



MINUTES

REGULAR MEETING OF THE HEMET CITY COUNCIL

February 10, 2015

6:00 p.m.

City of Hemet Council Chambers
450 E. Latham Avenue

www.cityofhemet.org

Please silence all cell phones

Call to Order

Mayor Krupa called the meeting to order at 6:00 p.m.

Roll Call

PRESENT: Council Members Milne and Raver, Mayor Pro Tem Wright and Mayor Krupa

ABSENT: Council Member Youssef

Council Member Milne moved and Mayor Pro Tem Wright seconded a motion to excuse Council Member Youssef. Motion carried 4-0.

Work Study

Discussion regarding this item, with possible direction to staff

1. Update of Enforcement Activities for Boarded Up Commercial Buildings – Community Development Director Elliano

Deanna Elliano, Community Development Director, gave the City Council a powerpoint presentation on the status the boarded up commercial buildings. All of the properties included in the presentation are considered to be long-term boarded structures. All of the properties are active code cases and have had various enforcement actions or citations, some are on-going. We are finally starting to see changes and indicators of reuse of the structures. A list of the properties, address, property owner, description and current activity was distributed to the City Council. Pictures of the properties were displayed.

Site 1: 125 W. Florida Avenue – old Tri-Buick, owner McCredie Land Hemet, CA. The property is currently in escrow to Shoe City and expected to close soon. Permits are ready to be issued for the tenant improvements.

Site 2: 2020 E. Florida Avenue – old Millie's restaurant, owner Bing Liang Wu, LLC. The building is vacant and secured. The building is no longer boarded-up. However, the landscaping is dead and the water is turned off.

Site 3: 213-215 E. Florida – old Stirdivant's, owner Kim Man Soo. The building is vacant and secured. Broken windows have been replaced but are covered with brown paper. This property is a perfect candidate for new idea. With property owner permission paper could be replaced with filmed graphics that have non-commercial historical pictures.

Site 4: 611 W. Florida Avenue - Nelson Machinery, owner Masood & Tamim Rostai. Long-term boarded up and fenced vacant industrial/commercial building. This property has broken windows and landscaping issues that require ongoing code enforcement activity. This

property will be referred to the City Attorney's office for possible pendency.

Site 5: 869 W. Florida Avenue – old Albertson's, owner R & B Inv. Permit issued in January for tenant improvement to partition building into two tenant spaces. The construction is to be completed by March 2015. The owner is actively securing potential tenants.

Site 6: 2100 E. Florida Avenue – owner Abecus, Inc. This property is considered a long term board up with unfinished construction and expired building permits. The property is not marketable in its current condition. A compliance letter was sent from the City Attorney's Office.

Site 7: 2171 W. Florida Avenue – old Walmart, owner Latham Management & Consulting Services, Inc. The property is boarded up and unkept with dead trees and plants. This property has on-going code issues and transient break-ins. The owner has hired an architect to work on subdividing the building into smaller tenant spaces for new retail users and is actively working on securing new tenants. The owner expects to submit plans in the next few months. If the permits are for retail no CUP will be required.

Site 8: 115 S. Juanita Street – owner Samir S. Riad. This is an active code enforcement case for long-term board up and will be referred to the City Attorney for compliance letter.

Site 9: 1707 W. Latham Avenue – old DMV building, owner SE California Associations of 7th Day Adventist. A CUP for a church was granted by the Planning Commission in July, 2014. Tenant improvements are underway, and expected to occupy the church this month.

Site 10: 140 N. San Jacinto Street – owner Authority Real Estate Inc. This is a boarded up vacant building north of Florida Avenue with ongoing graffiti issues. The property is actively being marketed for sale. Various potential tenants have looked into the building, but no plans have been submitted.

Site 11: 360 N. San Jacinto Street - old Duke's Restaurant, owner Kim Seung. The property has been sold and permits have been issued and construction is underway for a Hungry Bear Restaurant.

Site 12: 370/372 N. San Jacinto Street – owner Amir Dawud. This is a boarded up commercial building next to the old Duke's with a number of code issues. This property will be referred to the City Attorney for compliance letter.

