PLANNING COMMISSION

MEETING MINUTES

DATE: **MARCH 1, 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, Commissioner Tami Wilhelm.

ABSENT: Commissioners Greg Vasquez and Vince Overmyer

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission Meeting of February 2, 2016

It was **MOVED** by Chairman John Gifford and **SECONDED** by Vice Chair Michael Perciful to **APPROVE** Planning Commission Minutes for February 2, 2016.

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

AYES: Chairman John Gifford, Vice Chair Michael Perciful, and Commissioner Tami Wilhelm.
NOES: None
ABSENT: Commissioners Greg Vasquez and 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. <u>SITE DEVELOPMENT REVIEW (SDR NO. 15-005 FOR 14 SINGLE FAMILY RESIDENTIAL LOTS IN TR31146 MONTERO ESTATES)</u> - A request for the Planning Commission for review of the site design, architecture and landscaping for 14 new homes to be constructed in the last phase of TR31146, Montero Estates.

PROJECT APPLICANT INFORMATION:

Applicant:	Desert Ice Holdings, LLC
Agent:	Wayne L. Vaughn, Jr.
Project Location:	Northwest corner of Devonshire Ave and Old Warren Rd
APN:	455-571-006 thru -009 and 445-572-001, -006, -007, -001 thru -017

(Planner H.P. Kang gave a PowerPoint Presentation.)

Chairman Gifford asked if the customers could pick any of the three plans proposed, with the possibility of all of them picking the same plan. He also asked if there were any changes to the CEQA requirements.

Planner Kang said there were no CEQA changes, and that the builder was planning to build three models. He said the applicant could answer any further questions regarding the pick-a-lot program.

Commissioner Wilhelm asked if the City was asking the applicant to pay for more chain-link fencing for the vernal pool area, and Planner Kang answered that the original requirement was for split-rail fencing, so the chain-link fence will be replaced after construction.

CDD Elliano added that the adjacent landowner and the applicant both prefer the split rail, but while the pools are being established, the environmental consultants are recommending the chain-link fence to keep dogs, kids, bikes and other dangers out. There is a ten-year monitoring period required but they are already on year six, so there are four more years.

Commissioner Wilhelm suggested possibly brokering a deal with the environmental agencies to replace the chain-link fencing with split rail or something more attractive sooner than ten years, which will also make it easier for the developer to sell the properties.

CDD Elliano said there are meetings coming up with the wildlife agencies and they could see if it was possible to move that along faster. Vice Chair Perciful asked if the project will be similar in design, color, etc., with the other projects in the area so they don't stick out.

Planner Kang said that they are proposing all single story and that the square footage meets within the range previously approved, which is 1700 to 2500 sq. ft. The applicant is proposing 1700 to 2300 sq. ft., so they are within the same range.

Both Vice Chair Perciful and Commissioner Wilhelm noted typographical errors in the Conditions of Approval, Condition No. 1 and on page 7 of 12.

Chairman Gifford opened the public hearing and asked the applicant to approach the lectern.

Wayne Vaughn (41591 East Florida Avenue, Hemet), the applicant, explained that he would not put any two of the same houses side by side. He said it will be upscale from what's there right now. He also commented that the landscaping will include low-water demand plants.

Chairman Gifford, hearing no other questions, closed the public hearing.

In answer to Commissioner Wilhelm's concern, CDD Elliano said staff will check carefully when each one comes in for plan check and permit, that they are not overloading one model. Vice Chair Perciful expressed pleasure that this development was going forward.

Chairman Gifford asked for a motion on this item, noting that there were corrections needed on Conditions 1 and 49.

It was **MOVED** by Commissioner Wilhelm and seconded by Vice Chair Michael Perciful to **ADOPT** Planning Commission Resolution Bill No. 16-006 **ADOPTING** SDR 15-005 subject to the Conditions of Approval, with changes to Conditions 1 and 49, and direct staff to file a Notice of Determination with the County Clerk.

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

AYES: Chairman John Gifford, Vice Chair Michael Perciful, and Commissioner Tami Wilhelm.
NOES: None
ABSENT: Commissioners Greg Vasquez and Vince Overmyer.

