

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

PLANNING  **COMMISSION**

MEETING MINUTES

DATE: JANUARY 5, 2016

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 Tami Wilhelm and Vince Overmyer

ABSENT: Commissioner Greg Vasquez (with notice)

Invocation and Flag Salute: Commissioner Tami Wilhelm

2. APPROVAL OF MINUTES:

A. None Available

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. ZONE CHANGE NO. 15-003 & TENTATIVE PARCEL MAP NO. 36661 (MAP NO. 15-009)** - A request for Planning Commission review and a recommendation to the City Council regarding a Zone Change from R-A (Residential Agricultural) to R-1-7.2 (Single Family Residential 7,200 sq. ft. Min.) And the subdivision of 0.40 acres into two (2) parcels, located at 354 North Palm Avenue, south of Oakland Avenue and north of Devonshire Avenue. Also to be considered is a determination that the project is consistent with a previously certified EIR for the Hemet General Plan Update, pursuant to CEQA Guidelines Section 15162 and an Environmental Exemption pursuant to CEQA Guidelines Section 15315.

1 **Project Information:**
2

3 **Applicant:** Habitat for Humanity
4 **Location:** 354 N. Palm Avenue
5 **Planner:** Carole Kendrick, Assoc. Planner
6

7 (Vice Chairman Michael Perciful recused himself from the agenda item.)
8

9 (PowerPoint presentation by Planner Kendrick.)
10

11 Chairman Gifford asked about the zoning and if it is consistent with the General Plan.
12

13 Planner Kendrick answered yes, and stated that the whole area will be changed to the
14 R-1 single family zone during the consistency zoning.
15

16 Commissioner Overmyer asked about the large R-A parcel and if it would ultimately be
17 incorporated into the R-1 zone, as well.
18

19 CDD Elliano replied that the R-A zone is already developed. It has a mobile home
20 park. In the past, the city allowed, through Conditional Use Permits, mobile home
21 parks, which is not necessarily consistent with the RA zone. What the city is doing with
22 the General Plan and the consistency zoning is bringing it more in conformance with
23 the actual neighborhood.
24

25 Commissioner Wilhelm asked if staff is bringing back the zoning to the Planning
26 Commission when the project comes back for approval, and CDD Elliano assured her
27 the matter would be brought back.
28

29 Chairman Gifford then opened the public hearing.
30

31 Lakshman Koka, Chief Executive Officer of the American Group and President of the
32 Habitat for Humanity board for the Hemet/San Jacinto Valley, explained the intent of
33 this project, particularly giving low income families the ability to obtain housing at low
34 cost. He noted the rigorous vetting process involved in selecting hard-working families
35 with children who will benefit from the stability this housing will provide.
36

37 He said that this would be the 21st home that Habitat for Humanity has built in this
38 valley. They have never had a foreclosure, police, legal or criminal issue. He
39 introduced the family who is waiting for the building of this home.
40

41 Chairman Gifford asked how they determine where they are going to build these
42 homes and what kinds of homes are already in the neighborhood.
43

44 Mr. Koka explained that it depends on who is going to donate the land. This land was
45 donated to the organization, but sometimes they will go to the city and ask for
46 donations of land. He confidently told the Commission that every home that's put out
47 there has been comparable to or better than what is in the neighborhood. Habitat for
48 Humanity holds the mortgage until it's paid off.
49
50

1 Commissioner Overmyer asked if there is anything in place to make sure the
2 landscaping and painting are maintained so the homes continue to hold their value.

3
4 Mr. Koka replied that the families have an obligation to Habitat for Humanity because
5 the organization is the mortgage holder of the property and keeps a close eye on the
6 homes. The owners have an obligation to uphold future families that can be recipients
7 of these homes. There is also a second mortgage placed on the home, which is the
8 fair market value of the property. It becomes null and void after 30 years. This way no
9 one will try to make a profit from the sale of the home.

10
11 Commissioner Wilhelm asked how many of the residents of these homes were from
12 Hemet and what was the average square footage of the home.

13
14 Mr. Koka said with the Latham project, every resident is from Hemet. They had to be
15 Hemet residents to even qualify to apply for those homes. About 1300 square feet is
16 the average footage of the homes. They are hoping to have a house dedication on
17 February 6th, before Valentine's Day, on the last home that was just finished. He also
18 noted that when asked at the dedication, "Who wants the keys," it's usually the children
19 who run up to grab them. None of the families have moved out of the houses they
20 have built.

