements.
105. 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

106. Prior to delivery of combustible materials on site, provide and maintain an all-weather surface access roadway 20-feet wide with a 13-foot 6-inch vertical clearance designed to support the imposed loads of fire apparatus in accordance with the CFC and IFC Section 503.1 (dirt or native soil does not meet the minimum standard). Minimum turning radius for fire apparatus is 52 feet (outside) and 32 feet (inside). Fire access is required to within 150 feet of all portions of every building unless otherwise approved by the Fire Marshal.
107. Prior to the issuance of a Building Permit, in accordance with the CFC and IFC Section 503.2.5, approved turnarounds are required on any access road in excess of 150 feet in length, per City of Hemet Fire Department Standards.
108. Prior to the issuance of a Building Permit, Fire Department access roads shall have an unobstructed minimum width of 26 feet where fire hydrants are located along the access roadway or as otherwise determined by the Fire Marshal in accordance with CFC and IFC Section 503.2.2. & the CFC and IFC Appendix Section D103.
109. Prior to the issuance of a Building Permit, Provide secondary access/egress per CFC and IFC Section 503.1.2 as required by the Fire Department. No portion of any public or private street used for fire access shall exceed 12% grade without approval from the Fire Marshal. All cul-de-sacs shall conform to City Standards for length, width and turnaround radius.

110. Prior to the issuance of a Certificate of Occupancy, "No Parking - Fire Lane" signs, red curbing, street signs and other required markings shall be provided to the specifications of the City of Hemet Fire Marshal in accordance with the CFC and IFC Section 503.3 and California Vehicle Code Section 22500.1.
111. Prior to final inspection, addresses shall be provided on all new and existing buildings in accordance with the CFC and IFC Section 505.
112. Prior to the issuance of a Building Permit, in accordance with the CFC and IFC 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.
113. Prior to the issuance of a Building Permit, Install Knox key boxes and/or Knox locks for Fire and/or Police Department access in accordance with CFC and IFC Section 506 and the Hemet Municipal Code.
114. Prior to the issuance of a Building Permit, modify driveway and on-site circulation in order to provide additional access for fire apparatus pursuant to CFC and IFC Section 503 (contact the Fire Marshal for specifics). Minimum turning radius for fire apparatus is 52 feet (outside) and 32 feet (inside). Fire access turn-around areas must be clear from obstructions including outside storage, trash enclosures and parked vehicles.

Miscellaneous

115. Prior to the issuance of a Building Permit, interior finish, decorative materials and furnishings shall be in accordance in CFC and IFC 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 and IFC Table 803.3.
116. Prior to the issuance of a Building Permit, portable fire extinguishers shall be installed in each model home and sales office. The type and spacing shall be set by the City of Hemet Fire Marshal in accordance with CFC and IFC Section 906.
117. Prior to the issuance of a Certificate of Occupancy, an electronic version of the final tract map or site plan shall be submitted for fire suppression use. The scale shall be such that the site plan shall be clearly legible, showing all streets, the building footprints and addresses, fire hydrant locations, Knox box locations (if applicable), and access driveways. The format shall be compatible with the City of Hemet's electronic data base or equivalent.

118. 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 CFC and IFC Chapter 10.
119. Fire safety during construction and demolition shall comply with CFC and IFC Chapter 33.
120. Access during construction: Access for firefighting 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 all portions of combustible construction pursuant to CFC and IFC Chapter 33.
121. Trash containers with an individual capacity of 1.5 cubic yards or greater shall not be stored in buildings or within 5 feet of combustible walls, openings, eaves, etc. unless protected by an approved means (automatic fire sprinkler system and / or an approved 4-hour fire separation).

