



1                    **Project Information:**

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3                    **Applicant:**                    City of Hemet  
4                    **Location:**                    Citywide  
5                    **Planner:**                    Christopher Brizuela, Planning Intern  
6

7 Planner Kang introduced Christopher Brizuela, a planning intern.  
8

9                    (A PowerPoint presentation was given by Christopher Brizuela.)  
10

11 Commissioner Vasquez asked if any of the current car lots had been contacted about  
12 the ordinance revision and Planning Intern Brizuela said they had spoken to Family  
13 Auto Sales, but received no feedback. The other three car lots had not been contacted  
14 prior to this meeting.  
15

16 Commissioner Overmyer clarified that the three car lots are not in a zone that would be  
17 prohibited from using them. The three could if they wanted to.  
18

19 Planning Intern Brizuela agreed that as long as they met the code being proposed, and  
20 if they're a sales lot with a CUP and everything is in order, they could.  
21

22 Vice Chair Perciful opened the public hearing, but there was no one who wished to  
23 speak.  
24

25 Commissioner Vasquez stated he felt staff had done a good job and complimented Mr.  
26 Brizuela. He said the way it is drafted, it seems good.  
27

28 Commissioner Wilhelm questioned whether there will be more used car lots creeping  
29 up or if there is a number affixed so there won't be an overuse on Florida Avenue.  
30

31 Commission Wilhelm noted that it requires a CUP to open a car sales lot on Florida,  
32 and it could be controlled by the planning department if it seemed onerous, because it  
33 is a discretionary approval.  
34

35 Commissioner Overmyer commented that Orange County is out of the recession, but  
36 Hemet is not. We want to be business friendly and he felt this is the right way.  
37

38 Vice Chair Perciful agreed and applauded staff on the straight-forward report and  
39 process.  
40

41 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner  
42 Tami Wilhelm to **ADOPT** Planning Commission Resolution Bill 15019 recommending  
43 **APPROVAL** to the City Council.  
44

45 **AYES:**                    Vice Chair Michael Perciful, and Commissioners Tami Wilhelm, Vince  
46 Overmyer and Greg Vasquez.  
47

48 **ABSENT:**                    Chairman John Gifford  
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1 **5. ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-006 (METAL STORAGE**  
2 **CONTAINERS)** - A city-initiated ordinance amending certain sections of Chapter  
3 90 (Zoning Ordinance) of the City of Hemet Municipal Code to update provisions  
4 related to metal shipping container uses in the residential, commercial and  
5 industrial zoned properties in the City of Hemet.  
6

7 **Project Information:**

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9 Applicant: City of Hemet  
10 Location: Citywide  
11 Planner: H.P. Kang, Principal Planner  
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13 (Powerpoint presentation by Planner H.P. Kang.)  
14

15 Vice Chair Perciful asked if there could be some guidelines for approval by the  
16 Community Development Director, such as available space, lot size, etc.  
17

18 Commissioner Wilhelm wondered how the temporary use permit fee of \$130 was  
19 determined. She said she was frustrated by the government's ability to pick her  
20 pocket. She wondered if there was a law that decides what sum is charged.  
21

22 City Attorney Jex stated that these user fees are supported by a study or calculation  
23 that shows how much staff time it takes to process the temporary use permits.  
24

25 Commissioner Wilhelm then asked why it isn't okay to put a container in a residential  
26 backyard if it's not an eyesore to the neighbors.  
27

28 Planner Kang explained that the concern is that shipping containers could become  
29 habitable spaces. Any unit from Home Depot of 120 sq ft or less is allowed. Larger  
30 than that demands they come back and go through a permitting process. In other  
31 communities, these shipping container units have been rented as living spaces. In the  
32 future architects may utilize them as permanent habitable spaces, but we do not allow  
33 that as of yet in this community.  
34

35 Commissioner Wilhelm inquired about electricity in the storage containers and that  
36 there is the possibility of requiring screening. She stated again that the less  
37 government regulates people's lives, the happier she is.  
38

39 Planner Kang stated that the city is giving the owners the option of electricity in the  
40 units. The location of some containers may need screening to minimize the visual  
41 impact of the containers.  
42

43 Commissioner Vasquez asked for clarification regarding the grandfather clause. Do  
44 present owners of shipping containers have the ability to be grandfathered in and avoid  
45 a fee if they bring in diagrams of the layout of their containers before this is enacted  
46 into law, say January 1 of 2016, to avoid paying any fee at all?  
47

48 Planner Kang explained that there are presently about 40 to 45 of those containers  
49 along Florida Avenue alone. Staff is trying to give them the opportunity to keep their  
50

1 existing containers and continue with their operations by coming in and letting staff  
2 know about the size, the placement of those containers so they don't have to come  
3 back and go through the TUP process. After that period is over, anyone who wants to  
4 replace them or change them will have to go through the normal process as currently  
5 proposed, the grandfathering permit would be no fee, or the ordinance could require a  
6 plan review fee.