Site 13: 1224 S. State Street – owner Leo & Julie Finaldi. This is a long term boarded up fenced commercial/residential building with landscape issues. There has been no recent activity other than an abandoned sign. This property will be referred to the City Attorney for compliance letter. The property owner is responsive when requested.

Site 14 & 15: 700/703 N. State Street – old Red Dog Hall, owner Brad Jacob Donnell. The intent was to sell the property to the County. It is a long term board up that is fenced with graffiti. The property will be referred to the City Attorney for compliance letter.

The City Council and staff discussed the County's previous and current plans for the property owned by them.

The City Council and staff discussed the trailer park located on Menlo and State Street. The property is independently owned. The City tried to revoke their license, however the State did not agree. The property has continued code and police activities.

Site 16: 220 E. Stetson Avenue – old K-Mart, owner Cloverlaine Associates. The front entrance is boarded up. The property is fenced and secured. The property is in escrow and the potential buyer is expected to submit plans for reuse and remodel.

The following are compliance options: obtain a building permit for the rehabilitation and reuse of the structure; ensure that the building is maintained, does not constitute a public nuisance and is actively marketed for sale or lease; demolish the structure; and replace boarded

windows with attractive graphics/murals with a city or historic theme. City enforcement actions: citations; abatement actions; liens; chronic nuisance fines; and court action for compliance or receivership.

Mayor Pro Tem Wright, asked how long the City will allow the property owner to be out of compliance.

Ms. Elliano, prior to the recently adopted Hemet ROCS ordinances the City staff did not have the tools to require compliance. It is our goal not to allow properties to be boarded up longer than six months. If the property owner does not willingly comply, then it becomes a code compliance case. There are some properties that we need to take additional legal action.

Mayor Pro Tem Wright, thanked Ms. Elliano for the update. The community needs to know that we are doing something about the boarded up buildings.

Council Member Raver, requested a list of citations and law enforcement activities at these buildings discussed.

The City Council and staff discussed the property and potential options.

Closed Session

Notice of Opportunity for Public Comment

There were no public comments at this time.

The City Council recessed to Closed Session at 6:29 p.m.

2. Conference with Labor Negotiators

Pursuant to Government Code section 54957.6

Agency designated representatives: City Manager Hill

Employee organization:

Service Employees International Union General Employees

Hemet Fire Fighters Association

3. Conference with Legal Counsel - Existing Litigation

Pursuant to Government Code section 54956.9(d)(1)

Name of cases: *Erin Adams, et al v. County of Riverside, et al*

USDC Case No. 14-CV-00830 SVM

4. Conference with Legal Counsel - Anticipated Litigation

One (1) matter of significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) & (3)

REGULAR SESSION

7:00 p.m.

City of Hemet City Council Chambers
450 E. Latham Avenue

Call to Order

Mayor Krupa called the meeting to order at 7:05 p.m.

Roll Call

PRESENT: Council Members Milne, Raver and Youssef, Mayor Pro Tem Wright
and Mayor Krupa

ABSENT: None

OTHERS PRESENT: City Manager Hill, City Attorney Vail and City Clerk McComas

Invocation

Invocation was given by Jan DeSpain, Hemet San Jacinto Interfaith Council

Pledge of Allegiance

Pledge of Allegiance was led by Council Member Raver

City Attorney Closed Session Report

5. Conference with Labor Negotiators

Pursuant to Government Code section 54957.6

Agency designated representatives: City Manager Hill

Employee organization:

Service Employees International Union General Employees

Hemet Fire Fighters Association

The City Council received a briefing and gave direction to staff. There was no additional reportable action.

6. Conference with Legal Counsel - Existing Litigation

Pursuant to Government Code section 54956.9(d)(1)

Name of cases: *Erin Adams, et al v. County of Riverside, et al*

USDC Case No. 14-CV-00830 SVW

The City Council received a briefing from the City Attorney and gave direction. There was no additional reportable action.

7. Conference with Legal Counsel - Anticipated Litigation

One (1) matter of significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) & (3)

The City Council received a briefing from the City Attorney. There was no additional reportable action.

