PLANNING COMMISSION

MEETING MINUTES

DATE: **APRIL 19, 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, Commissioners Tami Wilhelm, Greg Vasquez and Vince Overmyer

Invocation and Flag Salute: Commissioner Tami Wilhelm

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of March 1, 2016

It was **MOVED** by Chairman John Gifford and **SECONDED** by Commissioner Greg Vasquez to **APPROVE** Planning Commission Minutes for March 1, 2016.

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

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

B. Minutes for the Planning Commission Meeting of March 15, 2016

It was **MOVED** by Commissioner Tami Wilhelm and **SECONDED** by Commissioner Greg Vasquez to **APPROVE** Planning Commission Minutes for March 15, 2016.

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

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

3. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR FOR 2016-18

It was **MOVED** by Vice Chairman Michael Perciful and **SECONDED** by Commissioner Greg Vasquez to **ELECT** John Gifford as Planning Commission Chair for 2016-18.

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

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

4. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR FOR 2016-18

It was **MOVED** by Commissioner Tami Wilhelm and **SECONDED** by Commissioner Vince Overmyer to **ELECT** Michael Perciful as Planning Commission Vice Chair for 2016-18.

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

AYES: Chairman John Gifford, and Commissioners Tami Wilhelm, Greg Vasquez and Vince Overmyer
NOES: None
ABSTAIN: Michael Perciful

5. PUBLIC COMMENTS:

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

PUBLIC HEARING ITEMS

6. <u>FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP)</u> - A request for Planning Commission review and recommendation to the City Council regarding the consistency of the proposed Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2016/17 to 2020/21 with the City of Hemet General Plan.

Applicant: City of Hemet
Location: Citywide
Presentation: Steve Latino, Engineering Director

(Power Point presentation by Steve Latino.)

Chairman Gifford commented that after reading the CIP, it appeared to him that most of the projects are maintenance, with the exception of the LED street light program. He did not see much that impacted the General Plan, such as bridges, bike lanes, etc.

Mr. Latino explained that the public works projects are mostly maintenance; however, engineering has some new projects. He agreed that projects listed would not impact the General Plan.

Commissioner Wilhelm asked if any of these projects would reflect on the General Plan that the Commission should consider.

Mr. Latino responded that the city is in a maintenance mode more than a new construction mode because there is not a lot of new development. The biggest impact would be the master plan of the parks and making sure we're in consistency with the General Plan in terms of circulation or park elements.

Commissioner Vasquez pointed out that the CIP was being reviewed to make sure it's part of the General Plan and meets with the purpose of the General Plan. He felt that they did a great job and that it's now the Council's duty to prioritize what they want to do. The fact that there is nothing coming out of the General Fund to pay for these projects is a real benefit.

Commissioner Overmyer thanked Commissioner Vasquez for his attention to detail in his evaluation of the CIP.

Chairman Gifford opened the public hearing and immediately closed it, there being no speakers coming forward, and asked for a motion.

It was **MOVED** by Commissioner Tami Wilhelm and **SECONDED** by Commissioner Greg Vasquez to **ADOPT** Planning Resolution Bill 16-009 finding the Draft Capital Improvement Plan for Fiscal Years 2016/17 to 2020/21 to be consistent with the City's General Plan.

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

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

DISCUSSION/ACTION ITEMS

7. REQUEST FOR MODIFICATION TO CONDITIONS OF APPROVAL FOR SITE DEVELOPMENT REVIEW (SDR) NO. 16-001 (STONEY MOUNTAIN RANCH) - A request for Planning Commission consideration of a deletion of Condition Nos. 84, 85 and 86 of Site Development Review (SDR) No. 16-001, located on the south side of Esplanade Avenue, east of Warren Road and west of Cawston Avenue.

PROJECT APPLICANT INFORMATION:

Owner:	Jeffrey MDM Partners VII, LLC
Applicant:	Doyle Barker
Project Location:	South side of Esplanade Avenue, east of Warren Road and west of Cawston Avenue

APN Information: 448-060-007, -009 & -013
Lot Area: 31.99 Acres
Planner: Carole Kendrick, Assoc. Planner

(PowerPoint presentation by Planner Carole Kendrick.)

Chairman Gifford had a question regarding Condition 84 as to wildfire area designations and the necessity to meet California State building codes.

Planner Kendrick explained that whether it's determined that the project is in what's called the wildland urban interface area, the building code would require construction be compliant with that.

Commissioner Vasquez had questions regarding Conditions 85 and 86 and the reasons for deleting them.

Planner Kendrick noted that it is appropriate to delete them because these are typically added at the mapping stage, but because the project has been partially developed and was never conditioned in the past, it's unreasonable to ask the developer to do those items. Also, the developer does not have ownership of the surrounding property to meet the conditions required in 85 and 86.

