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PLANNING  **COMMISSION**

MEETING MINUTES

DATE: JULY 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 Michael Perciful, and Commissioners Vince Overmyer, Tami Wilhelm and Greg Vasquez

ABSENT: None

Invocation and Flag Salute: Commissioner Tami Wilhelm

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of June 16, 2015

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Vice Chair Michael Perciful to **ADOPT** the Minutes of the June 16, 2015 Hemet Planning Commission Meeting.

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

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

ABSTAIN: Commissioner Tami Wilhelm

3. PUBLIC COMMENTS: There were no members of the public who wished to address the commission regarding items not on the agenda.

4. LETTER REQUEST TO INITIATE A ZONE TEXT AMENDMENT (Family Auto Sales): Planning Commission consideration of a request to initiate an amendment to the City's temporary sign regulations to allow ongoing streamers and banners for outdoor display of auto sales.

Applicant: Nicole Symonds, Family Auto Sales & Service
Location: Citywide
Presented by: CDD Deanna Elliano

1 **Recommended Action:** *That the Planning Commission provide*
2 *direction to staff as to whether or not to initiate a Zone Text Amendment to the zoning*
3 *ordinance regarding temporary banners and streamers for outdoor Auto Sales.*
4

5 (PowerPoint presentation by CDD Deanna Elliano.)
6

7 CDD Elliano noted the difference between the City's temporary sign ordinance and the
8 Specific Plan for the Auto Mall. She also commented on the fact that the County of
9 Riverside has consistent regulations with the City of Hemet, but does not have the
10 resources for code enforcement; therefore, there are inconsistencies in the
11 enforcement of temporary signs for some auto businesses.
12

13 Commissioner Vasquez asked about grandfathering in existing auto businesses to the
14 regulations of the Auto Mall, which are more lenient about signage than the current
15 temporary sign ordinance for the City.
16

17 City Attorney Vega said it was possible, but it would be very difficult to document
18 whether the business was there before the ordinance went into effect. The City would
19 have to do an inventory of all the businesses in play before the ordinance, and the City
20 does not have staff resources.
21

22 Commissioner Wilhelm asked how many used car dealerships are in the city that aren't
23 in the Auto Mall and whether it is the intent of the city's General Plan to have more car
24 lots along Florida Avenue.
25

26 CDD Elliano stated there are certainly zones that are in transition, but the hope is that
27 these areas will have office and retail and higher intensity, but it's going to be a long
28 transition. She stated that there have not been any new car establishments along
29 Florida Avenue since the recent amendment to the sign ordinance. After further
30 discussion, she read the ordinance language for "special events," clarifying time
31 restrictions and type of events, such as Harvest Fest and Tinsel Triathlon.
32

33 City Attorney Vega further explained that they would have had to apply for a temporary
34 use permit.
35

36 Chairman Gifford said he thought that was a loop hole in the ordinance, giving
37 examples. He questioned what really is making an Auto Sales lot different than any
38 other business.
39

40 Mr. Symonds (no first name or address given) who owns the Family Auto used car
41 dealership and has been in business for 20 years, explained why his business needs
42 the banners that have been on his site for the term of his business, how they are
43 maintained, and why they are important for the success of his business. He stated that
44 if these were to come down, it would bring a drastic change in sales for his business.
45

46 Commissioner Vasquez asked Mr. Symonds if the banners/streamers weren't there,
47 does that mean your success and business would fail? Mr. Symonds responded that
48 he believed it would.
49
50

1 Commissioner Wilhelm asked if these banners are industry standards, and
2 Mr. Symonds said that is exactly the issue. Commissioner Wilhelm said she believed
3 that without the pennants and streamers, these lots look like just a parking lot. The
4 pennants bring attention to the outdoor display of the cars.
5

6 Chairman Gifford commented that these banners are almost like a trademark for
7 dealerships because their showrooms are outside. They do not have showrooms
8 where signs are allowed, but this is their showroom.
9

10 Vice Chair Perciful asked if a change were made to the temporary sign ordinance
11 related to auto sales, could the change be a reflection of what the Specific Plan at the
12 Auto Mall is so that all auto sales fall under the same temporary signage?
13

14 CDD Elliano said they could work on that and bring it back to the Commission for their
15 examination.
16

17 Commissioner Overmyer commented that this is difficult because it's a necessary
18 obligation to be fair, but he thought this new approach sounded promising.
19

20 Commissioner Wilhelm wanted to make sure car lots are the only businesses under
21 consideration, but we don't want to hurt those few businesses that have been with us
22 for a long time, that are working hard, doing their part and keeping it clean.
23