Presentation

8. Presentation in memory of Buddy Riley, Emergency Operations Coordinator
Chief Scott Brown, recognized Capt. Brian Altizer, Engine Company 1, from Riverside County Office of Emergency Services - Peter Lent, Deputy Director and Kathleen Henderson, Emergency Services Coordinator and former Hemet Interim Fire Chief Peter Bryan and thanked them for being here.
Mayor Krupa, Buddy was hired by the Hemet Fire Department in December 2010 as the Emergency Services Coordinator. The Hemet City Council wishes to thank his family for his dedication to the City. Mayor Krupa presented Pat Riley with a street sign saying "Riley's Way". Mayor Krupa presented Pat Riley with a shadow box from the Hemet Fire Department with memorabilia including Buddy's Badge.
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City Council Business Consent Calendar

9. **Approval of Minutes** – January 27, 2015
10. **Receive and File** – Investment Portfolio as of December 2014
11. **Receive and File** – Warrant Register
- a. Warrant register dated January 22, 2015 in the amount of \$1,837,444.47. Payroll for the period of January 5, 2015 to January 18, 2015 was \$589,413.67.

Council Member Milne moved and Council Member Youssef seconded a motion to approve the Consent Calendar as presented. Motion carried 5-0.

Communications from the Public

Kevin Pearson, EMWD, expressed appreciation for the Hemet Police Department. The district experienced a number of laptop thefts. Once staff suspected the source we reached out to the PD and they agreed to set up a sting operation. A laptop with a GPS tracking device was moved and the officers were dispatched and followed and caught the suspect. Mr. Pearson recognized the team, Det. Klinzing, Cpl. Gomez, Officer Coley and dispatchers Florez and Jagdeo. Mr. Pearson presented a token of their appreciation to Chief Brown.

Charles Gunn, Hemet, expressed continued concern with the vehicle speeds on Whittier between Lyon and Palm. Mr. Gunn was contacted by an employee and told the situation would be looked into. Mr. Gunn recommended that stop signs be considered. This concern was referred to the Engineering Department.

Dan Goodrich, Hemet, Sierra Dawn Estates will be hosting a BBQ on May 22nd. The proceeds will go toward protective gear for Hemet K9's.

Jim Welker, Hemet, suggested that the City Council consider leasing the south portion of Gibbel Park to the adjacent hotel. Mr. Welker also recommended that the City consider skateboard parks be constructed in Gibbel and Weston Parks.

Joy Ward, Hemet, recommended that the speed limit in Seven Hills remain at 25.

Public Hearing

12. **Zone Change No. 14-001 – A-10 (Heavy Agriculture) to C-1 (Neighborhood Commercial) – 11.5 acre site, southeast corner of Esplanade Avenue and Warren Road** Community Development Director Elliano
- Conduct a public hearing; and
 - Introduce, read by title only and waive second reading of an ordinance approving the zone change for APN: 448-060-001; and
 - Direct staff to file a Notice of Determination with the County Clerk.

Ordinance Bill No. 15-005

Deanna Elliano, Community Development Director, gave the City Council a powerpoint presentation regarding Zone Change No. 14-001. The owner of the 11.5 acres located at 5671 West Esplanade Avenue is Hemet Warren, LLC. The request is to change the zoning from A-10 (Heavy Agricultural) to C-1 (Neighborhood Commercial) which is consistent with the Neighborhood Commercial General Plan land use designation. A General Plan Land Use map showing the project site and the Roadway Circulation Master Plan was displayed. An Existing Zoning Map and Aerial map of the project site was also displayed, as well as a number of site photos. This zone change was publically noticed. Staff received 5 phone calls regarding the project, 4 were surrounding property owners requesting information regarding development of the property and 1 call was from EMWD requesting information regarding the EIR that was being utilized as part of this project. Based on the initial study prepare for the project, staff concluded that the proposed project is consistent with the existing Commercial Land Use analyzed in the adopted EIR for the General Plan and no further review is required at this time pursuant to Section 15162 of the CEQA Guidelines. The City Council certified the EIR for the Comprehensive General Plan Update on January 24, 2012. Future development will require additional environmental review based on the merits of the project proposal. Staff is recommending approval.

