PLANNING HEMET COMMISSION

MEETING MINUTES

DATE: **JANUARY 20, 2015** **CALLED TO ORDER: 6:01 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 Rick Crimeni, Vince Overmyer and Michael Perciful

ABSENT: None

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

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

It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of December 16, 2014.

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

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

NOES: None

3. PUBLIC COMMENTS:

Hemet Mayor Linda Krupa, 315 South Juanita Street, Hemet, wished the Commission Happy New Year, thanked them for their service, and introduced the new liaison from the City Council to the Planning Commission, Councilman Paul Raver.

DISCUSSION/ACTION ITEMS

4. <u>REQUEST FOR MODIFICATION TO CONDITION OF APPROVAL FOR TTM 36759</u> (Tres Cerritos East -Tom Shollin, Signal Hill Development) - A request

for Planning Commission consideration of a modification to Condition #10 of TTM 36759, a conveyance map for the Tres Cerritos East Specific Plan located at the northwest corner of Cawston Avenue and Devonshire Avenue. The modification concerns the timing of the formation of a Community Facilities District for the project.

(Presentation by CDD Elliano.)

After all Commission members reported no contact with applicant on this matter, Chairman Gifford invited Tom Shollin, representing three ownerships of the property, to speak.

Mr. Shollin stated he was in agreement with the changes in the wording on Condition #10, and with no one else wishing to speak on the matter, the public hearing was closed and Chairman Gifford entertained a motion.

It was **MOVED** by Vice Chair Greg Vasquez and **SECONDED** by Commissioner Rick Crimeni to **APPROVE** the proposed modification to Condition #10 of the Tentative Tract Map 36759 pursuant to the language set forth in Exhibit 1, and that staff be directed to update the Final Conditions of Approval for the project.

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

PUBLIC HEARING ITEMS

5. **ZONING CHANGE ZC 14-001 HEMET/WARREN LLC** - A request for the Planning Commission review and a recommendation to the City Council regarding a Zone Change from A-10 (Heavy Agricultural) to C-1 (Neighborhood Commercial) on an 11.5 acre site. The subject property is located on the southeast corner of Esplanade and Warren Avenues and has an existing General Plan land use designation of Neighborhood Commercial. Also to be considered is a determination that the project is consistent with a previously certified Final EIR, pursuant to CEQA Guidelines Section 15162.

PROJECT APPLICANT INFORMATION:

Owner:	Hemet Warren, LLC
Agent:	Patti Nahill - PGN
Planner:	Carole L. Kendrick, Associate Planner
Location:	5671 W. Esplanade Avenue
APN:	448-060-001

(PowerPoint presentation by Planner Kendrick.)

Chairman Gifford asked if there were other agriculturally zoned properties in this vicinity.

Planner Kendrick stated that surrounding properties are residential or are out of the City's jurisdiction.

Chairman Gifford also asked about the Highway 79 realignment, the EIR associated with that, and the environmental impacts of the off-ramp there.

CDD Elliano explained that is a Caltrans project and they did a Draft EIR that is in the comment period now with the Final EIR potentially available in the spring. There is a portion of the property that could potentially be developed on this site after the Highway 79 alignment is determined. However, there are no development plans before us at this time.

Chairman Gifford asked if the staff is concerned about the zone change having any kind of impact.

CDD Elliano said staff has none, and Planner Kendrick noted that it is consistent with the General Plan. She also stated that initially residents of Stony Mountain had concerns about the zone change, thinking it was a development project, but staff explained it was just a zoning change to bring it into consistency, and no development was proposed. Staff assured them they would be notified of future entitlements. There are several reviewing agencies that would need to be involved if any future development was proposed.

Commissioner Perciful offered that he felt that commercial development at that spot would create a noise buffer between the off-ramp of the freeway and residential.

CDD Elliano stated that the off-ramp will restrain development of the site, but the applicant is aware of that.

Chairman Gifford opened the public hearing and invited the applicant's agent to the lectern.

Patti Nahill, representing Hemet Warren, LLC, stated they were in concurrence with staff's recommendation. They are aware of fairy shrimp on the property to the south, and realize that they fall into the northernmost portion of the criteria cell because of environmental issues.

