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PLANNING  **COMMISSION**

MEETING MINUTES

DATE: FEBRUARY 2, 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, Greg Vasquez and Vince Overmyer

ABSENT: None

Invocation and Flag Salute: Commissioner Greg Vasquez

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of December 15, 2015

It was **MOVED** by Chairman John Gifford and **SECONDED** by Vice Chairman Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of December 15, 2016.

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

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

NOES: None

ABSENT: None

B. Minutes of the Planning Commission Meeting of January 5, 2016

It was **MOVED** by Chairman John Gifford and **SECONDED** by Vice Chair Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of January 5, 2016.

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

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

1 **NOES:** None
2 **ABSENT:** None

3
4 **3. PUBLIC COMMENTS:**

5
6 There were no members of the public who wished to address the commission
7 regarding items not on the agenda.
8

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10 **WORK STUDY REPORTS**
11

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13 **4. WORK STUDY: ZONING ORDINANCE AMENDMENT NO. 15-009** - A city-initiated
14 work study to discuss potential amendments to the single-family residential
15 development standards, and the City's Residential Design Guidelines, to achieve
16 consistency with the Hemet General Plan 2030.

17
18 Nancy Gutierrez, MIG Contract Planner, presented the rationale for the work study as
19 the introduction for the Planning Commission to consider amendments needed and
20 recommendations suggested for the single family residential standards and guidelines
21 to establish consistency with the General Plan. She directed them particularly to
22 Articles 11 and 12 of the Zoning Ordinance and Attachment 2 of the Guidelines, the
23 single family residential guidelines.

24
25 The Articles 11 and 12 are in the Zoning Ordinance and establish minimum
26 development standards, which are mandatory. The guidelines are the single family
27 residential guidelines, which are intended to promote policy, flexibility, and are not
28 mandatory. Work already finished is the industrial guidelines, with only the single family
29 guidelines and mobile home parks left to complete.
30

31 Planner Gutierrez then explained in detail the zones, uses, general development
32 standards and site development standards, outlining the text changes requested.
33

34 Chairman Gifford asked about produce stands, and Planner Gutierrez explained that
35 there are temporary use permits for seasonal stands, such as strawberry stands. If the
36 stand is going to be more permanent, a conditional use permit is required.
37

38 Another item of discussion were the policies regarding lot sizes, the recommendation
39 currently being 7,200 square feet as the typical. There is now a proposal to change
40 that number, as many feel it's too stringent a requirement for a small subdivision.
41 Larger projects would still be processed as a master plan community to ensure
42 adequate infrastructure and site design.
43

44 Commissioner Wilhelm stated that across California 6,000 square foot lots are
45 becoming more usual, but she felt that these tend to be starter homes and that Hemet
46 has enough of those already.
47

48 Planner Gutierrez explained there would be compensating open space required for the
49 smaller lot sized communities. CDD Elliano noted that master plan senior communities
50 such as Del Webb have a minimum lot size of 6,000, with all the other amenities, such

1 as club houses, swimming pools, parks, which provides a better quality development
2 when smaller lot sizes are utilized. Water conservation considerations also play into
3 the discussion of lot sizes.

4
5 There was discussion between Commissioner Vasquez and Planner Gutierrez
6 concerning the R-1-D, residential downtown zone, with the explanation that this is
7 temporary now because the R1-D zone will be deleted from the residential zones
8 because it will now be a part of the Downtown Specific Plan.

9
10 Commissioner Wilhelm asked if manufactured housing will be allowed on single-family
11 residential lots and if there can be standards requiring those manufactured homes to
12 have the same exterior modifications that are on the regular builds.

13
14 CDD Elliano explained that it's a state requirement that manufactured homes are
15 allowed, but the same standards will be required as a stick-built home. But no mobile
16 homes will be allowed on a single-family lot.

17
18 Planner Gutierrez further outlined other standards for single-family dwellings, such as
19 fencing, accessory units, secondary dwelling units, parking spaces, pedestrian access,
20 R-16 zoning standards.

21
22 Vice Chair Perciful pointed out several minor corrections to the language of the
23 proposals. Commissioners expressed their appreciation for the work and progress
24 being made on this large task.
25

DEPARTMENT REPORTS

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30 **5. CITY ATTORNEY REPORTS:** (None)

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33 **6. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

34
35 **A. Summary Report on City Council action items from the January 12 and**
36 **January 26, 2016 meetings.**

37
38 CDD Elliano revealed that at the January 12th meeting of the City Council, the new city
39 manager, Alex Meyerhoff, was introduced. There was also a report given on the solar
40 field, indicating that Sun Edison needed more time to relocate poles on Acacia Avenue
41 so the agreement had to be amended to June 1, 2016. Any extension past that date,
42 Sun Edison will be penalized \$10,000 per month, which fee goes to the city. There
43 was also a change in the date of the annual solar fee.

