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PLANNING  **COMMISSION**

MEETING MINUTES

DATE: JULY 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,
Commissioners Tami Wilhelm and Greg Vasquez

ABSENT: Commissioner Vince Overmyer

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of June 7, 2016

It was **MOVED** by Commissioner Tami Wilhelm and **SECONDED** by Vice Chair Michael Perciful to **APPROVE** Planning Commission Minutes for June 7, 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

ABSENT: Vince Overmyer

3. PUBLIC COMMENTS:

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

WORK STUDY ITEMS

4. WORK STUDY: PRELIMINARY REVIEW 15-008 (CIRCLE K GAS STATION): A Planning Commission work-study session to introduce a proposed Circle K convenience store, gas station and drive-thru carwash. The applicant is also proposing to obtain a Type 21 ABC license for the sale of alcohol. The project proposed at 4852 W. Florida on 1.79 acre undeveloped pad in Florida Promenade Specific Plan.

1 **Applicant:** Hemet 55 SP UC
2 **Agent:** Joe Ham
3 **Project Locale:** NEC of Florida Ave. and Myers St.
4 **Planner:** Soledad Carrisoza, Planning Technician
5

6 (PowerPoint presentation by Planner Carrisoza.)
7

8 Jeff Holbrook, part owner of Hemet 55 SP LLC introduced his other two partners and
9 Bill Scarborough and Sandra Agraza from Circle K. He noted they have been working
10 on the Florida Promenade project since 2007 and now hope they can get input from
11 the Commission to accommodate their latest project.
12

13 Joe Hamm, also with Hemet 55 SP LLC, gave background concerning the project,
14 which was originally planned to be a drugstore, but with the proliferation of other
15 drugstores, decided to go with Circle K, who conditioned their interest with two
16 requirements: 1, access off of Florida and Myers; 2, the ability to sell liquor.
17

18 Mike Scarborough and Sandra Agraza from Circle K discussed the parking and the
19 issues that had been worked out with the adjacent Sizzler regarding parking. They
20 also mentioned their security system, particularly between the side of their building
21 and the car wash, which includes cameras, employee patrol and landscaping
22 enhancements. Architectural components include similar color palettes with Winco
23 and other stores in the center. The interior space includes a fountain drink area, coffee
24 bar, restrooms, and fresh food, coolers and freezers. The interior is completely
25 monitored by video cameras. The distilled spirits are kept behind the cashier's station
26 and are locked.
27

28 Ms. Agraza explained the issue of the ABC license and its importance for Circle K,
29 noting that distilled spirits account for 20 percent of their business (excluding the gas
30 pumps). If that were not a possibility at this store, they would have to take the project
31 back to management to see if it could go forward.
32

33 Chairman Gifford asked what the security check at shift change entailed.
34

35 Ms. Agraza explained that there is training for employees every six months on-line,
36 and they have to take it to upgrade their certificate. If they sell to anyone under 21
37 years of age, they are fired. Every time there is a shift change and before that
38 employee leaves, he has to walk the entire perimeter of the building. If a drunken
39 person or a loiterer is noticed, usually there is a call to the police rather than an
40 employee confrontation in order to preserve employee safety.
41

42 Chairman Gifford noted that there were 16 security cameras proposed, finding that a
43 great benefit, but also a double-edged sword, announcing the need for that tight a
44 security method.
45

46 Commissioner Wilhelm asked what Circle K looks for when choosing a location for a
47 store. She also wanted to know how often the outside perimeter was walked and if
48 traffic patterns for ingress and egress were considered as a means of apprehending
49 thieves.
50

1 Ms. Agraza said they take into consideration median income, demographics,
2 competition, homes in area, rooftops. And the perimeter is walked at least three times
3 a day, according to the manager's schedule.
4

5 Mr. Scarborough answered that the traffic pattern is not something that they have
6 looked at from an ingress-egress standpoint. They are designing their projects for
7 their mass customers, not for a very small percentage of customers. The site walks
8 also allow employees to pick up trash, making certain things are in good order.
9 Tankers come in off Myers, take a right turn, dump the fuel and then exit the Florida
10 driveway, right turn only.
11

12 Commissioner Wilhelm asked if their location would attract customers away from
13 downtown establishments where alcohol sales cause problems.
14

15 Ms. Agraza said they are hoping to pick up all the business they can because of their
16 offerings and location.
17

18 Vice Chair Perciful made a number of comments and suggestions about landscaping,
19 traffic, parking, and indicating concerns about their ability to obtain a type 21 ABC
20 license and asking about their number of employees who will be perimeter checking.
21