Mayor Krupa declared the Public Hearing opened at 7:31 p.m.

There were no public comments presented at this time.

Mayor Krupa declared the Public Hearing closed at 7:31 pm

Council Member Youssef moved and Council Member Raver seconded a motion to approve this item as presented. Motion carried 5-0.

Ordinance was read by title only.

Discussion/Action Item

13. **Recommendation by Economic Development – Real Property Advisory, Marketing and Sales Services**
- City Council authorize the City Manager to execute a Contract for Professional Services with RSG, Inc. to provide real property advisory and sales services to the City for certain City-owned real property, including APN's: 456-050-013, 456-050-044, and 465-140-032; and
 - Appropriate \$101,155.00 from the General Fund uncommitted fund balance to FY 14-15 Economic Development Department Account #120-8500-2710 to fund the cost of the real estate advisory services.

Wally Hill, City Manager, continuing discussion of a proposal to award a consulting contract to RSG, Inc. to provide advisory services and brokerage services for two previously approved

sites. The City Council previously expressed concern with the timeframe and recommended that staff renegotiate with RSG. The revised agreement extends the initial contract period from 18 to 24 months and adds 2 1-year extensions at the City's option.

Lori VanArsdale, Hemet, expressed continued concern with the requirement to pay upfront for the brokerage services that will be credited only if they sell the property. Ms. VanArsdale feels that the City Council and a potential buyer can work through the process to determine the highest and best use of the property.

Mayor Krupa, during the process of negotiating this contract I have heard that there are other innovative ways to negotiate these properties such as private/public partnerships.

Council Member Youssef, I recently met with Ron Bradley and he told me that both Temecula Mall and the Golden Triangle were marketed, sold and develop using this process. In my opinion that is tangible evidence that this would be better than just putting them on the market.

Council Member Milne, expressed concern that a representative from RSG is not available to answer questions.

Mr. Hill, the firm offered to have a representative here and was told that it would not be necessary.

Council Member Raver, expressed opposition to approving the contract and to even selling the property at this time. We don't need the money and should take our time to determine the best direction.

The City Council tabled this item for 60 days to look at alternatives.

14. **Municipal Code Amendment No. 15-001: Automatic Extension of Time for Development Projects** – Community Development Director Elliano

- a. Adopt an urgency ordinance extending the life of existing conditional use permits and site development review approvals set to expire between February 1, 2015 and December 31, 2015. **Urgency Ordinance No. 1895**

Deanna Elliano, Community Development Director, proposed urgency ordinance that would take effect immediately. This ordinance would extend the life of City's approvals, CUP's and Site Development Plan Reviews beyond their approval period. Many of the projects included in this window were hit in the economic downturn however, expended money and time to obtain approvals. The projects are still consistent with the General Plan and will be required to meet current building and fire safety codes. The property owners feel more optimistic about the market conditions.

Walter Wilson, Riverside County Association of Realtors, spoke in favor and thanked the City Council for this building friendly move.

Steve Riboli, previously went through a painful and expensive process in 2006 for a great project. Mr. Riboli strongly urged the City Council to approve the extension.

Eric Day, we do not have the money to go through this process again. We have builders that have expressed an interest in the property that will be a great project. Mr. Day recommended approval.

Ms. Elliano, the Chamber of Commerce and the BIA were notified. The BIA sent a message expressing support.

Council Member Raver moved and Council Member Milne seconded a motion to approve this item as presented. Motion carried 5-0.

Ordinance was read by title only.

15. **Annexation No. 14-001: Resolution of Intention for annexation of 995.63 acres of property located within the City's sphere of influence in unincorporated Riverside County** – Community Development Director Elliano
 - a. Adopt a resolution requesting that the Riverside Local Agency Formation Commission initiate proceedings for annexation of the 995.63 acres of property, generally situated south of Stetson Avenue, north of Domenigoni Parkway, and west of the city limits to California Avenue **Resolution No. 4616**; and
 - b. Direct staff to finalize and submit an Annexation Application, Plan of Services, Fiscal Impact Analysis, and other required materials to LAFCO.