POLICE DEPARTMENT CONDITIONS

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

122. No conditions have been submitted at this time

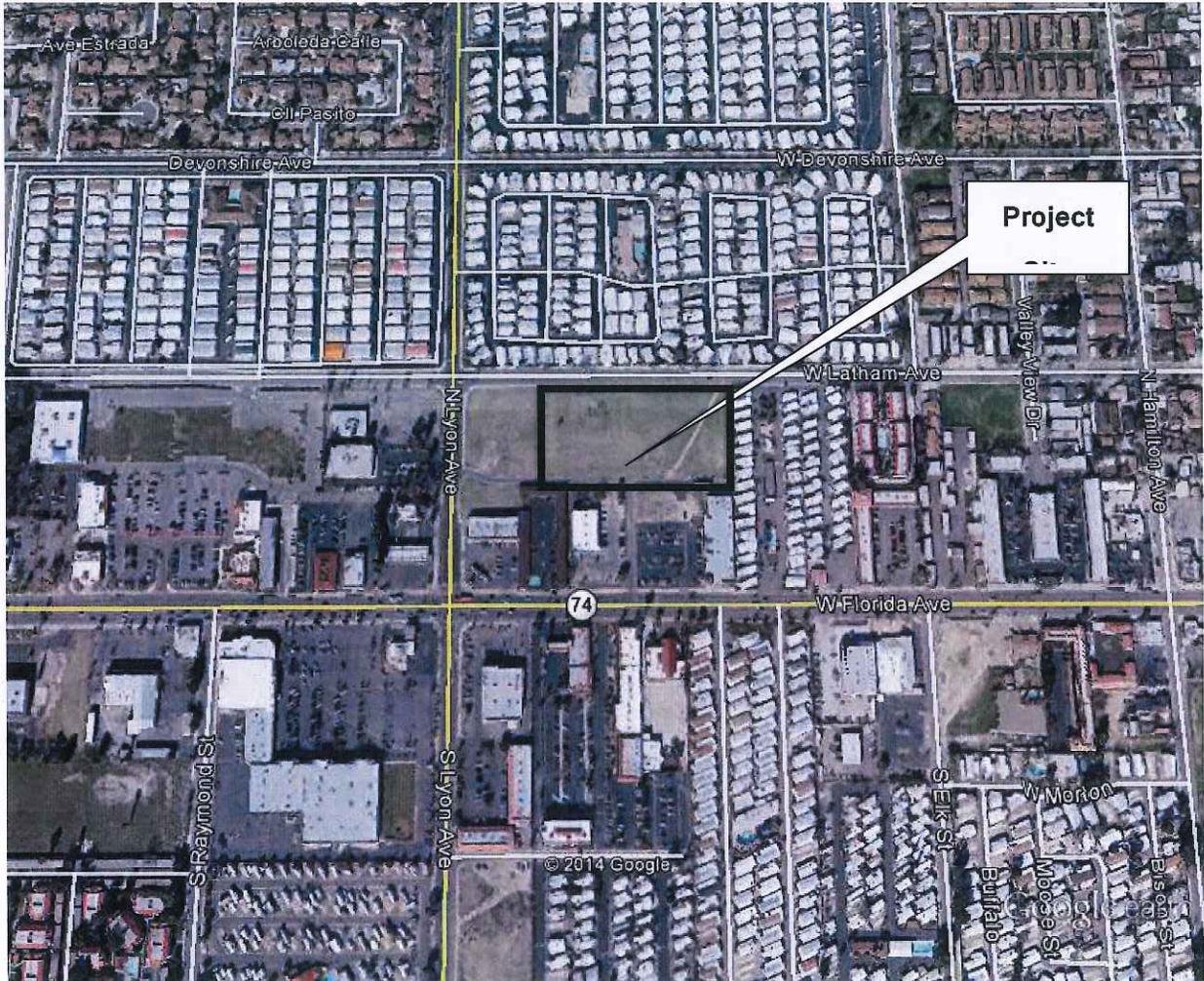
END

Attachment No. 2 Aerial Map

Planning Commission
Public Hearing of
November 4, 2014

SITE DEVELOPMENT REVIEW NO. 14-002

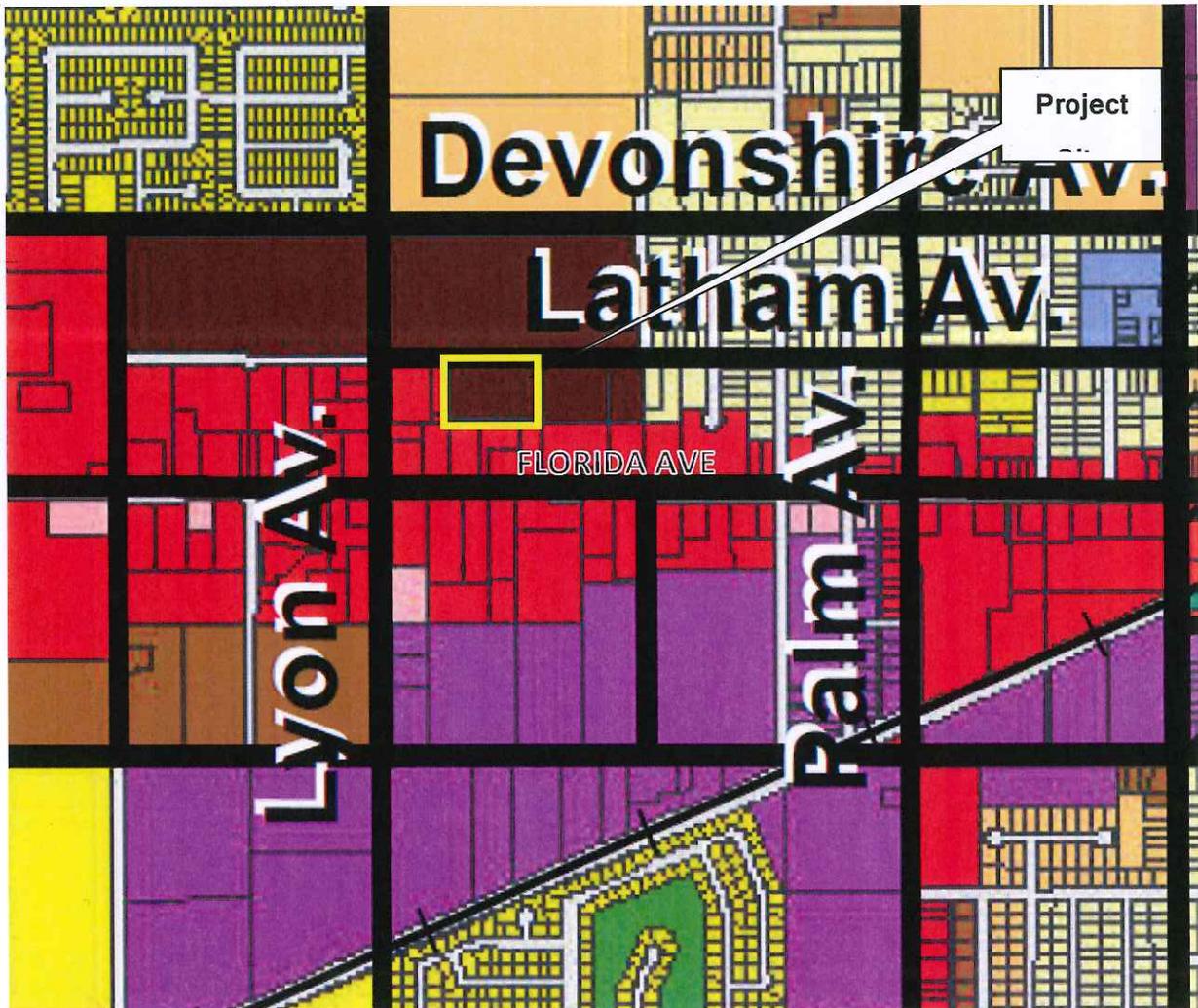
AERIAL PHOTOGRAPH



**Attachment
No. 3
General Plan Land
Use Designation Map**

**Planning Commission
Public Hearing of
November 4, 2014**

SITE DEVELOPMENT REVIEW NO. 14-002 GENERAL PLAN LAND USE DESIGNATION MAP



Land Use Designations

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

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

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

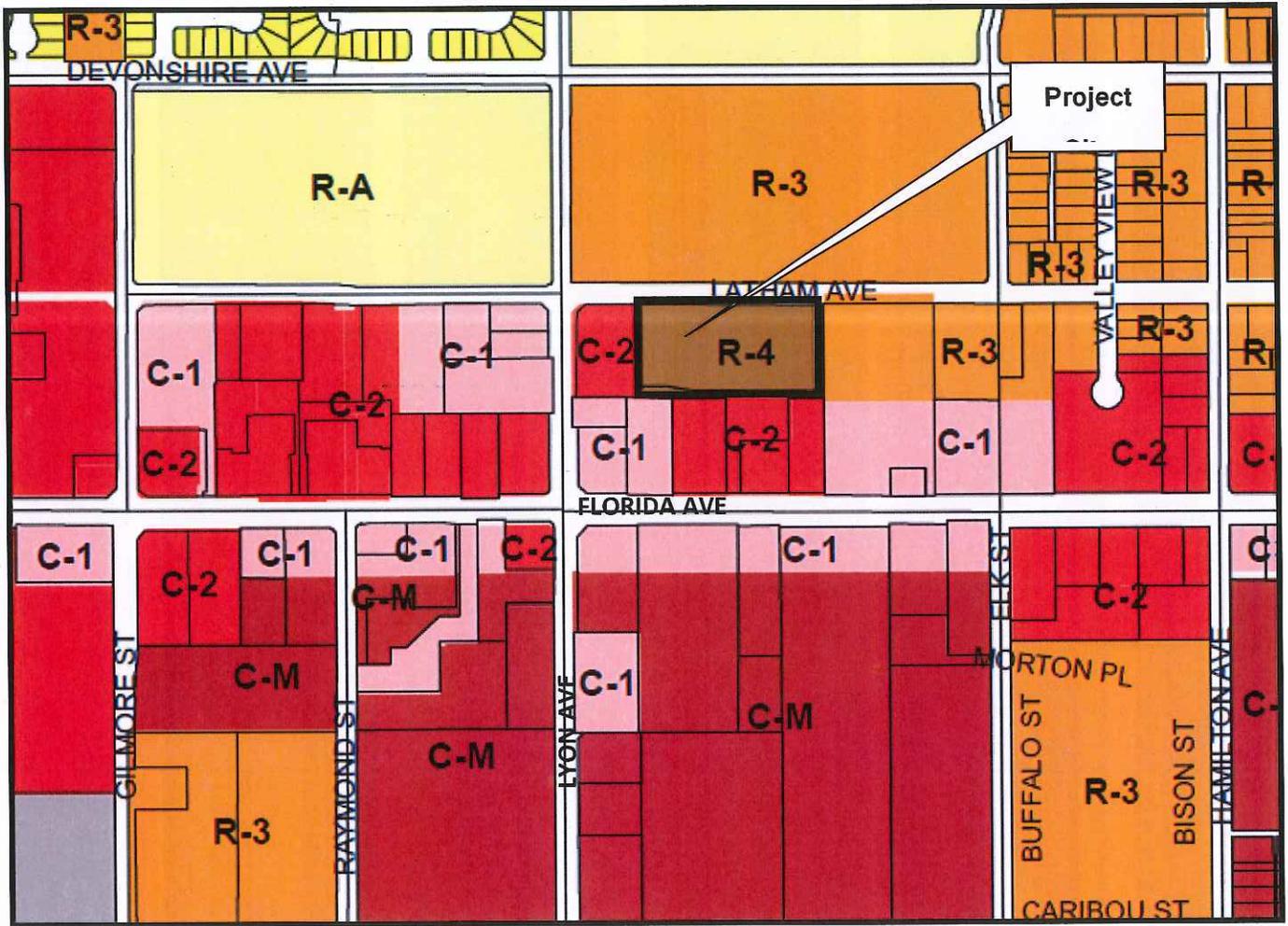
Environmental Management Area

- Areas subject to MSHCP criteria
- Interim Airport Overlay Zone

**Attachment
No. 4
Surrounding Zoning
Map**

**Planning Commission
Public Hearing of
November 4, 2014**

SITE DEVELOPMENT REVIEW NO. 14-002 ZONING MAP



Attachment No. 5 Photographs of Site

Planning Commission
Public Hearing of
November 4, 2014

Site Development Review No. 14-002

Site Photographs



Looking south from Latham Avenue



Looking southeast from Latham Avenue



Looking west along Latham Avenue



Looking west along Latham Avenue



Mobile Home Residential to the north

Attachment No. 6

Airport Land Use Commission Staff
Report for ZAP1035HR14

Planning Commission
Public Hearing of
November 4, 2014



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR October 14, 2014

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

Ms. Carole Kendrick, Associate 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.: ZAP1035HR14
Related File No.: SDR 14-002 (Site Development Review)
APN: 442-060-046

Dear Ms. Kendrick:

On October 9, 2014, the Riverside County Airport Land Use Commission (ALUC) found City of Hemet Case No. SDR 14-002 (Site Development Review), a proposal to develop a three-story 120-unit independent living senior apartment facility ("La Pension del Sol": 117,920 square feet of floor area, maximum height of 43 feet) on a 3.31-acre (net area) parcel located on the southerly side of (West) Latham Avenue, easterly of (North) Lyon Avenue and westerly of (North) Elk Street 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 more sides, recycling centers containing putrescible wastes, construction and

RECEIVED

OCT 16 2014

PLANNING DEPT

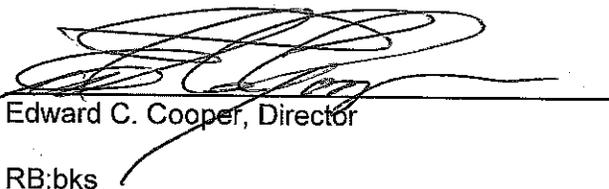
SCANNED

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 all tenants of the buildings on the property.
- 4. Prior to issuance of building permits, the landowner shall convey an aviation 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: U.S. Pacific Capital (applicant/landowner)
Herron+Rumansoff Architects, Inc. (architect/representative)
Sal Osio
Daryl Shippy, Airports Manager, Riverside County Economic Development Agency
ALUC Case File/Staff

Y:\AIRPORT CASE FILES\Hemet-Ryan\ZAP1035HR14\ZAP1035HR14.LTR.doc

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.1

HEARING DATE: October 9, 2014

CASE NUMBER: ZAP1035HR14 – U.S. Pacific Capital (Representative: Herron+Rumansoff Architects Inc., Russell Rumansoff)

APPROVING JURISDICTION: City of Hemet

JURISDICTION CASE NO: SDR 14-002 (Site Development Review)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends a finding of CONSISTENCY for the Site Development Review.

PROJECT DESCRIPTION: SDR 14-002 is a proposal to construct an 117,920 square foot, 120-unit, three-story (43 foot high) senior independent living facility on a 3.31-acre parcel. The facility would also include office, kitchen, dining, laundry, lounge, library, gym, theater and other amenities within the building, as well as outdoor recreation areas including a pool and bocce ball area.

