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PLANNING  **COMMISSION**

MEETING MINUTES

DATE: AUGUST 18, 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 Michael Perciful,
Commissioners Vince Overmyer, Tami Wilhelm, Greg Vasquez

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of July 21, 2015

It was **MOVED** by Vice Chair Michael Perciful and **SECONDED** by Commissioner Tami Wilhelm to **ADOPT** the Minutes of the July 21, 2015 Hemet Planning Commission Meeting.

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

AYES: Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners Tami Wilhelm and Greg Vasquez
ABSTAIN: Commissioner Vince Overmyer

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 PARCEL MAP NO. 36847 (MAP NO. 14-003) - A request for Planning Commission review and approval of the subdivision of 0.58 acres into four (4) parcels in the Page Ranch Planned Community Development (PCD79-93) zone, located on the west side of Bayside Court, with consideration of an Environmental Exemption pursuant to CEQA Guidelines Section 15315.

1 **Project Information:**

2
3 Owner: Armando Llamas Gutierrez
4 Agent: Everado Verdin
5 Location: 1833 Bayside Court
6 Planner: Carole Kendrick, Associate+ Planner
7

8 (PowerPoint presentation by Planner Kendrick.)
9

10 Chairman Gifford commented that the drainage issues had been cured but wanted to
11 make sure the density of the project was in line with the General Plan.
12

13 CDD Elliano clarified that it is consistent with the General Plan land use designation of
14 low density residential. This property is a piece of the Page Ranch, a much larger
15 development, and the 6,000 square feet per parcel is consistent with the low density
16 residential for the overall development area and the General Plan.
17

18 Commissioner Overmyer noted that the construction would be a build-out of the
19 surrounding tract, but it is a different owner that the original tract map; however, it
20 serves the same purpose. He then asked about the wall along the park side of the
21 property.
22

23 Planner Kendrick stated it's actually a block wall that is currently built on property line
24 although the exhibit does not show it on property line.
25

26 Commissioner Vasquez asked about Condition 19 which addresses six-foot-high
27 masonry walls and also six-foot-high wood fences. Are those options or specific for
28 interior versus exterior lot lines?
29

30 Planner Kendrick explained that the condition is based upon the single-family design
31 guidelines, mandating that the side yard returns be block walls and any outer edges
32 would be block, with interior wood fencing.
33

34 Chairman Gifford opened the public hearing and invited the applicant to speak.
35

36 The contractor, Mr. Reyes, (no address given) who is the owner of Superior Job
37 Contractors, spoke on behalf of the applicant.
38

39 Commissioner Overmyer asked about property owners abutting the subject property to
40 the west and if the applicant had any contact with them about the property line wall.
41

42 Mr. Reyes stated that they have not as yet had direct contact with them, but have had
43 some good feedback with neighboring property owners who have come to ask
44 questions. They have not specifically talked with them about the wall. He stated they
45 are planning to start construction the last week of October or the first week of
46 November. They were waiting for this meeting and reviewing options with the planning
47 staff, making sure the conditions are perfectly clear to all. Then they are planning a
48 meeting with the westerly property owners.
49
50

1 Chairman Gifford asked if they were aware of all the conditions, including airport height
2 restrictions, cultural reports for archeological challenges, etc.

3
4 Mr. Reyes said they were aware of the requirements. He also responded positively to
5 Vice Chair Perciful's inquiry about eliminating weeds on the property.

6
7 Vice Chair Perciful also asked the City Engineer about Condition 42, which requires
8 grinding down and resurfacing of asphalt, although at present the street is in good
9 condition.

10
11 City Engineer Steve Latino replied that the previous standard would have been that
12 they would actually remove the full section, which would really not be necessary. But
13 there are gas lines that must be put in and also trenches going across the asphalt
14 which would require about an inch and a half of asphalt to overlay so it's clean.

15
16 **It was MOVED** by Commissioner Tami Wilhelm and **SECONDED** by Vice Chair
17 Michael Perciful to **ADOPT** Planning Commission Resolution Bill No. 15-018 approving
18 Tentative Parcel Map No. 36847 (MAP 14-003) subject to the findings and conditions
19 of approval and direct staff to file a Notice of Exemption with the County Clerk.

20
21 The **MOTION** was carried by the following vote:

22
23 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
24 Tami Wilhelm, Greg Vasquez and Vince Overmyer.