Commissioner Wilhelm asked how much more burden it would put on the developer to retain Conditions 85 and 86.

CDD Elliano noted that could require additional fuel modification zones that wouldn't be able to be provided because the map is already approved on the adjacent property. Staff recommended the modified condition #84 because it added construction elements such as roof material, boxing of eaves so that there is more fire protection.

Vice Chair Perciful commented on the inconsistencies of mapping done by the city, county and state, and CDD Elliano stated that Cal Fire has the most updated maps.

Chairman Gifford asked for a motion on the item.

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Tami Wilhelm to **ADOPT** the Planning Commission Resolution Bill No. 16-008 **APPROVING** the modified Conditions of Approval for Site Development Review (SDR) 16-001 and direct staff to update the Final Conditions of Approval for the project, with the modified Condition 84 language.

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

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

WORK STUDY ITEMS

8. <u>WORK STUDY: ZONING ORDINANCE AMENDMENT 16-001:</u> A city-initiated work study to discuss the potential of converting the zoning ordinance articles governing mobile home parks and travel trailer parks from sets of development standards to Mobile Home Park and Recreational Vehicle (RV) zoning districts as part of the City's General Plan Consistency Program.

Applicant: City of Hemet
Location: Citywide
Planner: Nancy Gutierrez

(Power Point presentation by Nancy Gutierrez.)

Chairman Gifford and Ms. Gutierrez discussed how the CUP and zoning would work for a mobile home park and the necessity for a CUP.

CDD Elliano explained the history of mobile home parks and the way they were established in the past, many allowed to be established non-conforming with the zone. Currently there is a myriad of zoning categories on which the mobile home parks exist. That is what staff is trying to correct and simplify.

She further outlined that what is being proposed is where it says "potential zone," is to create a designation called "mobile home park" or MHP. There would also be the potential for the "travel trailer park," or TTP. If someone comes and wants to establish a mobile home park on property "X", they would need to get a zone change to MHP in addition to obtaining a Conditional Use Permit (CUP) or a Site Development Review (SDR) that would indicate the layout and operational characteristics of that mobile home park. There would also be a subcategory of "S" or "senior" for those parks limited to 55 and above. If the senior parks wished to convert to all age, there would be in compliance with another ordinance where there would be a CUP for a conversion.

The other option being considered is to not create a potential zone, but have the same development standards that are in force but do ordinance amendments, because nothing is consistent.

Staff feels the first option is the simplest and may serve the city best going forward, but there are many ways to do it. Staff is eliciting the Commission's response to this conundrum.

Chairman Gifford asked if the MHP zoning were established and a park wanted to move elsewhere or close, would the property be useable for something other than a mobile home park.

Ms. Gutierrez stated not the way the ordinance is currently written. It would have to be used as a park.

CDD Elliano stated she understood what Chairman Gifford was questioning: Some of the parks will continue into the future and flourish; others that are substandard should be transitioned to something else. The City does mobile home park inspections and

there are at least four which have almost had their licenses pulled but at the last hour have done just enough to keep their standing. But that is a tool that can be used for transitioning some of the substandard parks.

Chairman Gifford felt that giving these MHP zones would make it difficult to change them and he didn't feel it would be consistent with the General Plan. He indicated that the R-1-6 zone would give the city more control over the CUP.

Ms. Gutierrez recommended keeping the CUP requirement no matter what zone was used.

Vice Chair Perciful had concerns about designating all the parks as mobile home parks because each park is unique, with their own rules and regulations, HOAs and land ownership. He looks at them as commercial properties because they are revenue generating. He doesn't want to lock the properties into forever mobile home parks.

Ms. Gutierrez indicated that may require changes to the General Plan because her goal is consistency with the General Plan.

Commissioner Wilhelm said that in the future if Hemet becomes more of a tourist community, we may want to look at the TTP as a potential rather than a hindrance.

Chairman Gifford offered another suggestion: Go back and rezone these properties consistent with the General Plan and the properties adjacent to them. Then grandfather in the current parks and designate where we want to have parks and allow that to be one of the options for particular zoning.

Commissioner Overmyer noted that these parks defined Hemet early on as a retirement community. Hopefully the property values will increase so much that some of these areas would be better suited and make more income with other uses. He wondered how many of these parks are completely built out.

CDD Elliano explained that for the most part they are built out, but many which were designated senior or travel trailer have become all age parks and lack parking, places for kids to play, and therefore are insufficient for family living.

Vice Chair Perciful posited three possibilities. 1, designate or zone an area where it would be beneficial to have a park, such as near a golf course or water park, places that provide the lifestyle for people wishing that style of living; 2, leave the General Plan zoning so that when these parks become unprofitable, the owners are going to find a higher and better use for the property; 3, the older parks that have transitioned to all age living will ultimately change because the market will drive it. Therefore, do the zoning for the General Plan, use our police powers for conformity with the zoning, and let the market drive the decisions for the property owners.