22 Ms. Agraza replied that Circle K will be employing about 25 to 30 people, including
23 part-time and full-time employees. They will be doing shift-change walk-arounds, but
24 will also be doing random checking, not just at change of shift.
25

26 Chairman Gifford asked about comments or concerns from surrounding businesses,
27 like Winco and Sizzler.
28

29 Mr. Ham said Winco was only concerned about additional traffic in the center area, but
30 seemed to be pleased that there was going to be further development in the area.
31 Sizzler's only concern was parking.
32

33 Commissioner Wilhelm inquired about the number of Circle K's in the area.
34

35 Mr. Ham replied that that there is a new Circle K in San Jacinto, and Mr. Scarborough
36 clarified that rebranding had not yet taken place when that store was put in, so the
37 Hemet Circle K will be built with rebranding requirements, which is a plus.
38

39 Commissioner Wilhelm asked about the percentage of sales for tobacco, gas, food,
40 and whether their model includes an attempt to catch the commuter traffic on its way
41 out of town.
42

43 She was told by the Circle K representatives that tobacco brings in 20 to 25 percent of
44 their inside business, and that convenience stores break down sales between outside
45 and inside sales, with outside being fuel sales volume. They are trying to increase the
46 food sales in this new rebranding of the corporate stores, and in doing so, they have
47 increased the square footage of the stores.
48
49
50

1 Chairman Gifford opened the discussion to include questions of staff, and
2 Commissioner Vasquez questioned Ms. Carrisoza regarding her recommendation that
3 the space between the building and the car wash tunnel be enclosed, stating he felt it
4 would be more detrimental enclosed than left open because of vagrants.

5
6 There was further discussion about the ABC census tracts, the accuracy of the
7 information available from them, and the state's and city's requirements between
8 Chairman Gifford, Commissioner Vasquez, CDD Elliano and Planner Carrisoza.

9
10 Robin Lowe, representing Hemet West Mobile Home Park and Four Seasons
11 development, voiced concerns about traffic circulation and Measure E issues.

12
13 Chairman Gifford asked for Commissioner comments, and Commissioner Vasquez
14 indicated he thought Hemet and especially this area is going to see a lot of influx of
15 people. He felt it will become a destination city with all the things planned for the
16 future and they must be prepared for it.

17
18 Vice Chair Perciful noted his traffic concerns, particularly with golf carts forbidden on
19 Florida Avenue, asking that left turns out of this parking area onto Myers be added as
20 a convenience. He also advised that a type 20 rather than a Type 21 ABC license
21 was probably more beneficial to them. There was further discussion about saturation
22 in the area and the benefit of keeping commercial development in one primary
23 location, such as Florida Avenue, for ease of law enforcement.

24
25 The issue of left turn on Myers was addressed by City Engineer Latino, and CDD
26 Elliano noted that when Ramona Creek gets built, that access point will be signalized.

27
28 Commissioner Wilhelm thought this project has a large footprint and that the liquor
29 sales are staged well behind the cash register. She felt a Type 21 liquor license would
30 be appropriate for this location.

31
32 Chairman Gifford asked staff to do a projected build-out of that census tract,
33 estimating in terms of population up to ten years out. Then that can be applied
34 against what the ABC would consider an actual number of licenses. He also wanted
35 the applicant to come back with a list of distinctions for this particular store and how it
36 is an improvement. He also wanted to know if this is a convenience store with gas
37 available or a gas station with a convenience store appended. He felt that would make
38 a difference in terms of convenience and usefulness. He also wants to hear more
39 from the public. He appreciated the good work the applicants have done in bringing
40 this to the public.

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44 **5. WORK STUDY: PRELIMINARY REVIEW 16-008 (RECREATIONAL-VEHICLE**
45 **STORAGE):** A Planning Commission work-study session to discuss a zone
46 change and potential recreational vehicle storage use with a live-in manager's
47 suite, a pump-out station and propane sales on a 4.56 acre site located on the
48 west side of Santa Fe Avenue, south of Oakwood Street.