5. <u>SITE DEVELOPMENT REVIEW (SDR) NO. 16-001 FOR 92 SINGLE FAMILY RESIDENTIAL LOTS IN TR 29129 (SUNDANCE III-STONEY MOUNTAIN)</u> - A request for Planning Commission review and approval of a Site Development Review application for the design review of the remaining 92 single family residential homes within Tentative Tract No. 29129, located on the south side of Esplanade Avenue, east of Warren Road and west of Cawston Avenue.

<u>PROJECT APPLICANT INFORMATION</u>:

Applicant:	Jeffrey MDM Partners VII, LLC
Agent:	Doyle Barker
Project Location:	Southeast corner of Esplanade Ave and Warren Road
APN:	448-060-007, 448-060-009 & 448-060-013

(Planner Carole Kendrick gave a PowerPoint report.)

Chairman Gifford reminded the Commission that this is a site development review, so it is not proper to get into things like traffic and drainage. The Commission is here to approve the site development plan and some of the architectural elements. He asked Planner Kendrick how many homes are already built on the project and wanted to know why there are not larger square-footage houses in this development.

Planner Kendrick stated that there are presently approximately 300 homes completed, with 92 more being added, which will complete the map. She noted that the trend they are seeing is home sizes becoming smaller, so the applicant is responding to the market.

Chairman Gifford posed a question to the developers in the audience: The Commission has been working for years to keep the higher density types of housing to a minimum because there are presently so many of them, and hoping to have some development of larger home sites to accommodate folks of different economic levels. He wanted to know if the decisions to produce the smaller homes were made on a firm financial basis or if it is a gut reaction to what will sell easier.

Since there were no further questions by Commission members, Chairman Gifford opened the public hearing and requested comments from the developer or the applicant. Doyle Barker (1221 Coast Highway, Newport Beach), the applicant's agent, was asked by Chairman Gifford if he was aware of the change to Condition 16.

Mr. Barker said he was and that he was okay with it. He said they are considering asking for a postponement of the project until the next meeting to work out some other details, as he felt there was some ambiguity with the wording.

CDD Elliano said she understood a lot of the conditions were pulled from the other map and staff is happy to work through those and provide some clarity. But she suggested he outline the concerns and see if it can be worked out tonight. If not, it's up to the Commission to determine if they want to continue it.

Mr. Barker mentioned the site was graded in 2001, and all the conditions regarding cultural areas, such as the Soboba Agreement and the archeological assessments, have been completed, including CEQA, and would request that those conditions be deleted.

CDD Elliano stated that if they truly are all graded and there will be no further ground disturbances other than cleaning the sites, then she felt that can be satisfied.

Both Planner Kendrick and City Attorney Jex agreed, if all the CEQA environmental impacts have already been analyzed.

CDD Elliano agreed that Items 9, 10, 11, 12 and 13 could be deleted because this is not a new CEQA project and would not be subject to AB 52.

Mr. Barker then asked about Condition 22 dealing with veneers.

CDD Elliano explained that where you have stone or brick veneers, staff does not want them to end on the front elevation; they need to return along the side of the name for a short distance. Usually that's a couple feet or so. She felt it could be modified by saying "shall return onto the side elevations." They will be looking at compliance in plan check. She restated the language to clarify: "All stone, brick or material accents to the front elevations shall return to the side elevations."

Mr. Barker was amenable to the change. He also requested change regarding page 7, item 38 concerning burrowing owls and the 404 permit. He stated that had been taken care of in '01 or '02.

Chairman Gifford said the 404 permit could be stricken, but the biology reports and the burrowing owl, which was done more than five years ago, will have to remain; otherwise, California Fish and Wildlife will be unhappy.

Mr. Barker then brought up page 10, item 64, where staff requires all three tracts to be completed prior to occupancy, if that can be clarified.

Chairman Gifford suggested that the applicant shall record the applicable tract map phase prior to the issuance of building permits or commencement of construction of any homes.

Mr. Barker announced the arrival of his partner and asked if he had any other items to bring before the Commission.

