PLANNING COMMISSION

MEETING MINUTES

DATE: **MARCH 15, 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, Commissioners Tami Wilhelm and Greg Vasquez

ABSENT: (With notice) Vice Chair Michael Perciful, Commissioner Vince Overmyer

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES: (None)

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. CONDITIONAL USE PERMIT NO. 16-001 (HUNGRY BEAR STEAKHOUSE AND BAR) - A request for Planning Commission to approve the addition of live entertainment at an existing restaurant and bar located at 360 N. San Jacinto Street.

PROJECT APPLICANT INFORMATION:

Applicant: Seung Kim - Hungry Bear Inc.
Owner: Seung Kim - Hungry Bear Inc.
Project Location: 360 N. San Jacinto Street (between Devonshire Ave and Date Street on the east side of San Jacinto St.)
APN: 445-161-003 and 445-161-024

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

Chairman Gifford asked about police call-outs on the site when the previous owner ran the restaurant and bar. He also wanted to know which age group is targeted and if there are conditions recommending private security during live entertainment and dancing.

Planner Kang reported that this establishment did not have police call-outs. The restaurant and bar appeals to locals and the age group of 30-plus. If there were many police calls, they would request private security.

Chairman Gifford invited the applicant to the podium, and the applicant's daughter (no name given) rose to speak for the applicant. The address given was 360 North San Jacinto Street, Hemet.

Commissioner Vasquez asked if the space devoted to the bar and entertainment was sufficient to accommodate overflow crowds and will they meet the fire department conditions. He also asked about the type of music they proposed to offer.

The applicant's daughter responded that there is an actual patio in the restaurant itself. There is a full dining room and fireside area, and if too many people are there, they can refuse admittance. The music proposed is for an older crowd (folk, country, pop, '70s and '80s music).

Chairman Gifford closed the public hearing and commented that he felt the only issue is the occupancy for the restaurant. He also mentioned that the restroom facilities got a little overstressed at times, but the health department can deal with that.

CDD Elliano noted that there is a secondary dining room open to the bar area which will provide a little more seating.

Commissioner Wilhelm commented that the facility tended to appeal to middle to upper middle class clientele with a more adult environment.

It was **MOVED** by Commissioner Tami Wilhelm and **SECONDED** by Commissioner Greg Vasquez to **ADOPT** Planning Commission Resolution Bill No. 16-007, **APPROVE** the CUP 16-001 subject to the Conditions of Approval, Attachment No. 1, 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 and Commissioners Tami Wilhelm and Greg Vasquez
NOES: None
ABSENT: Vice Chair Michael Perciful and Commissioner Vince Overmyer

WORK STUDY REPORTS

5. REQUEST FOR ZONING CHANGES REGARDING 1224 S. STATE STREET: Letter request from Julie and Leo Finaldi regarding a potential zone change or zone text amendment for their property located at 1224 S. State Street in the C-1 (Neighborhood Commercial) zone.

(CDD Elliano gave a PowerPoint presentation.)

Chairman Gifford asked what other properties would be included if the C-2 designation were to be approved for this property.

CDD Elliano said that traditionally, if there were going to be a major intersection at a site, it would have been zoned C-2. Instead of having spot zoning of C-2, it would be best to analyze all the surrounding properties, reach out to all property owners, and then it becomes a larger process. But there is then a broader range of uses than what is in the C-1 zoning, which would, of course, raise the value to the owners because there would be a wider range of uses possible.

Chairman Gifford asked to hear from the applicant and Julie Finaldi, 1426 J.T. Eisley Drive, Corona, thanked the staff for working with her and bringing this item to the Commission. She explained that she had owned the property for eight years and was having a difficult time trying to sell it as a C-1 property.

Commissioner Wilhelm noted that doing a General Plan amendment would take a great deal of time. She wondered how much time would be required if staff were to do a text amendment.

CDD Elliano felt it could be accomplished in a couple of months, which would be a faster option for the applicant.

