PLANNING COMMISSION

MEETING MINUTES

DATE: **NOVEMBER 4, 2014** **CALLED TO ORDER: 6:00 P.M.**

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

1. CALL TO ORDER:

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

ABSENT: None

Invocation and Flag Salute: Commissioner Vince Overmyer

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of October 7, 2014

It was **MOVED** by Commissioner Michael Perciful and **SECONDED** by Vice Chairman Greg Vasquez to **APPROVE** the Minutes of the Planning Commission meeting of October 7, 2014.

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

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

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. <u>CONDITIONAL USE PERMIT (CUP 14-008) REDLINE EXPRESS CAR WASH</u> - 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.

CDD Elliano announced the applicant had some changes to their site plan, particularly the easement, and are presently working on an alternative site plan. She recommended moving the item to the December meeting.

Chairman Gifford asked if there were any public comments and receiving none, closed the public hearing.

It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner Michael Perciful to **RE-ADVERTISE** Agenda Item 4 to a Planning Commission meeting in December 2014.

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

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

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 - Assoc. Planner
Project Location:	East of Lyon Avenue and west of Elk Street
APN:	442-060-046

(Associate Planner Carole Kendrick presented a powerpoint of the project.)

Chairman Gifford referred to an earlier 1998 site plan with fewer units. He asked if this was a new design.

Planner Kendrick said this is a completely new design. The prior project was much larger and included the Salvation Army and retail, which is also along Florida.

Chairman Gifford asked if there were any other buildings in that area that are three-story buildings, and Planner Kendrick indicated there were not in the immediate vicinity.

Commissioner Crimeni mentioned a three-story senior facility on Oakland and Palm called Oasis Sahara.

Commissioner Overmyer asked if the property to the west was a separate parcel, and if so, what could go there with this building being next to it.

Planner Kendrick responded that the zoning and the General Plan calls for commercial.

Chairman Gifford opened the public hearing.

Russell Rumansoff, Herron & Rumansoff Architects, 530 Saint John Place, Hemet and agent/architect for the project, addressed the Commission, expressing his thoughts that it is in a good location and within walking distance of the mall. It also gives them a good buffer from the commercial areas on Florida Avenue. There are many inside and outside amenities proposed in the project for seniors. The developed areas around it are older, making this an important project and an easy move from the older mobile home parks, if desired.

He continued that he thought the community gathering areas are important in a complex like this to encourage social interaction with seniors. The size of the units are comparable to other senior units.

Chairman Gifford asked about the facade and architecture of the building and what the plans are to distinguish it from a hotel.

Mr. Rumansoff said it would be more like a resort, the way the entrance is designed.

CDD Elliano stated staff's position on the architecture is that they thought it was attractive, with outdoor balconies, stacked stone and variation in paint color. The design is in keeping with some of the newer developments in town. Staff canvassed a number of different agencies to see what the standard unit sizes were for senior suites, and they found that many of the senior units in the study were smaller than the ordinances in Hemet allowed. The tradeoff in this project is it provides a dining hall, library, game room, media center, computer lab, theater, and plenty of spaces, both outside and indoors, to congregate.

Commissioner Crimeni inquired about security doors and safety measures.

Mr. Rumansoff stated that it is a gated system, with the gates surrounding the circulation access points. There are three elevators, with each wing utilizing its own elevator. There are stairwells at the end of each unit. There are also stairways in the middle, with all stairways exiting to the back. There are fire sprinklers, voice and audible alarms. They worked with the fire department during staff review in terms of what was required.

Commissioner Perciful felt this was a good project and would bring up values in the area, especially if these units can compete pricewise with the mobile home parks. He felt it would revitalize the area.

CDD Elliano added that staff looked at the context of the surrounding area. This is a senior project as opposed to an all-age project, so there is a difference in the kind of lifestyle requirements. In order for someone to convert this to an all-age living establishment, they would have to go through a Planning Commission review process. She felt there is assurance that this would remain as a senior housing project.

Commissioner Overmyer stated it was great as a senior unit and that it would be an upgrade to the area.

With no other members of the public wishing to speak, Chairman Gifford closed the public meeting and asked for further comments from the Commission.

Vice Chair Vasquez liked the design and felt it is the way of the future, this type of design; it fits into the 2030 General Plan overall.

Commissioner Overmyer agreed, stating that he thought it will stimulate commercial in the area, particularly for services needed by seniors.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Rick Crimeni to **ADOPT** Planning Commission Resolution Bill No. 14-026 **APPROVING SDR 14-002** subject to the Conditions of Approval and to file a Notice of Exemption.

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

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

6. **DOWNTOWN PROJECT REVIEW NO. 14-001** - A request for Planning Commission review and approval of a proposed facade 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

(Contract Planner Ron Running presented a pictorial and historical summary)

Chairman Gifford noted that the conditions of approval had been discussed with the applicant and that staff had not noted any concerns.

Commissioner Perciful asked what other buildings were owned by Mr. Chu in the area, and Planner Running pointed out in the visuals the buildings for the Commission to see, noting that he owned or was buying many buildings.

Vice Chairman Vasquez asked about the trash enclosure and its location and if it would have an overhead or top off.

Planner Running stated he thought it would go in the food court area or next to the building, but staff would review the design to make sure it is compatible with the building architecture.

Commissioner Crimeni stated he loved the whole look of the building, but wondered about the material for the awnings because he did not want to see a canvas awning ripped or drooping.

Planner Running stated the proposal is for canvas, but they could consider metal.

Chairman Gifford opened the public hearing.