1 **Applicant:** Paul Tolen
2 **Project Location:** West side of Santa Fe Ave. and one parcel south of
3 Oakwood Street
4 **APN:** 439-080-013
5 **Site Area:** 4.56 acres
6 **Planner:** Carole Kendrick, Associate Planner

7
8 (PowerPoint presentation by Planner Carole Kendrick.)
9

10 Chairman Gifford asked what the most useful zoning is for the applicant now and for
11 the future; and what is the best use for the city.
12

13 CDD Elliano indicated the General Plan designates this as an industrial zone,
14 consistent with C-M, BP (Business Park) and M-1, and these are the zones staff would
15 recommend. The proposed use would be allowed in the CM or M-1, with a Conditional
16 Use Permit.
17

18 Planner Kendrick mentioned property constraints, so there are many issues that need
19 to be determined before best zoning can be applied.
20

21 Chairman Gifford felt that with the fault zone on the property, this use would be very
22 beneficial because they are only storing vehicles on it.
23

24 CDD Elliano listed other advantages of having this use on the property, which is not
25 an easy site on which to put residential or commercial because of the flood zone and
26 the fault zone.
27

28 Chairman Gifford noted that if the city advanced more industrial in that area, the
29 applicant could easily change the property into another use in the future, but he felt
30 this was a good use at this time. He then invited the applicant to the lectern.
31

32 Paul Tolen, 5011 Dartmouth Avenue, Westminster, CA, said he has owned the
33 property since 2006. He gave a history of the project, including other uses considered,
34 and suggested using solar panels on the roofs of the storage units. He also asked if it
35 needed tall block walls or if pre-stuccoed panels would work. He also wondered if the
36 city would accept the Riverside County Flood Control's seismic study. He wanted to
37 know the timeframe before permits were applied for and received.
38

39 CDD Elliano replied that if the County studied the Alquist Priolo zone for this site, she
40 didn't see why they couldn't use it. Also if the applicant were to pursue the RV
41 storage, the time period for approval of the CUP should be within six months of the
42 application being complete, depending on environmental issues.
43

44 Mike Mead (no address given), part owner of the property, felt that this project would
45 not be overly costly and in the future could be something that is removed and
46 something better put there in 20 years or so, such as a business park. As far as
47 construction goes, it's pretty straightforward. He said they could talk with the city
48 electricity provider to see if there is an interest in power buyback for solar energy, as
49 they were planning to put solar on the roofs of the covered locations. He wants to
50 make it a first-class project so they can get higher-quality RVs on property.

1 Commissioner Vasquez said he thought the RV storage facility is a good choice for
2 the property and recommended it be a first-class project.

3
4 Commissioner Wilhelm applauded the project and added that they consider working
5 with Edison on the solar. She also added that an RV wash, either done by the facility
6 or one the owners can do themselves is a big plus for RV owners. And the covered
7 parking is an added positive.

8
9 Vice Chair Perciful agreed that this is a good use for the property.

10
11 Commissioner Wilhelm suggested that even though a specific program had been
12 terminated that Edison previously had, they should go directly to Edison and walk
13 through their plans because Edison is still buying back power.

14
15 CDD Elliano commented that she is intrigued by their idea of a concierge kind of
16 service because what one tends to see is just a parking lot and a fence. The operator
17 could also add, because of the zoning, a small parts and supply facility, with amenities
18 such as Sani flush units for camping excursions, making this a full-service RV storage
19 facility as opposed to just a lot.

20
21 (Brief recess was taken.)
22
23

24 INFORMATION AND DISCUSSION ITEMS

25 26 27 **5A. Update Report regarding State Legislation pertaining to local land use and** 28 **housing issues.**

29
30 Vice Chair Perciful reported on a number of state bills that were viewed by the
31 California Association of Realtors and responded to as follows:

32 33 **OPPOSED:**

- 34
35 1. Senate Bill 1000, which adds an environmental justice element to the
36 General Plan.
- 37
38 2. Senate Bill 1340, which would require a permit of any installation
39 replacement or expansion by 25 percent or more of automatic irrigation
40 systems for residential landscapes of more than 10,000 square feet.
- 41
42 3. Non-Bill Item, a Department of Water Resources item which recommended
43 mandating reports for irrigated landscapes of over an acre.
- 44
45 4. Non-Bill Item, a Department of Water Resources recommendation
46 mandating adherence to water efficiency landscaping rules for major
47 remodels of any project altering the landscape of more than 500 square feet
48 or building renovation that exceeded \$200,000.
49
50

1 **FAVORED:**

- 2
- 3 1. AB 1866, which takes the unspent high-speed rail bond dollars and redirects
- 4 them toward water projects.
- 5
- 6 2. AB 2584, which expands who has standing to bring legal action against local
- 7 governments that fail to comply with the Housing Accountability Act.
- 8