PROJECT LOCATION: The site is located southerly of Latham Avenue, easterly of Lyon Avenue, westerly of Elk Street, and northerly of SH-74/Florida Avenue in the City of Hemet, approximately 9,700 feet northeasterly of the eastern end of Runway 5-23 at Hemet-Ryan Airport.

LAND USE PLAN: 1992 Hemet-Ryan Airport Comprehensive Airport Land Use Plan (HRACALUP)

- a. Airport Influence Area: Hemet-Ryan Airport
- b. Land Use Policy: Area III
- c. Noise Levels: Below 55 dBA CNEL

BACKGROUND:

Land Use Intensity: The site is located in Area III of the Hemet-Ryan Airport Influence Area. Residential densities and non-residential land use intensities are not limited within Area III.

Prohibited Uses: The HRACALUP requires discretionary review by ALUC for structures greater

RECEIVED

OCT - 1 2014

PLANNING DEPT

than 35 feet in height, but does not prohibit any specific uses. The HRACALUP also requires ALUC discretionary review of places of assembly, schools, institutional uses, and hazardous materials facilities proposed in Area III.

Part 77: The elevation of Runway 5-23 at its easterly terminus is approximately 1517 feet above mean sea level (AMSL). At a distance of approximately 9,700 feet from the runway, any structure with an elevation at top point exceeding 1614 feet AMSL would require Federal Aviation Administration (FAA) review through the Form 7460-1 process. The maximum elevation of the finished floor is 1565.52 feet AMSL. With a proposed maximum height of 43 feet, the proposed structure would have a top point elevation of 1608.52 feet AMSL. Therefore, FAA review is not required.

Noise: Average noise levels on this site from aircraft operations would be below 55 dB CNEL.

Open Area: Area III of the HRACALUP does not have any requirements for provision of open space.

Attachment/Disclosure: State law requires notification in the course of real estate transactions if the property is located in an Airport Influence Area.

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 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 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.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent 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)

AGENDA #6



Staff Report

TO: City of Hemet Planning Commission

FROM: Deanna Elliano, Community Development Director *DE*
Ronald Running, Project Planner *RR*

DATE: November 4, 2014

RE: **DOWNTOWN PROJECT REVIEW NO. 14-001** – A request for Planning Commission review and approval of a proposed façade improvement to an existing building located at 102 East Florida Avenue, with an environmental exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION

Owner/Applicant: Simon Chu
Agent: Steve Covington
Project Location: 102 East Florida Avenue
Lot Area: 0.19 acres
APN: 443-231-008

STAFF RECOMMENDATION

Planning staff recommends that the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 14-027** approving Downtown Project Review No. 14-001 as shown on the Development Plan, included herein as Attachment No. 1, and subject to the Conditions of Approval included as Attachment No. 2, based on the findings outlined herein, and;
2. Direct staff to file a Notice of Exemption with the County Clerk.

PROJECT BACKGROUND

The applicant and owner, Mr. Simon Chu, is requesting approval of **DOWNTOWN PROJECT REVIEW NO. 14-001** to renovate the façade of an existing commercial structure, formerly occupied the Sharky's Resturant. The proposal modifies the existing façade by removing the existing glazing and brick trim and placing with new windows, doors, canopies, pilasters and roof parapet. Architectural trim will be added to the building. The applicant is also planning on

remodeling the interior of the building to function as a future restaurant/bar.

The structure previously contained the Gibbel Hardware store for many years. However, the structure was originally built by H.T. Hewitt in the early 1890's (known as the Hewitt Block) and was constructed out of bricks. In May 1903, the Isaac Markey Gibbel family purchased the building.

I.M. Gibbel first came to the San Jacinto Valley in 1891 when he purchased 588 acres of land where the current Hemet-Ryan Airport is located. Mr. Gibbel was originally from Illinois but was living in La Verne at the time of his first visit. In 1891 he hired the firm of Garby & Shaffer to build him a family home in San Jacinto. The December 25, 1899 earthquake convinced the Weber Brothers to leave Hemet. On January 3, 1900 they sold their hardware store to Mr. Gibbel. The store was moved into the McKee Building located on North Harvard Street, south of the old Post Office building.

I.M. Gibbel died in 1905. His son, Isaac Brubaker Gibbel took over the hardware store business. The hardware business flourished with the growth of Hemet and the San Jacinto Valley. The company not only sold hardware but also sold furniture as well. A frequent slogan used was "*If you can't get it at Gibbels you can't get it.*"

In 1908 the Gibbel's purchased the southwest corner of West Florida Avenue and South State. At this location they sold farm implements including International Harvester tractors. Later the business became a Ford automobile agency, then a Dodge & Hudson agency before transitioning into a Buick agency.

I.B. Gibbel became an investor in the Farmers & Merchants Bank which was located on the northwest corner of East Florida Avenue and North Harvard Street. The applicant processed DPR 11-002 for this building also known as the Nevins building in 2011. Mr. Gibbel became a vice president of the bank in 1911 and its president in 1917. However, during the Great Depression of the 1930's the bank failed.

After I. B. Gibbel's death in 1947, the hardware business was run by his children, Owen Walmer Gibbel and Ruth Gibbel Handcock. Owen Gibbel had been running the farm implement side of the business since 1927. He was appointed to the City Council in 1936. He was re-elected on April 1938 and again on April 1942. In 1944 Mr. Gibbel was elected mayor. However, on July 26, 1945 Mr. Gibbel died at the age of 41 years.

Mr. Gibbel's sister Ruth along with her husband Clifford Handcock ran the business until they sold it on May 6, 1963 to Richard Gamgan, a hardware merchant from Costa Mesa. The Handcock's totally remodeled the store on the inside and out in 1952. The brick façade at that time was stuccoed over. The hardware store closed later and was converted into a restaurant bar known as the "Silver Fox". In the 1990's the building had the "Kokomo's" restaurant. In 2004 Shark's pizza restaurant was opened.

Figure 1 – Photo of original Hewitt Block Building.



Figure 2 – View of northside of East Florida Avenue



Figure 3 – East Florida Avenue showing Gibbel Hardware after 1958 remodeling.



The building is located in the Downtown (D-1) zone. The Council adopted ZOA 10-005 on May 24, 2011 that requires all new projects (including exterior alterations) in the downtown zones (both D-1 and D-2) be reviewed by the Planning Commission and approved by the City Council. Minor modifications to existing structures can be reviewed by the Community Development Director unless referred to the Planning Commission and City Council.

Mr. Chu owns several of the properties in the block located between Havard Street and State Street, south of Front Street. Renovation plans for the Nevins Building (DPR 11-002) were approved by the City Council on October 25, 2011. Mr. Chu plans to bring in plans for the renovation of his properties in this block later in the year.

PROJECT SETTING

The site consists of a 0.19 acre area lot which is located directly on the northeast corner of East Florida Avenue and North State Street. The subject building is accessed both on East Florida Avenue and Front Street and to the rear to a parking area. Please refer to Attachment No. 2 and 3 to see the surrounding land uses and zoning designations.

	LAND USE	ZONING	GENERAL PLAN
PROJECT SITE	Commercial Building	D-1 (Downtown)	Mixed Use - Downtown
NORTH	Commercial buildings	D-1 (Downtown)	Mixed Use - Downtown
SOUTH	Commercial buildings	D-1 (Downtown)	Mixed Use - Downtown
EAST	Commercial buildings	D-1 (Downtown)	Mixed Use - Downtown
WEST	Hemet Depot	D-1 (Downtown)	Mixed Use - Downtown

PROJECT DESCRIPTION

The proposed façade improvements are shown in Attachment 1. The applicant is proposing to remove the existing windows and brick arched trim and replace with new glazing, awnings and roof parapet. A series of fluted Corinthian pilaster columns are proposed in between each window.

An enhanced cornice is proposed along the top of the exterior walls with an additional cornice connecting the pilaster details. Individual awnings will be placed on each window. The roof parapet will comprise a railing with several intervening column supports. Exterior lighting will be provided above each of the window canopies. Future signage for the building will be located above the entry doors or on the canopies.

As required by the Downtown Ordinance, landscaping shall be required in the form of individual planters provided for each elevation. The applicant has not submitted a color board for the exterior materials. Staff is recommending a Condition of Approval which requires that a color scheme for the façade improvement be submitted for review and approval by the Director. (Condition 16).

The applicant has not submitted a proposal for the rear (East facing) elevation of the structure. Attachment 3 shows that the eastern area of the building is in disrepair and is in need of upgrading. This area is significant in that it will be a service entrance and secondary patron entrance from the parking area to the east of the building. Staff is recommending that the project be conditioned to include the removal of the debris, and development of a proposal for this façade as well. (Condition 19).

The applicant has not submitted a sign program for the building. Staff is recommending that a proposal for a sign and lighting program as well be submitted. (Condition 25).

Attachment 5 contains various alternatives to the proposed building architecture that was previously submitted by the applicant. These earlier schemes had the more simplified pilaster column designs as well as the use of exposed brick.

POLICIES, REQUIREMENTS AND GUIDELINES CONSISTENCY REVIEW

The proposed project Development Plan (Attachment No. 1) have been reviewed for consistency with the City's applicable policies, requirements and guidelines. Planning staff is recommending 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.