Jeff Holbrook (San Juan Capistrano) expressed his surprise that this was an architectural review. He said ordinarily they would just sit down with staff and work out the conditions before it was brought before the Planning Commission.

Chairman Gifford replied that staff noted in the original approval in 1999 that coming back to the Commission for architectural is part of the conditions, so that's why we're here.

Mr. Holbrook said that they are adapting this to a very changed market.

Chairman Gifford replied that he had asked that question earlier when he noticed that the larger home plans were not included. He understood that they are building these houses to be sustainable and that they are in business to sell the homes. However, he has noted that the professionals in town, particularly the medical group and others, are having a difficult time finding residences in Hemet that meet their needs.

Mr. Holbrook remarked that they are dealing with a market that lost 53% of its value and doesn't think it's come back very far.

Commissioner Wilhelm stated that the new wave is multigenerational housing, so a larger model might be quite salable at this time.

Mr. Holbrook explained that they had gone through 29 different models to come up with the current models, and the multigenerational model was No. 1 on the list. But the reality is it goes back to the market and where it was felt we needed to be. This product now meets the changed buyers' needs and lifestyle, as well.

Mr. Barker added that as they start sales, if there are many comments about needing bigger homes, they can be introduced in the next tract, especially the elevated ones that have view lots, and that's where the larger houses would go.

Vice Chair Perciful said he understood the challenges and he knew the bigger the home, the smaller the profit margin. He noted that home prices are moving in the upper direction, which is good.

Mr. Barker stated that they have eight plans to choose from at Stoney Mountain, plus the three new ones.

Chairman Gifford closed the public meeting and asked Commissioners for their thoughts and concerns.

Commissioner Wilhelm expressed happiness to have Mr. Holbrook back in town with his quality products.

Vice Chair Perciful agreed and said it's nice to see the market finally starting to move. California has a big shortage of new construction homes, and this is the first step to help eliminate that shortage.

Chairman Gifford stated that the Planning Commission and City Council are trying to do as much as possible to promote move-up housing. He is glad the developer is thinking about other places to develop in Hemet. He said he would entertain a motion.

It was **MOVED** by Vice Chair Michael Perciful and seconded by Commissioner Tami Wilhelm to **ADOPT** Planning Commission Resolution Bill No. 16-001 (Attachment No. 1) **APPROVING** SDR 15-005 subject to the findings and conditions of approval, with removal of Conditions 9 through 13 and corrections to Conditions 16, 22, 38, 64 and 65, and direct staff to file a Notice of Determination with the County Clerk.

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

AYES: Chairman John Gifford, Vice Chair Michael Perciful, and Commissioner Tami Wilhelm.
NOES: None
ABSENT: Commissioners Greg Vasquez and Vince Overmyer.

6. **EXTENSION OF TIME NO. 16-001 FOR TENTATIVE TRACT MAP NO. 34751** - A request for the Planning Commission to approve an extension of time for previously approved Tentative Tract Map No. 34751 for the subdivision of 17.66 acres into one residential condominium lot to accommodate the future development of multi-family residential units.

PROJECT APPLICANT INFORMATION:

Applicant:	Gary Hammerle - KWC Engineers
Property Owner:	Santa Fe Point, LLC
Project Location:	Northwest corner of Menlo and Santa Fe Avenues
Lot Area:	17.66 Acres
APN:	439-100-026, 439-100-029 & 439-100-036

(Planner H.P. Kang gave a PowerPoint Presentation.)

Chairman Gifford asked for the reason that staff is recommending a two-year extension rather than granting the applicant the three years that were requested.

CDD Elliano explained that the site development review that used to accompany the map expired, so the applicant had to resubmit that. The 2-year extension will conform to the approval timeframe for the proposed SDR. The architecture, floor plans and site plan have been updated and will be coming back before the Commission. An updated mitigated negative declaration was required, and that's taking more time to catch up to the action tonight and will be coming before the Commission in the next few months.

Chairman Gifford opened the public hearing and Ms. Jay Howard (701 Day Court, Hemet) explained that the three year extension is the maximum allowed, but they are fine with the two years that staff is recommending.

No other questions were submitted by the audience or Commission members, so the public hearing was closed.