44
45 At the January 26th meeting the McSweeney Farms development was discussed. Since
46 there are three phases, with Phase I being completed, before the next phases can be
47 developed, the Cactus Valley Wash improvement needs to be completed, which is a
48 huge infrastructure commitment. Since the original developers went into bankruptcy,
49 Raintree bought it and now is looking to do a community facilities district to get the
50 infrastructure finished.

1 At the same time, the State of California has set up a kind of "umbrella authority" that
2 partners with cities and other districts to do the formation for the CFD by selling bonds,
3 setting tax rates and all the administrative duties, with the City controlling the
4 construction, payments and reimbursements. So there will be a funding and
5 acquisition agreement between the City and the developer. As the phases are
6 completed, the City will inspect them, verify the work is done as required, and submit
7 that to the State and the State will reimburse the developer. Therefore, the City's
8 general fund is never imperiled, but the City continues to have control of the
9 construction improvements and building permits.

10
11 There are presently builders interested in Phase II and III, but no final map can be
12 recorded until this infrastructure part is completed. There are presently no developed
13 lots in those phases. The clubhouse and amenities are already developed, but without
14 more development in the project, the HOA cannot afford to have them available at all
15 times. The zone change map for Habitat for Humanity was also approved by the
16 Council.

17
18 **B. Update on the status of the Downtown Specific Plan work effort**

19
20 CDD Elliano also reported on continuing conversations with Caltrans concerning
21 changing the configuration of Florida Avenue as part of the circulation study for the
22 Downtown Specific Plan. Discussions included a center median, bulb-outs for parking,
23 expanded sidewalks, shared biking lanes, and as Commissioner Wilhelm pointed out,
24 the possibility of storefront-to-curb easement opportunities. Caltrans is also applying
25 for grant monies for assistance with installation of medians.

26
27 Chairman Gifford opined that grant monies come more quickly if schools are near the
28 intended improvement. Most of these improvements, CDD Elliano explained, can be
29 implemented if the Specific Plan is approved. And to hasten that, they are trying to
30 schedule another Downtown Advisory Council meeting in February or March. The
31 consultants are working on the plan text right now. The hope is to have a discussion
32 on the arts, culture and entertainment opportunities and the exploration of grant
33 opportunities.

34
35 **C. Status Report on Planning Commission approved Projects: 2009-2015**

36
37 CDD Elliano reported that 81 projects were approved between 2009 and 2015. Of
38 those, 44 are constructed or in operation, even during the period of the recession and
39 down economy. Another 26 of the projects are still active, with only 11 that have
40 expired.

41
42 **D. Proposed cancellation of February 16, 2016 PC meeting**

43
44 Since no projects are ready for hearing at the February 16 meeting, CDD Elliano
45 advised that the meeting be cancelled and this meeting be adjourned to March 1, 2016.

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48 **PLANNING COMMISSIONER REPORTS**

1 **7. PLANNING COMMISSIONER REPORTS:**

- 2
3 A. Chairman Gifford (Nothing to report)
4 B. Vice Chair Perciful reported on an item at the California Association of
5 Realtors business meeting. Fannie Mae and Freddie Mac do not finance
6 properties that have a secondary home on a single lot, and the Association is
7 requesting that the agencies change their policies with regard to that. They
8 are also requesting a change in the disclosure requirements for HERO or
9 PACE liens.
10 C. Commissioner Overmyer (Nothing to report)
11 D. Commissioner Wilhelm (Nothing to report)
12 E. Commissioner Vasquez (Nothing to report)
13
14

15 **8. FUTURE AGENDA ITEMS AND NEW APPLICATIONS RECEIVED:**

- 16
17 A. Zoning Ordinance Amendments: Single Family Residential Zoning Update
18 B. Work Study regarding clarifications to Mobile Home Park Zoning Districts
19 C. CUP 15-007 - Verizon cell tower (State Street @ Genesis Construction)
20 D. GPA 15-003, PUD 15-001, and TTM 36942: Small lot single-family
21 residential project homes (NWC Buena Vista & Stetson)
22 E. TTM 36929 & ZC: 21 lot Single Family Subdivision at NWC of Fruitvale &
23 Kirby
24 F. SDR 16-001: Sundance III at Stoney Mountain - 92 single-family residential
25 homes (SEC Esplanade & Warren Rd)
26 G. EOT-16-001: Ext. of Time for TTM 34751 (Santa Fe Place)
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28

29 **9. ADJOURNMENT**

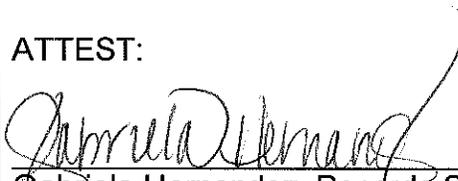
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31 It was unanimously agreed to adjourn the meeting at 7:17 p.m. to the regular meeting of
32 the City of Hemet Planning Commission scheduled for **March 1, 2016 at 6:00 p.m.** to
33 be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,
34 Hemet, CA 92543.
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John Gifford, Chairman
Hemet Planning Commission

45 ATTEST:

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Gabriela Hernandez, Records Secretary
Hemet Planning Commission