24 Commissioner Vasquez reminded the Commission that an exception had been made
25 for the historic theater.
26

27 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Vice Chair
28 Michael Perciful to direct staff to propose an amendment to the temporary sign
29 ordinance exempting car dealerships only, for the display of pennants and streamers.
30

31 The **MOTION** was carried by the following vote:
32

33 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
34 Vince Overmyer, Tami Wilhelm and Greg Vasquez.
35

36 **NOES:** None
37

38 PUBLIC HEARING ITEMS

39
40 **5. ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-006 - Continued Public**
41 **Hearing** - A city initiated ordinance amending certain sections of Chapter 90
42 (Zoning Ordinance) of the City of Hemet Municipal Code to update provisions
43 related to metal shipping container uses in the residential, commercial and
44 industrial zoned properties in the City of Hemet.
45

46 Project Information:

47
48 Applicant: City of Hemet
49 Location: Citywide
50 Presented by: H.P. Kang, Principal Planner

1
2 **Recommended Action:**
3

4 That the Planning Commission:
5

- 6 1. *Continue to the July 21, 2015 meeting for adoption of the proposed*
7 *ordinance.*
8

9 After a short explanation from Planner Kang giving reasons for the continuance,
10 Chairman Gifford asked if there were any public comments and seeing nobody
11 approaching the lectern, he asked for a motion for continuance.
12

13 It was **MOVED** by Vice Chair Perciful and **SECONDED** by Commissioner Wilhelm to
14 **CONTINUE** the public hearing to the Planning Commission Meeting of July 21, 2015.
15 The **MOTION** was carried by the following vote:
16

17
18 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
19 Vince Overmyer, Tami Wilhelm and Greg Vasquez.

20 **NOES:** None
21

- 22 **6. CONDITIONAL USE PERMIT NO. 15-004 (A-1 TIRE SERVICE)** - A request for
23 Planning Commission review of a Streamlined Conditional Use Permit for the
24 operation of a tire store in an approximate 7,200 square foot existing commercial
25 building located approximately 150 feet west of the southwest corner of Gilbert
26 Street and Florida Avenue, in the C-2 (Commercial) zone.
27

28 **Project Information:**
29

30 Applicant: Uyedon Vault – A -1 Tire
31 Property Owner: Philip Esbensen
32 Project Location: 527 W. Florida Avenue
33 Presented by: Soledad Carrizosa, Planning Technician
34

35 **Recommended Action:**
36

37 That the Planning Commission:
38

- 39 1. *Adopt Planning Commission Resolution Bill No. 15-014*
40 *approving CUP 15-004 subject to the Conditions of Approval,*
41 *and;*
42
43 2. *Direct staff to file a Notice of Exemption with the County Clerk.*
44

45 (A PowerPoint presentation was given by Planner Soledad Carrizosa.)
46

47 Chairman Gifford asked if the used tires would be stored outside. Planner Carrizosa
48 answered that nothing would be stored outside.
49
50

1 Commissioner Overmyer commented on the parking, noting that the employees would
2 probably park elsewhere and the customers would pull into the bays.

3
4 Commissioner Wilhelm asked about the landscaping and if it was going to be drought-
5 tolerant.

6
7 Planner Carrizosa said they are planning a drip system for the drought-tolerant
8 landscaping, with a planter around the pole sign.

9
10 Chairman Gifford opened the public hearing and Uyedon Vault (no address given), the
11 applicant, came to the microphone. He stated that he owns a couple of stores in
12 Moreno Valley, but this is the first in Hemet. He has moved to Hemet because he felt it
13 was a great city.

14
15 Commissioner Overmyer asked questions about the loft area, and the number of
16 employees, with Mr. Vault explaining that one cannot drive underneath the loft area
17 and that it's a separate room. But there are three bays available, with the possibility of
18 six cars being serviced at once. He plans on having seven to ten employees, most
19 hired from the Hemet community.

20
21 Philip Esbensen, the owner of the property and the adjacent Midas shop on the
22 property, said he is happy to have the tire shop utilizing the building. It used to be a
23 carpet company. He felt the project will help the whole corner because right now there
24 are a lot of homeless in the area and this will utilize a vacant building. He stated that
25 his primary job was as an architect and they had considered demolishing the building,
26 but this will be a good fit for the building.

27
28 Chairman Gifford asked for further comments, but seeing none, asked for a motion.