The proposed façade improvement continues some of the traditional architectural style which is called for in the General Plan to retain the character and desirable qualities of a traditional small town. The proposed façade improvement continues the low-profile form of development currently found in the downtown. However, the proposal does not replicate the original brick façade of the Hewitt Block. Additionally the style of the pilasters varies from the original squared off pilasters of the original building with the introduction of Corinthian style fluted pilasters. The Corinthian style columns were historically used in the old Hemet High School building. The structure will be provided with awnings to provide pedestrians with protection from the area's intense heat.

The applicant has not submitted a proposal for a façade wall sign. Staff has included a condition of approval (Condition 25) requiring submission of a revised sign program with review and approval by the Community Development Director prior to issuance of a Certificate of Occupancy for the structure.

Details of the exterior building illumination have not been provided. Staff is recommending a condition of approval (Condition 23) that the applicant provide the details of the proposed building illumination to be reviewed and approved by the Community Development Director.

The applicant has not submitted any plans for the required street furniture. The project is conditioned to provide appropriate street furniture in the form of planters for the East Florida Avenue, State and Front Street frontages.

As with the Nevins building, this project is conditioned to install an historic plaque near the entrance of the building which will include a brief historic description of the property and a historic photo of the building. (Condition 28).

GENERAL PLAN GUIDELINES

The property is located in the Greater Downtown District of the 2030 General Plan and is designated as Mixed Use Downtown. The downtown is a social and economic focal point for the City. The General Plan has fifteen Planning and Design Principles for the downtown area. The following principles relate to the proposed façade improvement:

- *Create a unique sense of place that maintains the character of Hemet and differentiates the Downtown from other downtowns in southern California. Land uses and architectural design should convey civic pride and identity. (Principle 1)*
- *Build upon the City's character-defining elements for revitalization. (Principle 2)*
- *Preserve the historic integrity of Downtown. Encourage preservation of significant historic buildings and resources in the Downtown and discourage use of generic architecture style used by corporate and franchise businesses that may undermine Downtown's character. (Principle 3)*
- *....Encourage uses, such as book stores, coffee houses, outdoor restaurants and entertainment venues. (Principle 4)*
- *Use urban design to identify Downtown's entries, edges and districts. Improvements that call attention to these parts of Downtown may include landscaping, entry features, signage, street furniture, and public art and other design features. (Principle 6)*
- *Make signs more appropriate for a pedestrian scale. Downtown signs are currently too big, too plastic, and poorly designed. (Principle 11)*
- *Increase shade within pedestrian environment...Replace old-brow storefront canopies with newer, thinner, and stronger canopies that allow some light to shine through. (Principle 12)*

Community Design Goal 13 in the 2030 General Plan is to “enhance the vitality and appearance of the Downtown District through Community Design.” In particular the following policies relate to the proposed project:

CD-13.10 Architectural Style. The architectural style of the Downtown District shall enhance the existing architectural elements in the downtown core. Architectural features may include the following design elements:

- Cornices,
- Façade sign area,
- Canopies,

- Display windows,
- Masonry accents, and
- Columns and molding.

CD-13.11 Horizontal Rhythm. Horizontal rhythm in the buildings in the Downtown District should be reinforced by elements of buildings including, but not limited to:

- Canopies,
- Full-size awnings,
- Windows,
- Window sills,
- Façade heights,
- Relief detailing on facades,
- Well-designed signs, and
- Clerestory and transom windows.

CD-13.12 Colors. Colors of buildings should be derived from the natural colors of the primary building finish materials such as brick, stucco, and clay tiles. Bright neon, and stark primary colors are discouraged.

CD-13.13 Awnings. Awning and canopies are a major existing architectural element in the Downtown District. They provide shade for pedestrians and storefront windows, and protection from rain. The use of awnings and canopies along rows of contiguous buildings should be restricted to awnings/canopies of the same design and location. The color of the awnings/canopies should be consistent and there shall be a minimum of 8 feet of vertical clearance from the sidewalk.

CD-13.14 Signs. All signs shall be compatible with the building design, colors and materials and shall be placed in locations typical of those used on adjacent conforming buildings. Provisions for sign placement, sign scale in relationship to the building and sign readability shall be considered in the Downtown project review process.

CD-13.15 Building Illumination. Lighting shall be designed to complement architectural features of the building which it attached. All lighting shall be designed to not have glare or harsh reflected light impacting public rights-of-way with automobile traffic.

CD-13.6 Rear Entrances. Rear entrances are encouraged where the use accesses parking areas and are convenient to pedestrians. The architectural style of the rear entrances should follow the guidelines established for the front façade.

ZONING STANDARDS

The subject property is presently zoned D-1 (Downtown). The proposed application concerns

only an improvement to the existing façade. No new building area is proposed.

DEVELOPMENT STANDARDS	D-1 ZONE	PROPOSED PROJECT
Minimum Lot Width	N/A	N/A
Minimum Lot Depth	N/A	N/A
Coverage (%)	N/A	N/A
Front Yard Setback	0 feet	0 feet
Side Yard Setbacks	0 feet for interior side yard	0 feet
Street Side & Corner Yard Setbacks	0 feet	0 feet
Rear Setback	10 feet when adjacent to an alley, street except when adjacent building is less	N/A
Building Height	35 feet max	28 feet

COMMERCIAL DESIGN GUIDELINES

The City Council adopted design guidelines for commercial structures under Resolution No. 3744 for all projects submitted after August 13, 2003. Specific guidelines that are germane to the proposed project are as follows:

Buildings located along a street should be designed and located in a manner that creates an attractive pedestrian friendly streetscape with varied footprints and avoids monotonous unbroken building facades. (Guidelines I.E.6)

Buildings should be designed and located so that loading and service areas, trash facilities, ground mounted equipment and utilities are screened from public view with buildings, landscaping, and/or walls and other hardscape features. (Guideline I.E.7)

Landscaping should screen unattractive views and features, such as parking lots, loading and storage areas, trash enclosures, utility equipment, and heating and air-conditioning equipment. (Guideline I.F.11)

Signage should be integrated into the architectural style of the building. Individual signs should reinforce the building's character and not obscure or detract from it. (Guideline I.H.1)

No specific architectural style or theme is required. A variety of architectural characteristics should be considered to add to the City's overall image. However, while

variety in design is encouraged, compatibility of new projects with surrounding development is important and should be a priority. (Guideline II.A.2)

Architectural treatments should be provided to all elevations of a building. (Guideline II.A.5)

Building features that provide shade and create an interplay of light and shadow, such as recesses, building pop-outs, covered walkways, colonnades, arcades, appropriately scaled awnings and other human scale elements should be provided to reduce the impact of building mass and create visual interest. (Guideline II.C.3)

Roof lines should be varied to add interest to, and reduce the massive scale of large buildings. Alternating various sized portions of a building with roof overhangs and areas with parapets where overhangs are not used is one method of achieving the desired variety. (Guideline II.C.4)

Storefront designs should compliment the overall development's architectural style and provide interest and variation. (Guideline II.D.1)

Design elements should include strong base materials, offsets and bays, multi-paned windows, and accent colors and treatments. Large areas of single-pane glass should be avoided. (Guidelines II.D.2)

Colors should be consistent with the City's Municipal Code establishing a commercial development color palette. (Guideline II.E.1)

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. Pursuant to Chapter 58, Section 58-70.3(f)(3) the rehabilitation and/or reconstruction of any habitable structure in use on or after January 1, 2000 is exempt. The project will only involve reconstruction of the building façade. Therefore, this project is exempt from the TUMF Fee.

MULTI-SPECIES HABITAT CONSERVATION PLAN (MSHCP)

Pursuant to Chapter 31, Section 31-16 (1) of the Hemet Municipal Code, reconstruction of a residential unit or commercial or industrial building damaged or destroyed by fire or other natural causes are exempt from the provisions of the aforementioned chapter. Therefore, this project is exempt from the MSHCP Mitigation Fee.

CEQA REVIEW

The project is exempt from CEQA under CEQA Guidelines Section 15301(Existing Facilities –

Class I) in that the staff report submitted by the Planning Department and other findings made in this Resolution demonstrate that: Downtown Project Review No. 14-001 is consistent with the 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; the area within Downtown Project Review No. 14-001 comprises approximately 0.15 acre site, which is less than five acres, and has no value as habitat for endangered, rare or threatened species; there is no substantial evidence in the record that Downtown Project Review 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 02 (Replacement or Reconstruction) Categorical Exemption under the CEQA Guidelines.

PROJECT FINDINGS

The proposed project must comply with the Zoning Code requirements relating to the approval of Downtown Project Review permits. The following findings are made for project approval:

- A. *The proposed downtown project is in accord with the objectives of this chapter and the purposes and regulations of the zone in which the site is located.*

The proposed façade improvement has been designed in conformity with the purposes of the Downtown Project Review for structures in the Downtown zones. The goal of the zones is to reinforce the traditional commercial center of the City of Hemet with buildings in the scale and style of their historical precedents.

- B. *The proposed development or improvement is consistent with the goals, policies and programs of the General Plan.*

The proposed façade improvement retains the character and desirable qualities of a traditional small town with building elevations with historic building materials such as brick and large cornice detailing. The project, as conditioned, will provide the details, colors, signs, building illumination, awnings and streetscape that are required in the Downtown District.

- C. *The proposed development or improvement is consistent with the applicable standards and design guidelines for the D-1 and D-2 zones, the Commercial Design Guidelines, and other applicable adopted plans.*

The proposed façade improvement is designed to be suitable for the permitted lands uses in the D-1 zone. The setback, coverage and parking standards of the code are met.