There was considerable discussion of certain areas where a C-2 zoning might be desirable and appropriate in the future, but the consensus ultimately was that the option 2, the text amendment, would solve the immediate problem for the applicant and the text could be brought back to the Commission to look at as far as the language. However, staff should look at least to the one property where the K-Mart used to be and potentially others and bring back a recommendation about changing that to C-2 and whether or not it's advisable for the city.

6. DOWNTOWN HEMET SPECIFIC PLAN UPDATE REPORT: Verbal report regarding current status of the Downtown Specific Plan project and tentative schedule.

(Ron Running, Contract Project Planner, gave a PowerPoint presentation.)

Planner Running reported that Caltrans is focusing on traffic synchronization and realizes the highway is deteriorated, needs resurfacing, and it will be a long-term effort. The project will start in 2017-2018 with the planning side of Caltrans, with implementation in '20 or '21. The hope is that they can focus on the downtown first. Caltrans will receive $22 million, but will be looking to the city for landscape assistance. There is a new director at Caltrans and things seem to be moving along well.

He also mentioned that the plan is going to take partnering between the city, the communities, such as art communities, and Caltrans. There were many slides shown of work in other cities that had enhanced the cityscape with bike lanes, parks, landscaped medians, sculptures and themed artworks.

CDD Elliano reported that pedestrian safety is a goal of the project, with inclusion of lighted crosswalks, sounds, tweets, ADA functions and possibly bridging.

Planner Running showed a number of slide examples of different cityscapes from other towns in California, some of which showed street furniture for buses, center medians with trees, bicycle racks. He also suggested that they will be working with school districts and educational facilities that will be impacted by the construction. They will be trying to develop linkages for all public spaces in the urban design framework and coordinating with the arts communities for the development of public art.

Commissioner Vasquez asked if there were plans for the homeless, and Planner Running stated that if parks and public spaces were used actively, the homeless usually avoided those places. They searched for more abandoned spaces.

Commissioner Wilhelm stated that the city should utilize its rich heritage, such as the Ramona Bowl, to help bring tourists into the city. If the art community would produce sculptures, murals, art projects commemorating such treasures, it would attract many visitors to the city.

CDD Elliano commended the Diamond Valley Arts Group for their work with the city and hoped there would be a broader community dialogue about this subject.

DEPARTMENT REPORTS

7. CITY ATTORNEY REPORTS (None)

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS

A. Report on actions from March 8, 2016 City Council Meeting

CDD Elliano announced that a public hearing for establishing district boundaries was held, with three options outlined and available on the City's Website. The hearing will be continued to the March 22nd City Council Meeting and will be adopted by the City Council before the November ballot in which whatever Council seats were up for reelection, then those would be based on those new districts.

Another item related to the formation of a Community Facilities District for McSweeny Specific Plan, which will be consistent with the City's policies and will not exceed the two percent tax cap. The primary focus is to fund the Cactus Valley Channel improvements so development can continue to move forward in the McSweeny area. Steven Latino also gave a presentation on the City's Capital Improvement Plan.

B. Proposed cancellation of the April 5, 2016 Planning Commission Meeting

Because of lack of agenda items, the Planning Commission will next meet on April 19, 2016. At that meeting, the Capital Improvement Plan will again be discussed in relation to its consistency with the General Plan.

9. PLANNING COMMISSIONER REPORTS

A. Chairman Gifford (Nothing to report)
B. Vice Chair Perciful (Absent with notice)
C. Commissioner Overmyer (Absent with notice)
D. Commissioner Wilhelm reported that a visioning committee has been established for the Ramona Bowl, with its first meeting March 16, 2016. She invited the city manager and staff to attend at 12:30 for lunch and a 1 p.m. meeting.
E. Commissioner Vasquez (Nothing to report)

10. FUTURE AGENDA ITEMS

A. Capital Improvement Program (CIP) for FY 16-17
B. Work Study regarding consolidation of Mobile Home Park Zones
C. Work Study for infill residential tract - NWC Fruitvale and Kirby
D. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments - Sanderson, north of Devonshire

11. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 7:57 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **April 19, 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