PLANNING COMMISSION

MEETING MINUTES

DATE: **APRIL 7, 2015** **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 Vince Overmyer and Michael Perciful

ABSENT: Commissioner Rick Crimeni

2. ANNOUNCEMENT OF PLANNING COMMISSION APPOINTMENTS BY THE CITY COUNCIL FOR THE 2015-2016 TERM

CDD Elliano announced that the City Council reappointed John Gifford and Vince Overmyer for additional 2-year terms. The other vacant seat will be appointed at the April 14, 2015 city council meeting.

3. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR FOR 2015-2016

CDD Elliano asked for nominations of the Chairman position.

It was **MOVED** by Commissioner Michael Perciful and **SECONDED** by Commissioner Vince Overmyer to nominate John Gifford as the Planning Commission Chair for the 2015-16 term.

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

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

4. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE CHAIR FOR 2015-16

CDD Elliano asked for nominations for Vice Chair position.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Chairman John Gifford to nominate Michael Perciful for the Planning Commission Vice Chair for the 2015-2016 term.

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

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

Brief Recess for Reorganization of Commission Members

Invocation and Flag Salute: Commissioner Vince Overmyer

5. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of March 3, 2015.

It was **MOVED** by Vice Chairman Michael Perciful and **SECONDED** by Commissioner Greg Vasquez to **APPROVE** the Minutes of the Planning Commission meeting of March 3, 2015.

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

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

6. INTRODUCTION OF NEW PRINCIPAL PLANNER H.P. KANG

CDD Elliano introduced H.P. Kang as the city's new Principal Planner and listed his qualifications and educational background, mentioning that he has been on staff four weeks.

7. PUBLIC COMMENTS:

There were no members of the public who wished to address the Commission regarding items not on the agenda.

DISCUSSION / ACTION ITEMS

8. DETERMINATION OF GENERAL PLAN CONSISTENCY REGARDING THE SALE OF CITY-OWNED REAL PROPERTY

- Request for Planning Commission determination of General Plan Consistency regarding the sale of four city-owned properties.

PROJECT APPLICANT INFORMATION

Applicant: City of Hemet
Agent: John Jansons, Community Investment Director
Property Locations:
669 Mariposa Dr. (APN 443-313-046)
400 E. Devonshire Ave. (APN 433-140-013)
302 E. Florida Ave. (APN 443-233-010)
555 St. John's Pl. (APN 443-245-001)

(Presentation by John Jansons, Community Investment Director.)

Chairman Gifford asked if these four properties were all in the under-utilized category, if the city would use them for anything else, and if they are all derelict properties.

Director Jansons indicated since there were no more redevelopment funds available to the city in the foreseeable future and because these properties, if sold to private buyers, could be beautified and utilized productively, thereby increasing the city's tax base, City Council approved their sale.

Commissioner Overmyer asked if the city would impose some kind of mandate on sold buildings, such as the Devonshire property, for rehabilitation within a certain amount of time.

Director Jansons responded that the buyers would have to conduct a structural evaluation of the building during the due diligence period to determine the viability of the existing building. If it needed to be totally destroyed, the property would then be transacted based on a vacant lot assessment.

Commissioner Overmyer directed his question to the St. John's property, an existing building which seems to be structurally sound, and Vice Chair Perciful asked about another property listed.

Director Jansons gave a detailed explanation on both properties, but added that the city would have a guiding hand on what is ultimately built.

Chairman Gifford warned the Commission that their decision was only to determine if the sale of these properties was consistent with the General Plan. As long as the zoning is not being changed, that is all the Commission is required to consider.

Commissioner Vasquez said he felt they are consistent with the General Plan.

Chairman Gifford asked staff if they had any concerns about General Plan consistency.

CDD Elliano felt the ultimate development of these smaller parcels is still covered by the downtown zone or applicable zones in the General Plan and therefore are consistent.

It was **MOVED** by Commissioner Greg Vasquez and **SECONDED** by Vice Chair Michael Perciful that the Planning Commission adopt Resolution Bill 15-007, finding

that the sale of the following properties - 669 Mariposa Drive, 400 East Devonshire Avenue, 302 E. Florida Avenue and 555 St. John's Place - is consistent with the General Plan.