- D. *The design, scale, height, and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing and future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of uses or properties within the Downtown area.*

The design, scale, height and layout of the proposed façade improvement is similar to the surrounding area. The project will be compatible and enhance the aesthetics of the area. The proposal will not impact the health, safety, or welfare of the uses within the D-1 zone.

- E. *The design of the proposed project is compatible with the character of the surrounding area, will enhance the appearance of the Downtown through quality architecture, building materials, color and detailing, and will provide a desirable and attractive environment for the occupants and patrons of the proposed use.*

The proposed façade improvement will have the same building materials, color and detailing as other structures that have historically been in the downtown area. The enhanced roofline cornice, and awnings are in a traditional style commonly found in buildings constructed in the early 20th Century.

REPORT SUMMARY

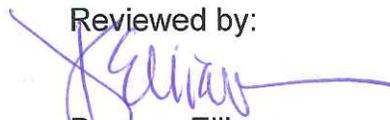
Downtown Project Review No. 14-001 pertains to the façade improvement of an existing commercial building on a 0.19 acre lot in the downtown area. The building is located on extremely visible corner in the downtown area. Staff believes that the design proposed in Development Plan as conditioned adequately conforms to and is consistent with development standards and guidelines provided by the Zoning Ordinance, General Plan and the Commercial Design Guidelines. For these reasons stated above the Community Development Staff recommends approval of the project.

Respectfully submitted,



Ronald K. Running
Project Planner

Reviewed by:



Deanna Elliano
Community Development Director

RR/mc

ATTACHMENTS

- 1) Planning Commission Resolution Bill No. 14-027 approving DPR 14-001
 - a. Development Plan – Elevations
 - b. Conditions of Approval

- 2) Photographs of Site and Surrounding Area
- 3) Zoning/Locational Exhibit
- 4) Aerial Photograph
- 5) Exterior Elevations Schemes

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
Contents of City of Hemet Planning Department Project File DPR 14-001

I:\COMMON\PLAN\Projects\DPR FILES\2014\DPR 14-001 (Chu - Florida & State)\Staff Report 11-4-14.doc

Attachment No. 1

Resolution Bill No. 14-027

Planning Commission
Meeting of
November 4, 2014



CITY OF HEMET
PLANNING COMMISSION

RESOLUTION BILL NO. 14-027

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DOWNTOWN PROJECT REVIEW NO. 14-001 TO REMODEL A 10,000+ SQUARE FOOT BUILDING LOCATED AT 102 EAST FLORIDA AVENUE (APN 443-231-008).

WHEREAS, an application for Downtown Project Review No. 14-001, for the remodel of a 10,00 square-foot building 102 East Florida Avenue has been duly filed by:

Owner/Applicant: Simon Chu
Authorized Agent: Steven Covington
Project Location: 102 East Florida Avenue
APN Numbers: 443-231-008
Lot Area: 0.18 Acres; and,

WHEREAS, the Planning Commission has the authority per section 90-47.1 et seq. of the Hemet Municipal Code to review and make a recommendation to the City Council on Downtown Project Review No. 14-001 to remodel a 10,000 square-foot building; and,

WHEREAS, on October 23, 2014, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 300 feet of the project site regarding the holding of a public hearing at which the project would be considered by the Planning Commission; and,

WHEREAS, on November 4, 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 Downtown Project Review and at which the Planning Commission considered the Downtown Project Review; and,

WHEREAS, the Planning 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 15302 "Replacement or Reconstruction", and that the exceptions to the categorical exemptions contained in CEQA Guidelines section 15300.2 are not applicable to this project.

Planning Commission Resolution Bill No. 14-027
DOWNTOWN PROJECT REVIEW NO. 14-001
102 E. Florida Avenue

1
2 **NOW, THEREFORE,** the Planning Commission of the City of Hemet does
3 Resolve, Determine, Find and Order as follows:
4

5 **SECTION 1: ENVIRONMENTAL FINDINGS**
6

7 The Planning Commission, in light of the whole record before it, including but not limited
8 to, the City's Local CEQA Guidelines and Thresholds of Significance, the direction of
9 the Planning Commission at its meeting of November 4, 2014 and documents
10 incorporated therein by reference, and any other evidence (within the meaning of Public
11 Resources Code Sections 21080(e) and 21082.2) within the record or provided at the
12 public hearing of this matter, hereby finds and determines as follows:
13

14 1. **CEQA:**
15

- 16 (a) The project is exempt from CEQA under CEQA Guidelines Section 15302
17 in that the staff report submitted by the Planning Department and other
18 findings made in this Resolution demonstrate that: Downtown Project
19 Review No. 14-001 is consistent with the Commercial General Plan
20 designation and all applicable General Plan policies as well as the
21 applicable zoning designation; the proposed project site is located within
22 the boundaries of the City of Hemet; the area within Downtown Project
23 Review No. 14-001 comprises approximately 0.** acres, which is a
24 replacement or reconstruction of a commercial structure with a new
25 structure of substantially the same size, purpose, and capacity.
26
- 27 (b) None of the exceptions to the categorical exemptions contained in CEQA
28 Guidelines Section 15300.2 prevent CEQA Guidelines Section 15302 from
29 exempting the project for the following reasons:
30
- 31 (i) The project is not a Class 3, 4, 5, 6, or 11 project, and therefore is
32 not subject to the exception pertaining to projects located in
33 particularly sensitive environments.
34
- 35 (ii) The nature of the project is such that significant cumulative impacts
36 will not occur from successive projects of this type occurring in the
37 same location over time. No information has been presented that
38 this project would have impacts that would contribute to a level of
39 cumulative impacts that would be considered significant.
40
- 41 (iii) There is no reasonable possibility that unusual circumstances will
42 cause the project to have a significant effect on the environment.
43 No information is known or has been presented to indicate that

Planning Commission Resolution Bill No. 14-027
DOWNTOWN PROJECT REVIEW NO. 14-001
102 E. Florida Avenue

1 there are unusual circumstances related to this project that would
2 cause a significant effect.

3
4 (iv) The project will not result in damage to scenic resources within a
5 designated state scenic highway. The project is not located in
6 proximity to such a highway.

7
8 (v) The project site has not been listed as a hazardous waste and
9 substance facility or site by the Department of Toxic Substances
10 Control pursuant to California Government Code Section 659625.

11
12 (vi) The project will not cause a substantial adverse change to the
13 significance of a historical resource. There are no historical
14 resources on the project site.

15
16 The Planning Director has reviewed the project's potential effects on the
17 environment and has recommended that the project is categorically exempt from
18 the California Environmental Quality Act ("CEQA") under CEQA Guidelines
19 Section 15302 "Replacement or Reconstruction", and that the exceptions to the
20 categorical exemptions contained in CEQA Guidelines section 15300.2 are not
21 applicable to this project.

- 22
23 2. **Multi-Species Habitat Conservation Plan (MSHCP):** The project is found to be
24 consistent with the MSHCP. The project is located outside of any MSHCP
25 criteria area and mitigation is provided through payment of the MSHCP Mitigation
26 Fee.

27
28 **SECTION 2: REQUIRED DOWNTOWN PROJECT REVIEW FINDINGS**

29
30 Pursuant to Hemet Municipal Code Section 90-47.5 and in light of the record before it
31 including the staff report dated May 17, 2011 and all evidence and testimony heard at
32 the public hearing of this item, the Planning Commission hereby finds as follows:

- 33
34 A. The proposed downtown project is in accord with the objectives of this chapter
35 and the purposes and regulations of the zone in which the site is located.

36
37 The proposed structure has been designed in conformity with the purposes of the
38 Downtown Project Review for structures in the Downtown zones. The goal of the
39 zones is to re-enforce the traditional commercial center of the City of Hemet with
40 buildings in the scale and style of their historical precedants.

- 41
42 B. The proposed development or improvement is consistent with the goals, policies
43 and programs of the General Plan.

44

Planning Commission Resolution Bill No. 14-027
DOWNTOWN PROJECT REVIEW NO. 14-001
102 E. Florida Avenue

1 The proposed structure retains the character and the desirable qualities of a
2 traditional small town with building elevations that are broken up into small
3 increments and traditional design detailing. The structure, as conditioned, will
4 provide the landscaping, details, colors, signs, building illumination, awnings and
5 canopies that are required in the HUB of the Valley design guidelines.
6

- 7 C. The proposed development or improvement is consistent with the applicable
8 standards and design guidelines for the D-1 and D-2 zones, the Commercial
9 Design Guidelines, and other applicable adopted plans.

10
11 The proposed structure is designed to be suitable for the permitted land uses in
12 the D-1 zone. The setback, coverage and parking standards of the code are
13 met.
14

- 15 D. The design, scale, height, and layout of the proposed project will not interfere
16 with the use and enjoyment of neighboring existing and future developments, will
17 not create traffic or pedestrian hazards, and will not otherwise have a negative
18 impact on the aesthetics, health, safety or welfare of uses or properties within the
19 Downtown area.