CDD Elliano summed up the suggestions received from the Commission as, in essence, letting the General Plan drive the zoning, not allowing the mobile home parks to drive the zoning.

Chairman Gifford stated that the Commission wants a mechanism to allow an organic, natural dissipation of some of these mobile home parks.

Commissioner Wilhelm concluded that part of the Commission's mission is to be a force that causes the market to move upward.

Vice Chair Perciful also suggested that a park's noncompliance with the CUP could give the city a tool for leverage of change.

Ms. Gutierrez remarked that they would come back with a new work study incorporating views of the Commission.

DEPARTMENT REPORTS

9. CITY ATTORNEY REPORTS: (NONE)

10. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on actions from the March 22, April 12, and April 15, 2016 City Council meetings

CDD Elliano reported that at the March 22nd meeting no planning items of note were discussed other than the reappointment of Vice Chairman Perciful and Commissioner Vasquez.

At the April 12th meeting, the establishment of council districts and a district map were adopted. Of the five districts established, the current Council members are in separate districts, so there is currently no overlap. In November, Districts 1, 3 and 4 would be up for re-election.

The April 15th meeting was a stimulating strategic planning session focusing on economic development and asking for an economic development strategy as well as statements of qualifications for some firms that might assist the city in that process.

B. Update regarding Hemet-Ryan Airport Master Plan

CDD Elliano explained that there is a Hemet Ryan Airport Land Use Plan stipulating that certain zones within the city must require approval from the Airport Land Use Commission (ALUC) because some uses are prohibited. The Master Plan was last adopted in 1992 and is out of date, but there is an Airport Runway Plan which includes a 500-foot extension and runway to the east, which allows for a little more distance for certain takeoffs. The Cal Fire Air Attack Operation would continue to exist.

The City has concerns with some of the global policies proposed to be imposed as county-wide policies on airports. The issue is that every airport is different, with Hemet being considered a recreational airport, so should not be compared to March Airforce Base. The ALUC indicated they are willing to work with the city and have added a policy where extremely low density (two-acre lots) or high density (over eight units)

would be okay. Staff is trying to assist them in making this a reasonable plan that would avoid the possibility of convoluted requirements for single-family residential subdivisions, which are part of Hemet's General Plan for that area.

Commissioner Wilhelm asked about the vernal pools and the possibility of bird flight problems, and CDD Elliano said that the Riverside County Economic Development Agency received such pushback from the wildlife agencies when they requested extending the runway to the west, that they took it off the table. The ALUC is more concerned with standing water leading to bird strike issues than what might exist at the vernal pools.

C. Update regarding Highway 79 Realignment Project and RCTC Meeting

CDD Elliano reported environmental clearance for the Highway 79 Realignment Projects nearing completion. However, challenges remain, such as funding for the Metrolink Transit Station and the Highway 79 alignment. The environmental clearance and adoption of the Downtown Specific Plan, along with accomplishing the transit-oriented district, will allow the city to at least apply for grant money, as money continues to be an issue, especially in the rail and transit category.

D. Filming in Hemet

Two film permits were granted, one last week and this week. The first was a Hemet-Ryan Airport, Gordon Ramsey and Junior Chefs where kids were cooking for first responders and showing their appreciation. The other one is Bar Rescue which was filmed at the Wheelhouse. The producers and film crews got a chance to see Hemet as a filming venue. Over 150 people associated with the filming industry stimulated our local economy a bit and hopefully had a positive impression of our venue.

E. Summary of the March 2016 Southwest Riverside County Realtor Report

Resale values for the Southwest Riverside County and particularly for Hemet have risen 9% from last year with the median price at $207,000. We are one of the top four within Southwest Riverside County for sales volume.

F. Possible cancellation of the May 3, 2016 Planning Commission Meeting

Although there are some internal items available, CDD Elliano requested that the May 3 Planning Commission meeting be cancelled until public hearing items are available. The next meeting will be May 17, 2016.

11. PLANNING COMMISSIONER REPORTS:

A. Chairman Gifford (Nothing to report)
B. Vice Chair Perciful (Nothing to report)
C. Commissioner Overmyer reported that Hemet has a celebrity who is arranging the Hippy Killer Hoedown at the Perris Fairgrounds, specifically focusing on people who build cars, motorcycles, bands, booze. It's set for Saturday.

D. Commissioner Wilhelm reported on the Ramona Bowl Fourth Grade Day show, with two more weekends of the show available. The audience response has been great, and she encouraged everyone to attend

12. FUTURE AGENDA ITEMS:

A. Work Study for infill residential tract - NWC Fruitvale & Kirby
B. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments – Sanderson, North of Devonshire
C. Work Study regarding Climate Action Plan

10. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 7:34 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for **MAY 17, 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