9 **5B: Update Report regarding the Diamond Valley Lake Ad-Hoc Committee**

10 **Purpose and Progress**

11

12 Commissioner Wilhelm gave a quick overview of the progress being made by the

13 committee and noted they have one more meeting. The plan talks about what the

14 recreation plan out at Diamond Valley Lake is going to look like. Valley Wide is going

15 to be a real integral part of how we grow forward. Right now they're preparing the

16 MOU for the committee to start looking at. The goal of the committee is to bring

17 concessionaires, some retail development, and the ability to bring a hotel into the

18 area. She said she hopes it becomes a two-way gateway to enjoy Wine Country, but

19 also recreation. She hopes it will be a real pillar of economic generation for Hemet.

20

21 CDD Elliano outlined the seven different projects that are being proposed as follows:

22

- 23 1. A running-walking-bicycling trail below the reservoir.
- 24
- 25 2. Regional trail connections between Diamond Valley Lake and Lake Skinner.
- 26
- 27 3. A partnership with the County Park and Trails Division, who is looking at trail
- 28 entities through the area.
- 29
- 30 4. Passive parks around the park and active sports complex at Valley Wide
- 31 with additional ball fields and support facilities.
- 32
- 33 5. The recreation lagoon, with the possibility of some grant funding and capital
- 34 funding from MWD if EMWD utilizes it as recycled water reservoir.
- 35
- 36 6. Camping RV opportunities to support the sports complex and the lagoon
- 37 usage.
- 38
- 39 7. Working with the wildlife agencies to get an undercrossing for the Marina
- 40 Access Road to allow nighttime use, so more access to the lake for
- 41 fishermen and other special events. At present, it is a wildlife crossing, so
- 42 only open in the daytime.
- 43

44 Chairman Gifford expressed his opinion that one of the other keys to expanded

45 interest in the area is the Western Science Center.

46

47

48

49 **DEPARTMENT REPORTS**

50

1 **6. CITY ATTORNEY REPORTS: (NONE)**
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3

4 **7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**
5

6 **A. Report on actions from the June 14 and June 28, 2016 City Council**
7 **Meetings**
8

9 CDD Elliano stated that the only planning-related item at the June 14th City Council
10 meeting was the adoption of the City's final budget. At the June 28th meeting the
11 zoning ordinance amendment, which was a cleanup of the duplicate section, was
12 approved unanimously.
13

14 **B. Update regarding Appeal filed for CUP 16-003**
15

16 An appeal has been filed by the Green Education CUP donation bin applicant, which
17 must be heard within 45 days. It will go to the July 26th meeting of the City Council.
18 The grounds for their appeal are the applicant was denied a fair opportunity to be
19 heard, the denial of the application was arbitrary and capricious, the facts did not
20 support the conclusions recited in the resolution, the city code was misapplied, and the
21 failure to grant the Conditional Use Permit unconstitutionally interferes with the
22 exercise of the applicant's First Amendment rights under the California and the U.S.
23 Constitution.
24
25

26 **8. PLANNING COMMISSIONER REPORTS:**
27

- 28 **A. Chairman Gifford (Nothing to report)**
- 29 **B. Vice Chair Perciful (Nothing to report)**
- 30 **C. Commissioner Overmyer (Absent)**
- 31 **D. Commissioner Wilhelm (Nothing to report)**
- 32 **E. Commissioner Vasquez (Nothing to report)**
33
34

35 **9. FUTURE AGENDA ITEMS:**
36

- 37 **A. ZOA 15-009 - Single Family Residential Zone**
- 38 **B. Work Study for TTM 36929 (NWC of Fruitvale and Kirby)**
- 39 **C. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments - Sanderson,**
40 **North of Devonshire**
- 41 **D. CUP 15-007 - Verizon Cell Tower (State & Oakland)**
- 42 **E. CUP 16-002 - All for Show Car Audio (State & Devonshire)**
43
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47 (Please see following page for signatures)
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1 **10. ADJOURNMENT**

2
3 It was unanimously agreed to adjourn the meeting at 8:35 p.m. to the regular meeting
4 of the City of Hemet Planning Commission scheduled for **August 2, 2016 at 6:00 p.m.**
5 to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,
6 Hemet, CA 92543.
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14 _____
15 John Gifford, Chairman
16 Hemet Planning Commission
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18
19 **ATTEST:**

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22 _____
23 Gabriela Hernandez, Records Secretary
24 Hemet Planning Commission
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