Deanna Elliano, Community Development Director, gave the City Council a powerpoint presentation regarding proposed Annexation No. 14-001. The proposed annexation area is 995.63 acres generally located south of Stetson Avenue, north of Domenigoni Parkway, west of the City limits to California Avenue within the City's adopted Sphere of Influence. This is an uninhabited – Land owner based annexation. The property was pre-zoned by the City Council on January 28, 2014. The City Council directed staff to initiate the annexation process on July 8, 2014. A locational & sphere of influence and an aerial map were displayed. Also displayed was a pre-zoning map established by Ordinance No. 1877. Five of the property owners are government agencies. There are seven owners of 740.65 acres of developable land: Pacifica First – 14.81 acres; City of Hemet – 20.88 acres; Chen – 37.13 acres; Dilworth – 125.19 acres; Ho/Chow – 153.73 acres; MWD – 166.55 acres; and Benchmark Pacifica – 222.22 acres. A map showing property ownership was displayed. The City took the lead in the annexation process in partnership with the landowners and prepared the application materials, manage the project, contract with required technical consultants, and provide the General Plan EIR. The City assisted in providing a portion of the "up front" funding (50%) contingent upon some form of property owner participation to ensure fair share payment or reimbursement. To date, the City has received 78% of the application fund due from the property owners. The following materials will be sent to LAFCO by the end of February: City Council Resolution of Application; Fiscal Impact Report; Plans for Service; boundary maps and legal descriptions; infrastructure maps and service review; coordination with Riverside County; coordination with LAFCO and property owners; LAFCO Application & Fees for an Uninhabited Annexation. LAFCO will review the application and materials and may request additional information the City and other agencies. Approximately 4 months after submittal LAFCO will conduct a noticed public hearing regarding the annexation. After which, LAFCO will approve or deny the annexation, and may add conditions or revisions to the proposal. If approved, LAFCO will conduct a protest hearing that can be waived if they receive 100% landowner consent. A Certificate of Completion is recorded by LAFCO and sent to the State Board of Equalization. The Annexation is effective upon recordation. This annexation implements the General Plan vision to increase employment opportunities, encourage light industrial and commercial growth, and expand residential options in the project area while enabling the managed growth of the City. The Fiscal Impact Report indicates a net positive for the City at a revenue-to-cost-ratio of 1.5, and a new positive ration to the County of 1.76, at build-out under City zoning classifications. The City is able to provide an equivalent or enhanced level of Public Services to the area. The Municipal Boundary recommended by LAFCO is roadway centerlines. There is land owner and community support for the annexation. There are property owners present to answer any questions. Staff received one phone call from a resident outside of the City's Sphere of Influence asking to be included in the annexation. Staff is recommending adoption of the resolution and direction to finalize and submit the Application, Fees, Plan of Services,

Boundary Plat and other required materials to LAFCO.

Mayor Pro Tem Wright moved and Council Member Milne seconded a motion to approve this item as presented. Motion carried 5-0.

16. **Funding for Police Officer Recruitment Plan** – Police Chief Brown

- a. Approve a supplemental appropriation from general fund unrestricted fund balance in the amount of \$30,000 to support the Police Officer Recruitment Plan.

Police Chief Brown, the Department continues to struggle filling vacant positions. It is our belief that there are many officers living nearby that are driving to other agencies to work. The Department’s recruiting team has prepared a plan to target those officers. The components of the plan include: professional design and publication of print ads to be placed in high volume law enforcement publications; design and display of billboard ads in strategic locations specifically to capture those police officers who live in our area but commute to outlying areas to work; professional display and materials to enhance our presence in the job fair environment; and the production of a short “spot” to be aired on social media, cable, theaters, etc. to reach an increasingly visual population. It is recommended that the City Council appropriate \$30,000 for the general fund unrestricted fund balance for this one time expenditure. The return on this investment will be significant if we can attract one lateral employee. A local agency increased the visitors to their website by 30% with a billboard. Local vendors will be used for services where available.