Commissioner Overmyer asked if there would be any negative impacts on the Stoney Mountain Ranch development.

Chairman Gifford expressed his opinion that it would not. This is an isolated piece for agriculture surrounded by residences, so it would be better used as commercial than having an agricultural piece that never is farmed.

It was **MOVED** by Vice Chair Greg Vasquez and **SECONDED** by Commissioner Rick Crimeni to **ADOPT** Planning Commission Resolution No. 15-001, recommending that City Council approve Zone Change 14-001 based on the findings in this report.

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

DEPARTMENT REPORTS

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

7. COMMUNITY DEVELOPMENT DIRECTOR REPORT:

A. Update on the implementation of the new Temporary Sign Ordinance

CDD Elliano reported on an item from the last Commission meeting regarding the Hartford Memorial Chapel, letting the Commissioners know that it has been grandfathered in and will continue to operate at the old location.

Regarding the implementation of the Temporary Sign Ordinance, CDD Elliano stated that there have been approximately 65 banner permits issued since May of 2014, when the Ordinance was adopted. The vast majority wanted only one banner. The businesses have expressed appreciation with the longer timeframe for banners to remain up. This being tax season, several costumed sign twirlers have been reminded that it is no longer allowed to have sign twirlers. For code enforcement, it is not their number one priority, but if violators are seen, they can stop them and make verbal contact.

B. Report on actions from the January 13, 2015 City Council Meeting

CDD Elliano reported on the January 13th meeting, stating that the Police Department presented its strategic plan, which is available on the City's Web site. Also on the agenda was the City's update to the fee schedule, which was adopted. There is a 60-day period before it is in effect, so they are anticipating people may be pulling permits or filing applications prior to March 15, 2015.

There was also a recommendation by Economic Development regarding a sale of City-owned properties, particularly in-fill properties. The two larger properties were continued to a future meeting.

January 17th was a strategic planning session in the City's library from 8:00 a.m. to noon with three Council members participating. A number of deficit reduction strategies were proposed. Overall, sales and property taxes are increasing and building permits are up, but those will take a while to make a difference.

One of the deficit reduction recommendations was to form a Blue Ribbon Committee to meet with the city manager, which has been done and the group came up with a number of recommendations for the City moving forward. The Council adopted or agreed with prior deficit reduction strategies that the Council and City Manager had devised. The Blue Ribbon Committee suggested greater emphasis on securing grants and analyzing retirement benefits.

There was also discussion regarding fire and police safety levels presented by Police Chief David Brown and Interim Fire Chief Scott Brown. There was further discussion focusing on tourism, the Ramona Pageant, and the events that Diamond Valley Arts Council brings.

8. PLANNING COMMISSIONER REPORTS:

A. Chairman Gifford (Nothing to report.)

B. Vice Chair Vasquez asked for a city attorney update on RLUIPA, (Religious Land Use and Institutionalized Persons Act of 2000), as more and more churches are anticipating opening in Hemet.

C. Commissioner Perciful reported that the Southwest Riverside County Association of Realtors had their ribbon-cutting event. He will be going on the tour with the MWD of the Colorado River Project. Also on his agenda are meetings in Indian Wells for the California Association of Realtors, discussing legislation which will go to Sacramento in April.

D. Commissioner Overmyer commented on the growth of tumbleweeds in Hemet and asked how the City deals with such issues. CDD Elliano reported that the Fire Department has been sending notifications out; if the owners do not clean their sites, Fire hires a contractor to go out and do the work and place a lien on the property.

E. Commissioner Crimeni announced the President's Dinner for the Ramona Bowl at Soboba Country Club Friday night. There is a new script and a new show.

9. FUTURE AGENDA ITEMS:

A. Work Study regarding Zoning Ordinance Amendment regarding Storage Containers in Commercial and Industrial Zones
B. State Planning Legislation Update
C. CUP 14-010 Verizon Building Cellular Antennas
D. Zoning Ordinance amendment regarding Site Development

10. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 6:44 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, February 17, 2015 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 92543.

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Melissa Couden, Records Secretary
Hemet Planning Commission