20
21 The design, scale, height and layout of the proposed project is similar to the
22 surrounding development. The structure replaces a building similar in scale and
23 height which had been historically at the site. The proposed structure will be
24 compatible and enhance the aesthetics of the area. The proposal will not impact
25 the health, safety or welfare of the uses within the D-1 zone.
26

- 27 E. The design of the proposed project is compatible with the character of the
28 surrounding area, will enhance the appearance of the Downtown through quality
29 architecture, building materials, color and detailing, and will provide a desirable
30 and attractive environment for the occupants and patrons of the proposed use.
31

32 The proposed structure will have the same building materials, color and detailing
33 as other structures in the downtown area. The structure has been designed to
34 look as if it were multiple buildings with varying cornice heights giving the overall
35 building the same scale as those of the buildings in the immediate area.
36
37

38 **SECTION 3: PLANNING COMMISSION ACTIONS**

39
40 The Planning Commission hereby takes the following actions:

- 41
42 1. **Notice of Exemption.** In accordance with Public Resources Code Section
43 21152(b) and CEQA Guidelines Section 15062, the Planning Commission hereby
44 recommends that the City Council approves a categorical exemption for the

1 project under CEQA Guidelines Section 15302 and directs the Planning Director
2 to prepare and file with the Clerk for the County of Riverside a notice of
3 exemption as provided under Public Resources Code Section 21152(b) and
4 CEQA Guidelines Section 15062.

- 5
6 2. **Downtown Project Review No. 14-001.** The Planning Commission hereby
7 recommends that the City Council approve Downtown Project Review No. 14-
8 001 as shown in Exhibit A which is attached hereto and incorporated herein by
9 reference, and subject to the Conditions of Approval in Exhibit B which are
10 attached hereto and incorporated herein by reference.

11
12 **PASSED, APPROVED, AND ADOPTED** this 4th day of November, 2014, by the
13 following vote:

- 14
15 AYES:
16 NOES:
17 ABSTAIN:
18 ABSENT:

19
20
21
22 _____
23 John Gifford, Chairman
24 Hemet Planning Commission

25 ATTEST:
26
27
28 _____
29 Melissa Couden, Records Secretary
30 Hemet Planning Commission
31
32

**Exhibit
No. 1A
Project Elevations**

**Planning Commission
Meeting of
November 4, 2014**



East Florida Avenue Elevation



Northeast corner of East Florida and North State Street



Proposed Front Street Side Elevation

**Exhibit
No. 1B
Conditions of Approval**

**Planning Commission
Meeting of
November 4, 2014**



CITY OF HEMET
- DRAFT -
CONDITIONS OF APPROVAL

COMMISSION REVIEW DATE: November 4, 2014
COUNCIL REVIEW DATE: November 18, 2014

PROJECT NO.: Downtown Project Review No. 14-001
OWNER: Simon Chu
APPLICANT: Steven Covington
LOCATION: 102 East Florida Avenue
DESCRIPTION: Façade improvement to an existing structure.
OCCUPANCY: This project has been reviewed as a **B & M Occupancy**; any other use will require further review.

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

STANDARD CONDITIONS

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

General Requirements

1. Downtown Project Review No. 14-001 shall become null and void on **November 18, 2016**, two calendar years from the date of approval, unless building permits have been issued for the project. A time extension may be granted by the Community Development Director in accordance with Hemet Municipal Code, provided a written request for a time extension is submitted the Community Development Department prior to the expiration date. No formal notice of expiration will be given by the City.
2. Approval of Downtown Project Review No. 14-001 shall become effective 10 days after the approval date on **November 28, 2014**.

City of Hemet - Conditions of Approval
DOWNTOWN PROJECT REVIEW NO. 14-001

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 tentative project 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 I.C.B.O. California Building Code, California Fire Code, and City and State Handicapped Accessibility Requirements (California Code of Regulations, Title 24) in effect at that time of the building permit application.
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. Such fees may include, but not be limited to: Park Fees, School Fees, Master Plan Storm Drainage Fees, Permit and Plan Checking Fees, Water and Sewer Service Fees, and Capital Facility Fees. (Only applicable if there is new construction.)
7. Construction activity shall meet the requirements of Hemet Municipal Code Chapter 30, Article II.
8. Prior to any precise grading or drainage activity, a grading and/or drainage plan shall be prepared and submitted to the City Engineer and Planning Department for review and approval. No grading or drainage work shall occur without a grading permit and/or the permission of the City Engineer.
9. 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 the 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 the defense of the Action.

10. No Certificate of Occupancy of the structure will be granted until all Conditions of Approval have been satisfied.

Design Review/Buildings

11. This project shall be consistent with the City's Commercial Design Guidelines and HUB of the Valley Downtown Design Guidelines in effect at the time of building permit issuance. After approval of the project, the Community Development Director shall have the authority to approve minor adjustments to the design of the building.

Landscaping

12. This project shall be subject to all the requirements listed in the Water Efficiency Landscaping Ordinance (currently Ordinance No. 1784, adopted by City Council on July 23, 2007).
13. 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 for planters and street trees, to the satisfaction of the Community Development Director.
14. 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.

PLANNING CONDITIONS

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

Planning – Site Development

15. All roof-mounted mechanical equipment shall be screened from view from any public area, and shall be screened with material and design consistent with the architecture of the building upon which it is mounted. Methods of screening shall be reviewed and approved by the Community Development Director.
16. All buildings, and appurtenances thereto, shall comply with exterior color palette and procedures contained in Section 90-896 and Downtown Zone design

guidelines in the General Plan. Exterior colors shall be consistent with the architectural style and historic period of the structure and surrounding area. Applicant shall submit a color scheme for review and approval by the Community Development Director prior to the issuance of a Certificate of Occupancy.

17. An anti-graffiti coating shall be provided on all block or stucco walls, and written verification from the developer shall be provided to the City of Hemet Planning Division.
18. Prior to the issuance of a Certificate of Occupancy the applicant shall remove all debris and trash located in the rear of the building.
19. Applicant shall submit a proposal for the upgrading of the rear façade to include signage, graffiti protection, landscaping and illumination for the review and approval by the Community Development Director prior to issuance of the Certificate of Occupancy.

Planning - Landscaping

20. Prior to the issuance of the Certificate of Occupancy landscaping shall be provided with decorative aboveground planters with automatic irrigation at a ratio of one planter per every 20 feet of building frontage, in a manner that does not impede pedestrian traffic and to the satisfaction of the Community Development Director.
21. Prior to the issuance of a final Certificate of Occupancy, all landscaping and irrigation shall be installed and functional.

Planning - General

22. Applicant shall revise plans to obtain the necessary approvals to construct and provide a covered trash enclosure structure in the parking lot to the rear of the structure within six (6) months of the issuance of the Certificate of Occupancy.
[Added by CDD 7-17-12]
23. Applicant shall revise the building plans to provide exterior building illumination on the west and east facades of the structure subject to the review and approval by the Community Development Director.
24. Proposed awnings shall have a minimum eight (8) foot vertical clearance from the sidewalk. Applicant shall submit proposed material and colors submit to review and approval by the Community Development Director.

Planning - Signs

25. The applicant shall submit a proposed wall sign program to be consistent with the color scheme and be of long lasting building materials and contain signage for the front and rear façades of the building. The sign program with samples shall conform to the Zoning Ordinance, and be reviewed and approved by the Community Development Director prior to issuance of any Certificates of Occupancy.
26. "Can" signs are prohibited.
27. Applicant shall provide adequate building address signage on the western and southern façades or vertical element of the proposed awnings/canopies.
28. Applicant shall provide a historic plaque commemorating the history of the structure. The design, content and placement shall be subject to the review and approval of the Community Development Director and Hemet Museum Director prior to issuance of final Certificate of Occupancy.

ENGINEERING 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 Public Works - Engineering Department at (951) 765-2360.

29. Applicant shall replace or repair all damaged sidewalk and curb along project frontage.

BUILDING 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

30. As part of the plans for plan check, a detailed structural analysis, in compliance with Chapter 16 of the California Building Code for the building's intended use shall be provided.
31. The electrical, plumbing and mechanical systems shall be installed in accordance with applicable adopted codes.

Setbacks and Openings

32. Due to proximity to property lines, etc., fire resistive construction and parapet walls shall be required per California Building Code, Section 705.11.

Handicap Requirements

33. This project is subject to State Handicapped Accessibility Requirements. (California Code of Regulations, Title 24)
34. Handicapped restrooms shall be installed in accordance with California Code of Regulations, Title 24/California Building Code, Section 1115(b).
35. All entrances and exists shall be handicapped accessible per California Code of Regulations, Title 24.
36. A handicapped accessible pedestrian access to the site shall be provided.

FIRE PREVENTION 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.

Agency Approvals

37. 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 2000 GPM @ 20psi residual pressure for a duration of 2 hours, per 2010 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.
38. 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

39. 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".
40. 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).
41. Storage of combustible materials shall be in accordance with the 2010 California Fire Code. High-Piled Storage shall be in accordance with CFC, Chapter 23.
42. Provision for the storage or handling of hazardous materials, as defined by Federal, State, and Local Law, shall be in accordance with 2010 CFC, Chapter 27.
43. Storage and handling of flammable and combustible liquids shall be in accordance with the 2010 California Fire Code, Chapter 34 and NFPA 30 (2003), Flammable and Combustible Liquids Code.

Hydrants and Fire Protection Systems

44. 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. 2010 CFC Section 507. The location of on-site hydrants and mains shall be approved by the Fire Marshall prior to permit issuance.
45. Prior to combustible construction commencing, install and/or upgrade, as required by the 2010 CFC, street (off-site) fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction. Distance between fire hydrants shall not exceed 300 feet without approval from the Fire Marshal. Fire hydrants shall be located within 150 feet of Fire Department Connections (FDC) for Standpipes and Automatic fire sprinklers.
46. Prior to combustible construction install, as required by the City of Hemet Fire Marshal, on-site fire hydrants pursuant to the City of Hemet Standard Specifications for Public Works Construction. Travel distance along the fire access route shall not exceed 300 ft. between hydrants without approval from the Fire Marshal. CFC Section 507.
47. 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.