21
22 Rick Thomson, The Thomson Company, 2587 South San Jacinto Avenue, San Jacinto,
23 representing Habitat, thanked staff for being generous with their time and helping to
24 facilitate the project. Habitat personnel have reviewed the findings and agree with the
25 finding of approval. He requested that the Planning Commission approve Resolution
26 Bill 16-001 and 16-002 so they can move forward with this project, noting that it's linked
27 to the change of zones.

28
29 Chairman Gifford then closed the public hearing, and Commissioner Overmyer said he
30 understood some opposition to this, but after hearing from the Habitat speakers, he felt
31 this was a step up for the area and supported it.

32
33 Commissioner Wilhelm shared a personal experience she had with property in the city
34 and felt this was a wonderful opportunity and was supportive of the project.

35
36 Chairman Gifford heralded his support and approval of the project and made the
37 following motion:

38
39 It was **MOVED** by Chairman John Gifford and **SECONDED** by Commissioner Tami
40 Wilhelm to **ADOPT** Planning Commission Resolution Bill No. 16-001, recommending
41 that **APPROVAL** of Zone Change No. 15-003.

42
43 The **MOTION** was carried by the following vote:

44
45 **AYES:** Chairman John Gifford and Commissioners Tami Wilhelm and Vince
46 Overmyer

47
48 **ABSENT:** Commissioner Greg Vasquez

49
50 **RECUSED:** Vice Chair Michael Perciful

Next Motion:

It was **MOVED** by Chairman John Gifford and **SECONDED** by Commissioner Tami Wilhelm to **ADOPT** Planning Commission Resolution Bill No. 16-002, recommending that we **APPROVE** Tentative Parcel Map No. 36661, subject to the findings and conditions of approval.

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

- AYES:** Chairman John Gifford, and Commissioners Tami Wilhelm and Vince Overmyer.
ABSENT: Commissioner Greg Vasquez
RECUSED: Vice Chair Michael Perciful

DEPARTMENT REPORTS

5. CITY ATTORNEY REPORTS: (Nothing to Report.)

6. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. New City Manager to start January 6, 2016 -- Mr. Alex Meyerhoff

CDD Elliano announced the appointment of Alex Meyerhoff as the new City Manager. Mr. Meyerhoff's background involves community development, architectural design, and he is presently a professor at the Colleges of the Desert. He has had experience as a City Manager in a small town in Imperial County and in the private sector. He has an engaging personality and wants to be part of the community, already talking to people in various local businesses. She felt he would really invest himself in the City of Hemet.

B. New Walmart Grocery Grand Opening -- January 13, 2016

At 7:30 a.m. on January 13, 2016, the new Walmart Grocery will be opening in the old Albertson's building on Palm and Florida. There is still some vacant square footage the owner is trying to fill with another retail tenant.

C. Proposed cancellation of January 19, 2016 Planning Commission meeting.

CDD Elliano announced that cases are not ready for public hearing on January 19, and therefore the Planning Commission will adjourn until February 2, 2016.

7. PLANNING COMMISSIONER REPORTS:

- A. Chairman Gifford** (Nothing to report)
B. Vice Chair Perciful (Nothing to report)
C. Commissioner Overmyer (Nothing to report)

- 1 D. Commissioner Wilhelm noted that the 80 kids that went on the trip to London
2 were great ambassadors for the community
3 E. Commissioner Vasquez (Absent)
4

5 **8. FUTURE AGENDA ITEMS:**
6

- 7 A. Zoning Ordinance Amendments: Single Family Residential Zones Update
8 B. Elk Street Tentative Tract Maps (TTM36891 and 36892)
9 C. Work Study regarding Hallmark Apartments (Girard Street)
10 D. Site Development Review for Montero SFR homes
11

12
13 **9. ADJOURNMENT:**
14

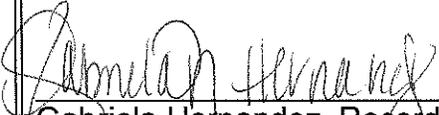
15 It was unanimously agreed to adjourn the meeting at 6:37 p.m. to the regular meeting of
16 the City of Hemet Planning Commission scheduled for **February 2, 2016 at 6:00 p.m.**
17 to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,
18 Hemet, CA 92543.
19
20
21
22
23
24

25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50



John Gifford, Chairman
Hemet Planning Commission

ATTEST:



Gabriela Hernandez, Records Secretary
Hemet Planning Commission