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

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

WORK STUDY REPORTS

9. **TENTATIVE TRACT MAP 36866 (MAP 15-001) FOUR SEASONS** - A Planning Commission work-study session to allow the Planning Commission and public to comment on an application for Tentative Tract Map No. 36866, a proposed subdivision to replace expired Tentative Tract Map No. 28286 for Planning Area No. 12, for the subdivision of 10.35 acres into 35 age-restricted, residential courtyard lots and 12 lettered lots located in Planning Area No. 12 of the Heartland Village (Four Seasons) Specific Plan (SP 88-01).

PROJECT APPLICANT INFORMATION:

Applicant:	Rebecca Wright—Thomas Three Properties LLC
Agent:	Blaine Womer—Blaine Womer Civil Engineering
Location:	West of Wier Drive, in the northeast corner of the Heartland (Four Seasons) Specific Plan 88-01 in Planning Area No. 12
APN(s):	455-370-008 and 445-370-009
Planner:	Carole L. Kendrick, Associate Planner

(PowerPoint presentation by Planner Kendrick.)

Chairman Gifford commented on a number of issues and asked Planner Kendrick if staff has had a chance to talk to the applicant with any kind of resolution regarding the environmental, Map Act, health concerns and access issues.

Planner Kendrick stated there was a Development Review Committee meeting on January 22 and many of the issues were discussed. Her comment was that the applicant wanted to come to the Planning Commission early on to ferret out the issues before a lot of money was invested in the project and environmental studies.

Mr. Blaine Womer of Blaine Womer Civil Engineering was asked to come to the podium to give an update on the present situation. He reported that they can get a will-serve letter from the EMWD and that sewer is not an issue because it's all downhill for this project. There will be a requirement to get water storage on the higher elevation to serve the pressure zone. This issue will be fiscally impacting, but the extent of it will be determined through a plan of service with the EMWD. The access issue could be a killer because he did not know how the project can get secondary access. This is

Planning Area 12 of an approved Specific Plan, and they are surprised that they have to address issues with respect to environmental issues.

Commissioner Vasquez raised concerns about the following: (1) Sorenstam Court, which was going to include an additional 730 feet, while the city standard is 300 feet; (2) concerns about Lot N, which is owned by the city; (3) concerns about increase in the HOA fees for the present homeowners of Four Seasons; (4) concerned there were no renderings provided; (5) concerns about hillside development in regards to seismic and other conditions prevalent there; (6) concerns that the proposed project comply with current city conditions and restrictions, not just those from eight years ago.

Mr. Womer addressed the concerns, stating: (1) the Fire Department did not have an issue about the extension of Sorenstam Court; (2) the Lot N problem would have to be worked out with the city; (3) the new development would have to form its own HOA to take care of the drive and drainage maintenance; (4) Rebecca Wright, applicant, wants the development to be higher-end homes and amenities; (5) eight years ago the project was close to being approved; (6) emergency access issues are going to be the insurmountable ones.

Vice Chair Perciful stated he felt the product would not be cost effective for that location. He suggested a housing compatibility study to see what kind of product is best suited for the tract as far as costs go.

Commissioner Vasquez asked for clarification on the number of acres included in the project and whether the intent was to sell to a builder.

Mr. Womer asked about EIR requirements and City Attorney Jex said they would need a more solid project description before ascertaining the actual level of environmental review necessary.

Chairman Gifford asked for public comments.

Gene Hikel, chair of the Four Seasons Community Awareness Committee, Hemet, noted that many changes have occurred since the map was initiated and almost approved several years ago. He listed his concerns as follows: (1) public safety; (2) fire danger; (3) secondary access; (4) not consistent with General Plan; (5) project is in Reinhardt Canyon and should be held to the General Plan standard of ten-acre lots; (6) the plot is not part of Four Seasons, as they claim.

Mr. Hovivian said he supported the Four Seasons group in their concerns over the hillside issue.

Allan Jaffe, 358 Chi Chi Circle, Four Seasons, Hemet, appreciated Carole Kendrick's letter of February 4, 2015, listing 20 issues. The applicant, in his opinion, needs to provide solutions to the questions and come back with more detail.

David Perrault donated his time to Kathy Smigun, but stated he was opposed to the project.

Kathy Smigun, 24515 California Avenue, Hemet, stated that Planning Area 12 is really

a gravel quarry and that there is a conflict with an easement, referring to a March 22, 2012 document addressing the issue. The fire danger is of real concern, as is the use of the Four Seasons access.