48. In accordance with the 2010 CFC Section 903, as amended and Article II, Chapter 14 of the Hemet Municipal Code, automatic fire sprinklers shall be installed throughout all buildings 5,000 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.
49. In accordance with the 2010 CFC Section 903, an automatic fire sprinkler system is required throughout all buildings with this occupancy type based on the use(s) proposed. 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.
50. In accordance with the CFC Section 904 and CCR Title 19, alternative automatic fire extinguishing systems shall be installed and maintained pursuant to NFPA standards. Prior to installation (or modification) of a fire protection system, complete plans shall be submitted to the City of Hemet Fire Marshal for review and approval.
51. Portable fire extinguishers shall be installed and maintained in accordance with 2010 CFC section 906 and Chapter 3, Title 19 CCR. The type and spacing shall be approved by the City of Hemet Fire Marshal prior to installation.
52. An approved manual, automatic or (manual and automatic) fire alarm/monitoring system shall be installed and tested prior to final inspection in accordance with the 2010 CFC Section 907 and pursuant to NFPA standards. Automatic fire sprinkler systems with 20 heads or more shall be monitored by a UL listed central station meeting the standards of NFPA 72 and City of Hemet requirements.
53. 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

54. Prior to the issuance of a Certificate of Occupancy, "No Parking - Fire Lane" signs, red curbing, 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.

55. Prior to final inspection, addresses shall be provided on all new and existing buildings in accordance with the 2010 CFC Section 505.
56. In accordance with the 2010 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.
57. Install Knox key boxes and/or Knox locks for Fire and/or Police Department access in accordance with 2010 CFC Section 506 and the Hemet Municipal Code.

Miscellaneous

58. An annual permit and a "Hazardous Materials Management Plan" (HMMP) will be required pursuant to 2010 CFC Section 2701. This facility shall be subject to the standards of NFPA 704 or some other means of identifying hazardous materials for emergency responders as approved by the Fire Marshal.
59. Prior to the issuance of a Certificate of Occupancy, an electronic version of the final tract map or site plan shall be submitted for fire suppression use. The scale shall be such that the site plan shall be clearly legible, showing all streets, the building footprints and addresses, fire hydrant locations, Knox box locations (if applicable), and access driveways. The format shall be compatible with the latest version of "AutoCAD" or equivalent.
60. No change in use or occupancy shall be made to any existing building or structure unless the means of egress system is made to comply with the requirements for the new use or occupancy in accordance with 2010 CFC Chapter 10.
61. Fire safety during construction and demolition shall comply with 2010 CFC Chapter 14.
62. 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).
63. An approved manual, automatic or (manual and automatic) fire alarm system is required for this occupancy in accordance with the 2010 CFC Section 907 and pursuant to NFPA standards. The fire alarm system plans shall be submitted and approved prior to installation.

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.

None recommended.

END

**Attachment
No. 2
Photographs of Site
&
Surroundings**

**Planning Commission
Meeting of
November 4, 2014**

Figure 1 Sharkey's West Florida Ave. Elevation



Figure 2 Rear of Skarkey's and Nevins Buildings

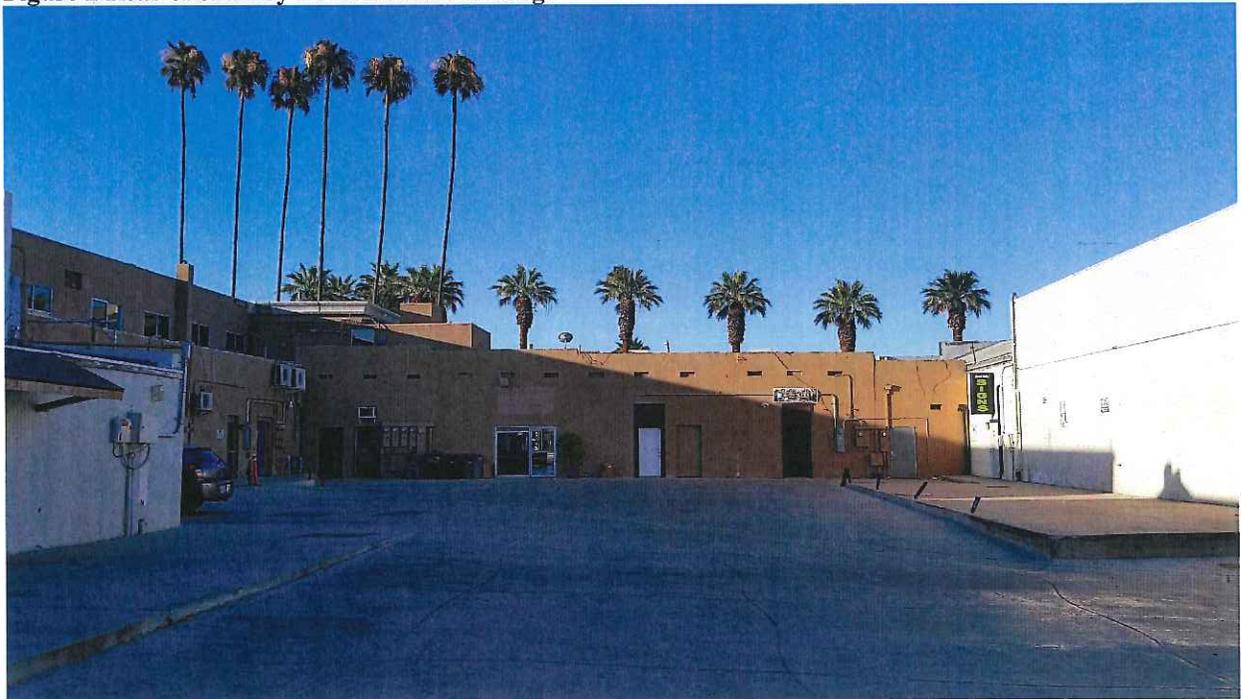


Figure 3 Rear of Sharky's Building

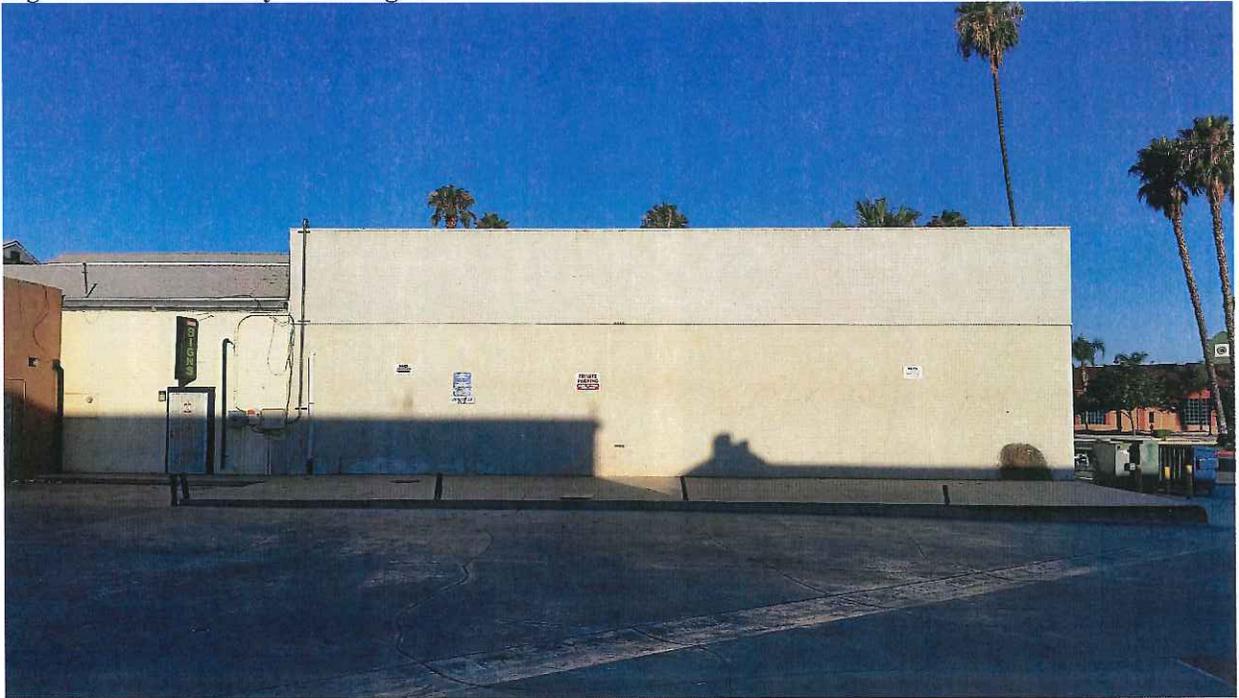


Figure 2 Golden Brush Signs – East Florida Ave.



Figure 3 Finders Keepers Building – East Florida Ave.



Figure 4 Nevins Building



Figure 5 Hemet Depot – northwest corner of Florida Ave. and State Street.



Figure 6 Hemet Bank building on the northeast corner of E. Florida Ave. and N. Harvard St.