25 26 27 **DEPARTMENT REPORTS**

28
29 **5. CITY ATTORNEY REPORTS:** (Nothing to report)

30
31 **6. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

32
33 **A. Report on actions from the July 28th and August 11th, 2015 City Council**
34 **Meetings**

35
36 CDD Elliano reported that the zoning ordinance amendments went before the Council
37 and were approved with no changes. Also discussed were water rates rising. The
38 Council also approved the Planning staff's request to establish a Downtown Advisory
39 Committee for the specific plan. There have already been 40 applications to serve on
40 the DAC, and the mayor will select about 15 to 20 members. Mayor Krupa ad Mayor
41 Pro Tem Wright will serve as liaisons to the committee, with the first meeting scheduled
42 in September.

43
44 The August 11th City Council meeting had no planning issues to consider, but several
45 items of interest were discussed, such as body cameras for the police department,
46 replacement of antiquated engines and truck apparatus for the fire department, and the
47 prohibition of commercial parking that occurs on Elk Street south of Stetson. The
48 Council approved a no-parking prohibition and will have 30 days to notify everyone.
49 There was also an informational presentation concerning a fire deployment study and
50 standards of coverage, including a discussion of the number of calls and the
percentage that are medical calls.

1 **B. Update regarding WRCOG regional planning and infrastructure programs**
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5 CDD Elliano explained that the HERO Program, which has to do with solar and energy
6 saving features to homes, is being looked at by the real estate community regarding
7 subordination of loans and other concerns. WRCOG held a meeting with the real
8 estate industry to discuss the issues.
9

10 Vice Chair Perciful added that on the 28th of August, the Association of Realtors will be
11 meeting with Renovate America, the people that administer the HERO Program, to
12 discuss proper disclosure and subordination, moving forward. The issue is that they
13 are seeing people using the America HERO program for uses not related to solar, such
14 as repainting at a very inflated cost, new roofs, new windows, even drought tolerant
15 landscaping. The issues are with federally regulated lending institutions and how that
16 works.
17

18 CDD Elliano added that Hemet has a grant opportunity through a new WRCOG
19 Program of \$86,000 in grants that Planning is hoping to utilize for some of the costs of
20 the Downtown Specific Plan Project. She noted that the biggest discussion item was
21 the update to the TUMF fee. This is the largest fee collected by the city, but is a pass-
22 thru fee to WRCOG for regional highway improvement. The biggest increase is in
23 retail development, which is of concern to Hemet because it is in need of more retail
24 facilities, putting the city at a disadvantage. The present cost per square foot is
25 \$10.49, with a proposed increase to \$16.29.
26

27 CDD Elliano also requested a cancellation of the September 1st, 2015 meeting
28 because of lack of agenda items, with the next Planning Commission meeting to be
29 held on September 15, 2015.
30

31 **7. PLANNING COMMISSIONER REPORTS:**
32

- 33 **A.** Chairman Gifford (Nothing to report)
34 **B.** Vice Chair Perciful (Nothing to report)
35 **C.** Commissioner Overmyer expressed his pleasure that the public came to the
36 meetings to discuss the chicken ordinance and container ordinances.
37 **D.** Commissioner Wilhelm reported that the Hemet Hospital Foundation has
38 created a couple of new committees, one of which she is chairing, regarding
39 public safety issues, looking at funding, and that United Way is getting ready
40 to start the Bus Ticket Home Program. There was a valley-wide proposal to
41 help senior citizens stay safe. She also reported that the Ramona Bowl is
42 getting ready to install some gates to protect the property from undesirable
43 vagrants. The former manager of the Date Festival has been appointed by
44 Supervisor Washington to the board of the Ramona Bowl.
45 **E.** Commissioner Vasquez (Nothing to report.)
46
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48 **8. FUTURE AGENDA ITEMS:**
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- A.** Work Study: Drought-tolerant landscape requirements
 B. Zoning Ordinance Amendments
 C. Work Study regarding updating City's Design Guidelines

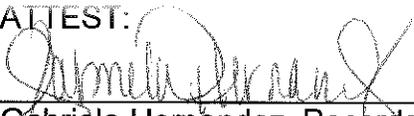
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9. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 6:45 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **September 15, 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.



Michael Perciful, Vice Chairman
Hemet Planning Commission

ATTEST:


Gabriela Hernandez, Records Secretary
Hemet Planning Commission