It was **MOVED** by Vice Chair Michael Perciful and seconded by Commissioner Tami Wilhelm to **ADOPT** Planning Commission Resolution Bill No. 16-005 **APPROVING** Extension of Time No. 16-001 for a two (2) year extension for Tentative Tract Map No 34751 subject to the updated Conditions of Approval and the change to Condition No. 80, and direct staff to file a Notice of Determination with the County Clerk.

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

AYES: Chairman John Gifford, Vice Chair Michael Perciful, and Commissioner Tami Wilhelm.
NOES: None
ABSENT: Commissioners Greg Vasquez and Vince Overmyer.

7. <u>EXTENSION OF TIME NO. 16-002 FOR CONDITIONAL USE PERMIT NO. 13-005 (7 DAYS MARKET)</u> - A request for the Planning Commission to approve a two (2) year extension of time for a previously approved Conditional Use Permit application (CUP 13-005) for the construction and operation of fuel dispensers and a canopy in conjunction with an existing convenience store, located on the northwest corner of Stanford Street and Florida Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332 (In-Fill Development).

<u>PROJECT APPLICANT INFORMATION:</u>

Owner:	Sanjay Jariwala
Project Location:	3660 East Florida Avenue
Lot Area:	0.62 acres
APN:	438-150-041

(PowerPoint presentation by Planner Carole Kendrick.)

Chairman Gifford asked for questions from the Commission and there being none, opened the public hearing and closed it, there being no one wishing to speak. He then stated he has no opposition to the request.

Vice Chair Perciful didn't either, so Chairman Gifford asked for a motion.

It was **MOVED** by Commissioner Tami Wilhelm and seconded by Chairman Gifford to **APPROVE** Planning Commission Bill 16-003 approving Extension of Time No. 16-002 for a two (2) year extension for Conditional Use Permit No. 13-005, subject to the updated Conditions of Approval and direct staff to file a Notice of Exemption with the County Clerk.

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

AYES: Chairman John Gifford, Vice Chair Michael Perciful, and Commissioner Tami Wilhelm
NOES: None
ABSENT: Commissioners Greg Vasquez and Vince Overmyer

DEPARTMENT REPORTS

8. CITY ATTORNEY REPORTS: (None)

9. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on actions from the February 9 and February 23, 2016 City Council Meetings

CDD Elliano reported that at the February 9 meeting, the City received a challenge regarding establishing districts for Council elections. The decision will be in effect for the November Council elections.

The February 23 meeting was a large public hearing regarding putting on the June 2nd ballot a special public safety tax measure. It is a one cent tax to go only towards police and fire and it cannot be used to backfill the existing general fund, or reduce the current allocations for police and fire. The other component is there will be a five or seven member oversight committee that would approve the budget allocations over the fiscal year.

B. Planning Commission Appointments by City Council — tentative date March 22, 2016.

CDD Elliano also reported that Vice Chair Perciful and Commissioner Greg Vasquez have expiring two-year terms. She hoped both would apply for reappointment. The council appointment should occur at least by the March 22nd meeting. If the full membership is seated, then during the Commission's first meeting in April, the chair and vice chair elections will be held. She also mentioned that the 1,000 acre annexation to the west is official as of March 1st.

10. PLANNING COMMISSIONER REPORTS:

A. Chairman Gifford expressed his desire that all Commissioners reapply and remain seated because this is the best Commission he's worked with in seven and a half years.
B. Vice Chair Perciful (Nothing to report)
C. Commissioner Wilhelm (Nothing to report)
D. Commissioner Overmyer (Absent)
E. Commissioner Vasquez (Absent)

11. FUTURE AGENDA ITEMS:

A. CUP16-001 - Hungry Bear Restaurant live entertainment
B. Work Study re consolidation of Mobile Home Park Zone
C. Work Study for infill residential tract — NWC Fruitvale & Kirby
D. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments - Sanderson, North of Devonshire

10. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 7:15 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **March 15, 2016 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 92543.

John Gifford, Chairman
Hemet Planning Commission

ATTEST:

Gabriela Hernandez, Records Secretary
Hemet Planning Commission