Kathy Sherman, 23801 California Avenue, Hemet, stated she has lived up in Reinhardt Canyon for 36 years and has fought this because there is only one road into a boxed canyon. They have to have secondary access.

Robin Lowe, 8172 O'Meara Avenue, Four Seasons, Hemet, said she represented Hemet West Mobile Home Park. She gave a history of the property, noting the long-standing issues, including needed approval from the Pechanga and Soboba Indian tribes.

Jerry Jaeckels (no address given) stated the project should be denied due to safety and fire issues, among others.

There being no more public comments, Chairman Gifford asked for further thoughts from the Commission.

Commissioner Overmyer said when he first saw the plan he thought it was great; that was before he looked at the issues. He said staff has a lot of work to do with the applicant before the Commission can make any decisions.

Vice Chair Perciful stated the applicant had a long ways to go.

Rebecca Wright, 28207 Ash Court, Menifee, the applicant, gave a history of the property and her desire to live there some day. She said she was more than happy to work with whomever she needs to work with.

Chairman Gifford noted previous remarks and stated that the Commission is not opposed to development, but this is a give and take in terms of challenges. He wanted information on the access issue through Lot N. He felt the project being proposed may not be the best project because of the density and access problems.

DEPARTMENT REPORTS

10. STATE LEGISLATIVE UPDATE: Verbal report from CDD Elliano regarding Planning-related legislation adopted in 2014:

A. AB 52: Tribal Consultations

CDD Elliano explained that this is an expansion of Senate Bill 18, which requires tribal notification and consultation when there is a General Plan Amendment or a Specific Plan. This bill, AB 52, expands the requirement to include any project that is requiring a negative declaration, a mitigated declaration or an EIR. The City or County has 14 days to notify the tribes, and they have 30 days to request a consultation. The purpose is to identify as part of the CEQA process any resources there and what is the significance to the tribal entities.

B. SB 1168, SB 1319, and AB 1739: Sustainable Groundwater Management

Act

CDD Elliano noted that all these bills have to do with groundwater management statewide to various basins, which must be regulated by a groundwater sustainability agency (Hemet and San Jacinto share such an agency), which must monitor and aid in keeping the groundwater from being depleted and replenishing it back to the retention basins to infiltrate it back into the groundwater.

C. AB 2188: Small Residential Rooftop Solar Systems

By practice, Hemet has essentially complied with the objectives delineated in this bill, stated CDD Elliano, which include a process to streamline the application process, keeping the permitting costs low and a few other requirements. The only thing Hemet must now do is put the required ordinance in place and create the required checklists by September of 2015.

D. AB 1147: Regulations for Massage Businesses

CDD Elliano reported that the Hemet City Council recently adopted an urgency ordinance which placed a moratorium on massage businesses until there are new regulations in place. The City will now have the ability to study and update our regulations, which will help determine how much we are able to regulate in the future.

11. CITY ATTORNEY REPORTS: (Nothing to report)

12. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on actions from the March 10 and March 24, 2015 City Council Meetings

CDD Elliano announced the adoption by the City Council of the Development Agreement for the Sun Edison Solar Project on March 10, giving the Community Development Director authority to approve the landscape concepts and plans, which include a drought-tolerant landscape with no turf, but plant pallets and plan views of different materials. There will be sidewalks and streetlights. The annual solar fee from Sun Edison will be $700 per acre, but it will increase over time.

At the March 24 meeting there was the reappointment of the Commissioners. There were two public hearing items, one on the streamlining and revisions of the Zoning Code regarding processes and applications, which was approved unanimously, as was the Housing Element Compliance Ordinance.

13. PLANNING COMMISSIONER REPORTS:

A. Chairman Gifford (Nothing to report)
B. Vice Chair Perciful reported that he would be in Sacramento on April 21st
C. Commissioner Vasquez (Nothing to report)
D. Commissioner Overmyer (Nothing to report)
E. Commissioner Crimeni (Absent)

14. FUTURE AGENDA ITEMS:

A. Work Study for Zoning Ordinance Amendment regarding Storage Containers in Commercial & Industrial Zones
B. Work Study regarding the keeping of Chickens in Residential Zones

10. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 8:14 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **May 5 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