29
30 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Vice Chair
31 Michael Perciful to **ADOPT** Planning Resolution Bill No. 15-014 approving Conditional
32 Use Permit 15-004, subject to the conditions of approval and have staff file a notice of
33 exemption with the County Clerk.

34
35 The **MOTION** was carried by the following vote:

36
37 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
38 Vince Overmyer, Tami Wilhelm and Greg Vasquez.

39
40 **NOES:** None

41
42 **7. ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-008** - A city-initiated
43 ordinance amending various sections of Chapter 90 (Zoning Ordinance) of the
44 Hemet Municipal Code to correct minor text errors related to the City's
45 development review process.

46
47 Applicant: City of Hemet
48 Location: Citywide
49 Presented by: Deanna Elliano, Community Development Director
50

1 **Recommended Action:**

2
3 That the Planning Commission:

- 4
5 1. *Adopt Planning Commission Resolution Bill No. 15-015*
6 *recommending APPROVAL of Ordinance Bill No. 15-032 to the City*
7 *Council.*

8
9 CDD Elliano noted that there was a change in Criteria No. 4 of the streamlining
10 conditions for obtaining Conditional Use Permits, the word "not" having been left out.
11 There were a number of other minor errors that were discovered by staff subsequent to
12 the adoption of the ordinance.

13
14 Chairman Gifford opened the public hearing and after there were no speakers
15 appearing, asked for a motion.

16
17 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Vice Chair
18 Michael Perciful to **ADOPT** Planning Commission Resolution Bill No. 15-015
19 recommending approval of Ordinance Bill No. 15-032 to the City Council.

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

22
23 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
24 Vince Overmyer, Tami Wilhelm and Greg Vasquez.
25 **NOES:** None

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DEPARTMENT REPORTS

30
31 **8. CITY ATTORNEY REPORTS:** (City Attorney Erica Vega had nothing to report.)

32
33 **9. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

34
35 **A.** Report on actions from the June 23, 2015 City Council Meeting

36
37 CDD Elliano reported that the Council approved the at-will agreement for the new city
38 engineer and introduced Steve Latino as the person filling that position. Mr. Latino said
39 he has been in the position for two and a half weeks and felt like he had been sprinting
40 in a marathon. Mr. Latino had previously worked in Hemet and then went to Ontario,
41 where he worked his way up the professional ladder and happily was returning to
42 Hemet.

43
44 Also on the June 23 agenda was the adoption of the city's budget. Council has formed
45 a couple of Ad Hoc Committees to examine potential revenue options and to find
46 infrastructure properties.

47
48 **10. PLANNING COMMISSION REPORTS:**

49
50 **A.** Chairman Gifford stated that for the summer, the "informal" dress
code will be allowed until September.

1
2
3 B. Vice Chair Perciful reported that on June 29th, the Association of
4 Realtors had a breakfast and invited the city managers from Hemet, San Jacinto,
5 Menifee and Perris to update the Association on what is happening in these cities.
6 Menifee has 85 projects going right now.
7

8 C. Commissioner Overmyer, being a stucco manufacturer, says he sees
9 the housing market coming to Hemet soon. He also reported on the rescue of a kitten
10 in a pipe on school grounds and reminded the Commission that the Fourth of July is
11 very hard on animals and asked all to keep animals inside during the festivities.
12

13 D. Commissioner Wilhelm commented that in her absence, the
14 commission had appointed her to the Downtown Committee. She said that she really
15 was happy to serve in this capacity. Commissioner Wilhelm also commented on an
16 increase in TUMF fees, so that will affect the housing market.
17

18
19 E. Commissioner Vasquez (Nothing to report.)
20

21 **11. FUTURE AGENDA ITEMS:**

- 22
23 A. Work Study: Drought tolerant landscape requirements
24 B. ZOA 15-005, Temporary Use Permit/Special Event Permit
25 C. ZOA 15-003, Fences and Walls
26 D. TPM 36847, Bayside Court
27

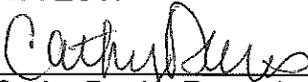
28 **12. ADJOURNMENT**

29
30 It was unanimously agreed to adjourn the meeting at 7:19 p.m. to the regular meeting of
31 the City of Hemet Planning Commission scheduled for **July 21, 2015 at 6:00 p.m.** to be
32 held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet,
33 CA 92543.
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39 _____
40 John Gifford, Chairman
41 Hemet Planning Commission
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45

46 ATTEST:

47 
48 _____
49 Cathy Davis, Records Secretary
50 Hemet Planning Commission