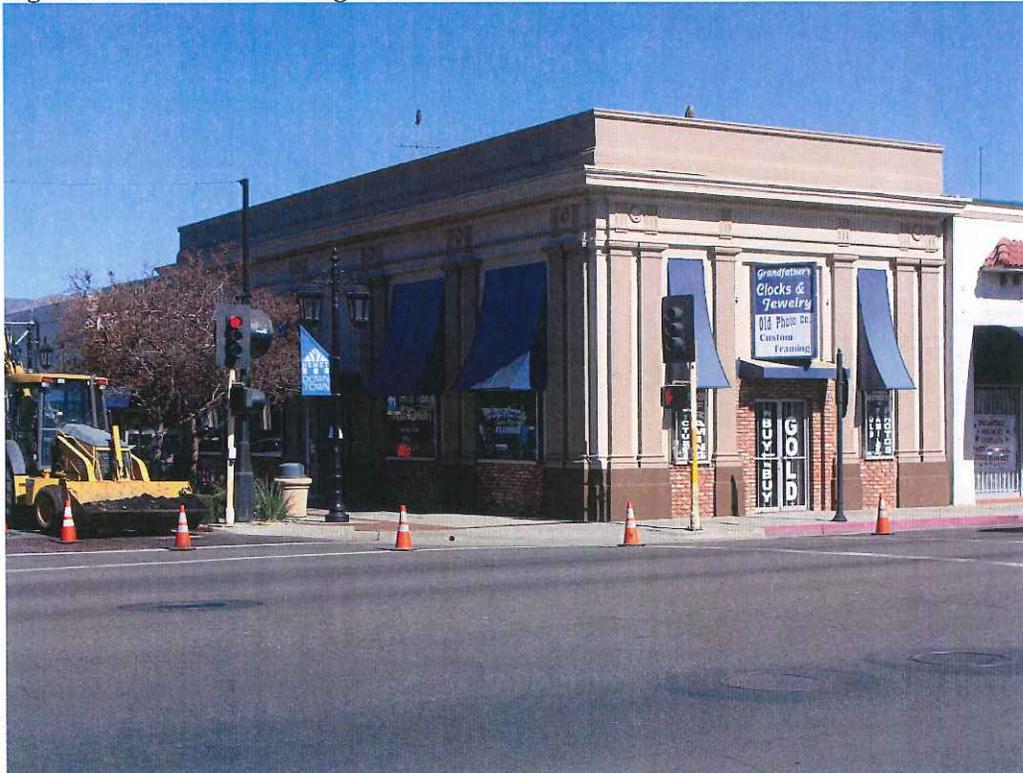


Figure 7 Front Street Parkway



Figure 8 Southeast corner of E. Florida Ave. and S. Harvard Street



Figure 9 Tri Buick building southwest corner of Florida Ave. and State Street



Figure 10 Front Street buildings



Attachment No. 3 Surrounding Zoning

Planning Commission
Meeting of
November 4, 2014

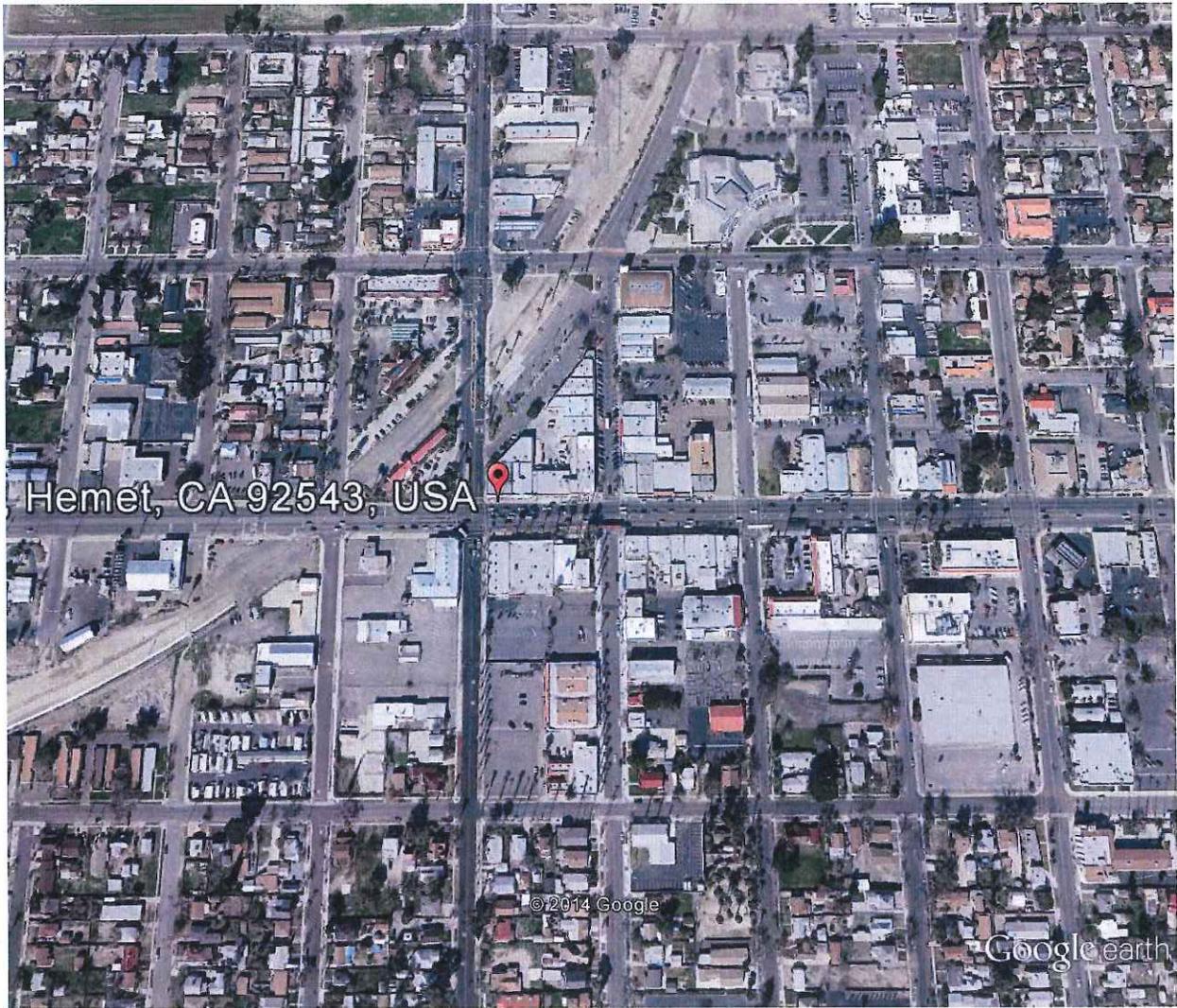


Zoning Map

Attachment No. 4

Aerial Photo

Planning Commission
Meeting of
November 4, 2014



Aerial Photo

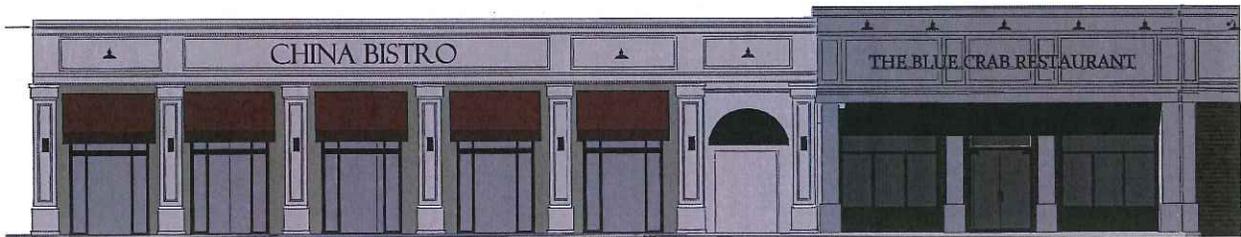
Attachment No. 5

Exterior Elevation Schemes

**Planning Commission
Meeting of
November 4, 2014**



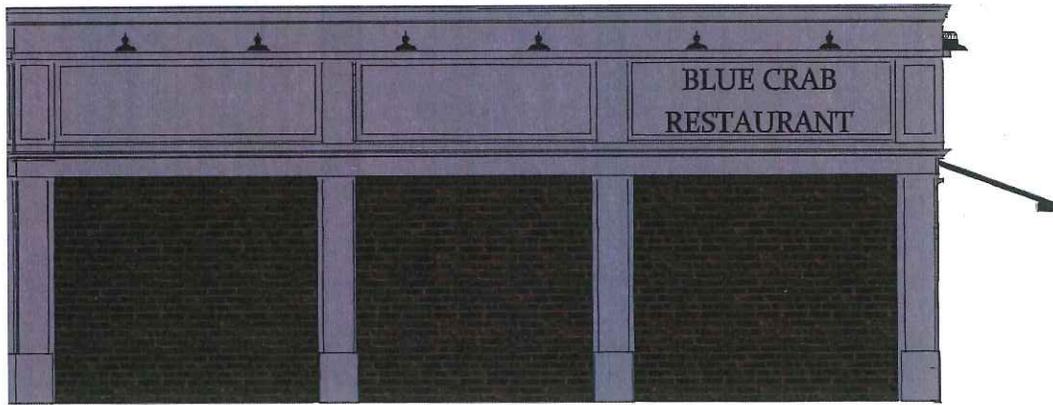
Alternative to proposed architecture



Front Street Side Elevation Alternative



Northeast corner of State Street and East Florida Alternative



STATE ST ELEVATION

State Street Elevation Alternative



Conceptual plan for rear food court