Council Member Raver, asked about the cost for the entire Police Strategic Plan and expressed concern that this portion is being requested now instead of being included as part of the budget.

Chief Brown, the first year of the Department’s Strategic Plan Strategy, FY 14/15, will cost \$440,000.00 to implement. Years 2 through 5 have not been developed.

Council Member Raver, acknowledged that police services needs to enhanced but the City is running in a deficit and \$440,000 is a lot of money. Council Member Raver recommended that this be included in the budget process with the other demands to be considered at that time. Council Member Raver expressed concern that a status quo budget will already dip into the City’s reserves by \$2 million without additional expenditures like this.

Wally Hill, City Manager, the Police Department is trying to fill the vacant positions. This plan is targeted at recruiting lateral police officers which is cheaper and less time consuming than trainees or academy graduates. This is a one-time expenditure that will draw down the reserves.

Council Member Raver, if you are not willing to include this request with the budget process, the billboards should at least be removed from the request.

Council Member Youssef, \$30,000 is much cheaper than the cost to hire and train an academy graduate. Time is of the essence in this situation the opportunity costs are greater.

Council Member Milne moved and Mayor Pro Tem Wright seconded a motion to approve this item as presented. Motion carried 5-0.

City Council Reports

17. CITY COUNCIL REPORTS AND COMMENTS

A. Council Member Milne

- 1. Riverside County Habitat Conservation Agency (RCHCA)

2. Riverside Conservation Authority (RCA)
 3. Disaster Planning Commission
- B. Council Member Raver
1. Planning Commission
 2. Traffic and Parking Commission
 3. Riverside Transit Agency (RTA)
 4. Riverside County Transportation Commission (RCTC)
 5. Watermaster Board
- C. Council Member Youssef
- D. Mayor Pro Tem Wright
1. Park Commission
 2. Riverside County Habitat Conservation Agency (RCHCA)
 3. Ramona Bowl Association
 4. League of California Cities
 5. Western Riverside Council of Governments (WRCOG)

Mayor Pro Tem Wright, heard an overview for TUMF funding, the League of California Cities and the Tribal participation.

Mayor Pro Tem Wright, Attended a joint meeting with SCAG and the policy committee. It was beneficial to see how the regional committee works and the issues they are dealing with.

Mayor Pro Tem Wright, spoke at the afternoon Kiwanis meeting which she was previously a member for 25 years.

Mayor Pro Tem Wright, explained a program offered by EMWD as partners with the Riverside County Workforce Investment Board and ResCare Workforce Services. The Youth Ecology Corps is for young adults 18 to 24 who are interested in exploring career opportunities in the water industry and its related fields.

- E. Mayor Krupa
1. Riverside Conservation Authority (RCA)
 2. Ramona Bowl Association
 3. Riverside Transit Agency (RTA)
 4. Watermaster Board
 5. Library Board
 6. League of California Cities

Training session aimed at new Council Members will be held in Banning on Tuesday, February 17, 2015.

7. Riverside County Habitat Conservation Agency (RCHCA)
8. Western Riverside Council of Governments (WRCOG)

Mayor Krupa, along with City staff attended the Grand Opening of Gosch Chevrolet.

Mayor Krupa, attended an RCTC retreat. An overview of building and funding was looked at and a wish list was created to include Highway 79 and San Jacinto Railway.

F. Ad-Hoc Committee Reports

1. West Hemet MSHCP Ad-Hoc Committee

Council Member Milne, felt that the recent meeting with Fish and Wildlife was productive and it was advantageous to have a representative there from Congressman Ruiz's Office.

2. Regent Development Agreement Ad-Hoc Committee
3. Diamond Valley Lake Recreation Ad-Hoc Committee
4. Public Safety Measure Ad-Hoc Committee

G. City Manager Hill

1. Manager's Reports
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Future Agenda Items

Disaster Preparedness

Adjournment

Adjourned at 8:38 p.m. to Tuesday, February 24, 2015 at 7:00 p.m. in honor of Eugene White a former City Council Member and Mayor in the 70's.