7  
8 Commissioner Overmyer asked if under the commercial category, particularly for  
9 construction, if it were possible to extend the 90-day time period if construction were  
10 still on-going.

11  
12 Planner Kang said they can insert language that extends the 90-day limit with CDD  
13 approval.

14  
15 Commissioner Overmyer asked about residential, steel buildings or containers for  
16 permanent or temporary use.

17  
18 Planner Kang said they could look at permanent storage containers within a residential  
19 zone. They had not looked at that option at this time.

20  
21 Vice Chair Perciful noted that this would not happen on a smaller lot, but it could be  
22 permitted on a larger lot, such as a half acre.

23  
24 Commissioner Wilhelm commented that if a space was going to be used for residential,  
25 it would have to go through a permitting process and if it didn't, code enforcement  
26 would be alerted. She also stated that she did not see public agencies, such as city  
27 yards, complying with the same restrictions as placed on the public.

28  
29 Planner Kang explained that there are many public agencies who move containers  
30 around all the time and it would be prohibitive for them to have to come in and get a  
31 new permit each time they are relocated also, the yards are very large and there are  
32 many options to place containers in less visible locations.

33  
34 Commissioner Wilhelm asked if there could be a public statement indicating there is a  
35 standard that we meet as a city so people don't feel the city is exempted from whatever  
36 is difficult, and Planner Kang agreed.

37  
38 Vice Chair Perciful opened the public hearing, but receiving no response from the  
39 public, announced the public hearing continued to the October 20 Planning  
40 Commission meeting.

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42  
43 Commissioner Overmyer asked if the motion should include some of the items  
44 discussed and agreed to, but City Attorney Jex stated that since the official ordinance  
45 is not in tonight's packet, revisions could not be included yet.

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48 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner  
49 Tami Wilhelm to **CONTINUE** the public hearing to the October 20, 2015 Planning  
50 Commission meeting.

1 **AYES:** Vice Chair Michael Perciful, and Commissioners Tami Wilhelm, Vince  
2 Overmyer and Greg Vasquez.  
3 **ABSENT:** Chairman John Gifford  
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## DEPARTMENT REPORTS

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### 6. CITY ATTORNEY REPORTS:

10 City Attorney Jex reported on a recent case, Walker v. City of San Clemente, which  
11 demanded the city pay back a retained \$10 million in development impact fees  
12 because of a lack of annual reports to the city.  
13

14 He warned that every five years, a report is required that gives an explanation of the  
15 purpose of the fees, other funding sources, what improvements are going to be  
16 constructed and dates for the funding of those improvements. You also must give an  
17 explanation of why the impact fees haven't been spent yet and a plan for spending the  
18 fees.  
19

### 7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

20 A. Report on actions from the September 8, 2015 City Council meeting.  
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22  
23 Planner Kang reported that a Municipal Code Amendment was adopted by the Council  
24 for expediting for solar systems that was adopted September 8th of this year. The city,  
25 according to the amendment, has to establish a streamlined process for small  
26 residential solar projects.  
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### 8. PLANNING COMMISSIONER REPORTS:

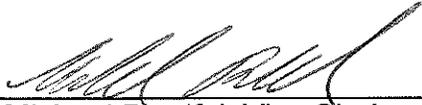
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32 A. Chairman Gifford (Absent)  
33 B. Vice Chair Perciful (Nothing to report)  
34 C. Commissioner Overmyer noted the sirens have somewhat abated on  
35 Florida Avenue. He sees a positive change.  
36 D. Commissioner Wilhelm reported that the Ramona Bowl is planning a  
37 Halloween event for families and kids. She also commended the mayor on  
38 the latest State of the City address which revealed that unemployment  
39 numbers are down and growth is way up.  
40 E. Commissioner Vasquez (Nothing to report)  
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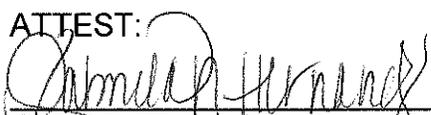
### 9. FUTURE AGENDA ITEMS:

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47 A. Work Study: Drought tolerant landscape requirements  
48 B. Zoning Ordinance Amendments  
49 C. Work Study regarding updating City's Design Guidelines  
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1 **10. ADJOURNMENT**

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3 It was unanimously agreed to adjourn the meeting at 6:52 p.m. to the regular meeting of  
4 the City of Hemet Planning Commission scheduled for **October 20, 2015 at 6:00 p.m.**  
5 to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,  
6 Hemet, CA 92543.

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13 Michael Perciful, Vice Chairman  
14 Hemet Planning Commission

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17 ATTEST:  
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20 Gabriela Hernandez, Records Secretary  
21 Hemet Planning Commission

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