Simon Chu, the building owner, outlined his plans for the building, the food court, the remodeling of the windows and other plans he has for his buildings. His answer to the question regarding the awning was that the tenants will be required to maintain and replace, if needed. He expressed his desire to make downtown Hemet a place for people to come because of the restaurants he wishes to open. He noted his financial investments and also his admiration for the Gibbel family. He wishes to open the food court next year and he wants to finish the Gibbel hardware store next year.

Commissioner Crimeni thanked him for his hard work and suggested he change his name to "Mr. Hemet."

Chairman Gifford asked Mr. Chu if he was aware of the agreement and conditions that staff had suggested, and Mr. Chu responded that he was and was agreeable to them. He also commented that many senior citizens remember these buildings and he wants to bring the memories back for them.

With no further audience members wishing to speak, Chairman Gifford closed the public hearing.

Commissioner Overmyer stated that this area was close to his heart because as a child he was in the Gibbel hardware establishment and met his wife at the Silver Fox Restaurant in this area.

Chairman Gifford expressed the city's goal is to see that area developed really to be a downtown magnet, with boutiques, dining outdoors and enticing the public to come downtown.

Commissioner Perciful like the fact that Mr. Chu wants restaurants in there because it will revitalize downtown and keep people there past 9 p.m.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Rick Crimeni to **ADOPT** Planning Commission Resolution Bill No. 14-027 subject to the findings and conditions of approval and **RECOMMEND** sending DPR 14-001 to the City Council for their approval.

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

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

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.

CDD Elliano provided a handout to the Commission members, noting that staff had gone back to 2009 and reviewed entitlements that had not been constructed to date. She noted that the first group are the approved entitlements and showing what level of inactivity they are in. The next group are those projects where the entitlements have expired.

She noted that many of the inactive entitlements had been approved right before the recession or right before it had become drastic, and many had gone through two automatic extensions which the city provided because they were trying to hold on to the entitlements and hoping for the economy to improve. Most of these will expire this coming year.

She listed a number of the projects that did not go forward; she hoped that a few of these will come back next year to review as resubmitted projects.

8. SUMMARY REPORT: Verbal Report providing highlights of the recent Inland Empire Forecast Conference

CDD Elliano noted that there were two conferences in October, the Riverside/San Bernardino Forecast Conference and the Claremont McKenna College Forecast for the Inland Empire.

She wasn't able to go to either, but has researched the outcomes of the forecasts.

The overall consensus was that things in this state are improving with an expectation of slow and steady rate of growth. Local real estate is improving, with affordability as the key. Tourism is a key driver, and car sales are buoying the economy.

The three-year population growth is steady with a 2 percent growth overall. Unemployment is 9.3 percent now, but predictions put the number at 8.1 in 2015. Median home prices are 18 percent up over last year. In the new home sales market, builders are staying with small phases.

Inland Southern California is in recovery, but the jobs are different than before the recession, when you had higher paying construction and manufacturing. Now they are replaced by lower paying jobs in service sectors and hospitality sectors. This means there is an urgency for education and job training in high schools and colleges to get a more skilled work force.

Recommendations included reassessing strategies and approaches, using technology and data more effectively, recognizing that cities have fewer tools than ever before because of the lack of subsidies, meaning limited resources.

Since most job creation in a local economy occurs as a result of local businesses hiring, the business retention factor is essential for cities, so a business-friendly environment is critical, with transparency and elimination of unnecessary red tape. There is more reinvestment in existing businesses than in the "big box" era, but overall, building permits are up and evaluations are up. In Hemet, the revenues are up 105 percent over what they were this time last year. There is a steady but slow upward movement.

DEPARTMENT REPORTS

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

10. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on actions from the October 28, 2014 City Council Meeting.

CDD Elliano reported that the City Council had their work study on the Sun Edison project, with the Council being updated on the Planning Commission's comments and recommendations. Council members agreed with the Commission's determinations, and currently staff is working with the applicant on the mitigated negative declaration. This should be coming back to the Commission on December 16. The applicant is anxious to get the project heard before the end of the year.

Also, the BIA asked for a continuance regarding user fees.

B. Cancellation of November 18, 2014 Planning Commission Meeting

CDD Elliano announced that the City Council has taken over the council chambers on the 18th, so the next Planning Commission will be December 16, 2014, at which time the Sun Edison matter will be addressed. There will be no meeting on December 2nd.

11. PLANNING COMMISSION REPORTS:

A. Chairman Gifford (Nothing to report.)
B. Vice Chair Vasquez (Nothing to report.)
C. Commissioner Perciful reported that the Board of Realtors Association Office on Florida Avenue will reopen in two weeks after extensive improvements. He also reported that prices on real estate are up; however, year-to-date sales are down 7.4 percent in Riverside County, which is good compared to San Bernardino, L.A., Orange and San Diego counties, which are down between 11 and 15 percent. Interest rates went down two weeks ago, so housing should be moving up. If you are in a position to refi, now would be a good time.
D. Commissioner Overmyer mentioned that the BIA has their annual industry show locally at the Riverside Convention Center. Usually it is in Long Beach or Orange County.

E. Commissioner Crimeni delivered the exciting news that there has been a rewriteon the script for the Ramona play. They are bringing in two Native Americans to play Alejandro and Ramona and are staging more readings and auditions, to be covered by NBC, ABC and CBS and L.A. papers.

12. FUTURE AGENDA ITEMS:

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

10. ADJOURNMENT:

It was unanimously agreed to adjourn the meeting at 7:34 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **December 16 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 92543.

Greg Vasquez, Vice Chairman
Hemet Planning Commission

ATTEST:

Melissa Couden, Records Secretary
Hemet Planning Commission