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PLANNING COMMISSION

MEETING MINUTES

DATE: JUNE 7, 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

ABSENT: None

Invocation and Flag Salute: Commissioner Greg Vasquez

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of April 19, 2016

It was **MOVED** by Commissioner Tami Wilhelm and **SECONDED** by Vice Chair Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of April 19, 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

ABSENT: 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

1 **4. TENTATIVE PARCEL MAP NO. 37098 (MAP 16-002) HEMET AUTO MALL - A**
2 request for Planning Commission review and approval of a tentative parcel map for
3 the proposed subdivision of 14.91 acres into 4 numbered commercial lots for future
4 sale and development, and 3 lettered lots for future public facilities and
5 landscaping; and consideration of an environmental exemption pursuant to CEQA
6 Guidelines Section 15315.

7
8 **PROJECT APPLICANT INFORMATION:**

9
10 Applicant: Don McCoy, Hemet Auto Mall Venture
11 Owner: John Peterson
12 Engineer: Blaine Womer Civil Engineering
13 Project Location: Northeast corner of Auto Mall Drive and Warren Road
14 APN: 456-010-012, -015 and -017
15 Lot Area: 14.91 acres
16 Planner: Carole Kendrick
17

18 (PowerPoint presentation by Planner Carole Kendrick)

19
20 Chairman Gifford asked if there were plans to put a stoplight traffic signal on Auto
21 Center Drive.

22
23 CDD Elliano said there are plans and noted it's in the FY 16-17 CIP. She asked City
24 Engineer Steve Latino to address that question.

25
26 Mr. Latino replied that there is a current CIP for the signal actually under design.
27 There are challenges, such as Edison lines. The city has employed SDC Traffic
28 Consultants to design the signal. There was a traffic impact analysis done when the
29 underlying CUP was originally established, and it was noted that a traffic signal was
30 warranted at that time, and that an update to the traffic analysis will be needed when
31 the actual project is submitted.
32

33
34 Chairman Gifford commented that he thought a traffic study would be needed anyway,
35 just in terms of the use generated.

36
37 Commissioner Vasquez wanted to know what kind of job growth this project would
38 generate.

39
40 Planner Kendrick stated she didn't have an estimate on the job growth, but there will
41 be jobs associated with the potential dealership on Parcel 1. The rest of the
42 properties will be auto related commercial or general commercial. There is also a
43 need for restaurants for the workers in that area.

44
45 Chairman Gifford opened the public hearing and Blaine Womer approached the
46 microphone.

47
48 Mr. Womer of Blaine Womer Civil Engineering (41555 East Florida Avenue, Suite G,
49 Hemet) is the engineer representing the applicant on this project. He applauded
50 Carole Kendrick and Steve Latino for their work in expediting this project. He indicated

1 that they are in agreement with the Conditions of Approval. There is one condition,
2 the request for a slight modification that is being worked on now. All that is being
3 done is the moving of bonding requirements into Phase 2.
4

5 Mr. Latino further explained that they cannot move forward with Phase 2 without
6 having the bonds and the improvements required, so the improvements are tied into
7 the project.
8

9 Chairman Gifford had questions about the drainage issues in the area, since it's open
10 land which is currently absorbing water. The plan certainly must call for impervious
11 surfaces. Are there any changes consistent with the drainages that were in the
12 previous Specific Plan, and have you seen problems with that in terms of runoff into
13 the native habitat?
14

15 Mr. Latino noted that during the DRC process it was suggested to consider looking at
16 a joint hydrology study with the WQMP for the whole site. That way a larger facility
17 could be planned instead of pinning it on each development of each parcel to
18 accommodate, but instead do a comprehensive level for those four parcels.
19

20 Mr. Womer added that this property being a part of the Auto Mall Specific Plan, it was
21 designed to go into the storm drain that is running in Auto Mall Boulevard, a 54-inch
22 large facility. Since that time, water quality management rules have changed, so they
23 are doing the infiltration testing now to find out if they are able to use infiltration BMPs
24 or bio-retention. He also mentioned that they will be building all public street
25 improvements along Warren Road.
26

27 CDD Elliano explained the requested modifications to the conditions, after a recitation
28 by Mr. Latino of the verbiage, that this is a modification to Condition No. 39-A and the
29 addition of Condition 40-B.
30

31 Commissioner Wilhelm asked what kind of uses they are anticipating for the project.
32

33 Mr. Womer stated Parcel 1 is a proposed auto dealership, and then the additional
34 parcels will be included in an amended CUP that revises the balance of that property
35 to see what uses will work, given that Parcel 1 is going to be a car dealership.
36 Probably in the next three or four months, you will see a revised CUP that will show
37 proposed uses that might complement the auto mall as a whole.
38

39 Commissioner Wilhelm asked how the auto mall will factor into the master storm drain
40 plan.
41

42 CDD Elliano explained that the Drainage Master Plan Amendment for the west end
43 takes into consideration the flows for Warren Road, so it is part of that drainage area.
44 The initial draft has been prepared and is under review, and staff is hoping that it will
45 be finalized this year. The applicant will need to comply with the updated Master Plan.
46

47 It was **MOVED** by Commissioner Vince Overmeyer and **SECONDED** by Vice Chair
48 Michael Perciful to **ADOPT** Planning Commission Resolution Bill No. 16-010
49 **APPROVING** the Tentative Parcel Map No. 37098 subject to the Conditions of
50

1 Approval, with the changes and the modification of Condition 39-A, to include only
2 Parcel 1, and to add Condition 40-B, to include bonding for parcels 2 and 4 when the
3 next phase is constructed.
4

5 The **MOTION** was carried by the following vote:
6

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

9 **NOES:** None
10
11

12 **5. CONDITIONAL USE PERMIT NO. 16-003 (Green Education Foundation)** - A
13 request for the Planning Commission to approve the installation and operation of a
14 pre-fabricated metal neighborhood donation collections facility (approximately 160
15 sq. ft.) placed on approximately four (4) parking spaces at an existing commercial
16 center (Diamond Valley Shopping Center.)
17

18 **PROJECT APPLICANT INFORMATION:**
19

20 Applicant: Green Education Foundation - Kayla Ybarra
21 Property Owner: Diamond Valley 425 CPW - Jonathan Kim
22 Project Locale: 1265 S. State Street adjacent to W. Stetson Avenue
23 (approximately 450 feet west of intersection of S. State
24 Street and W. Stetson Avenue)
25 APN: 451-062-036
26

27 (PowerPoint presentation by Planner H.P. Kang.)
28

29 Planner Kang advised the Commission that the Applicant, Ms. Ybarra (in attendance)
30 is requesting a continuance to July 5th so that her organization's Chairwoman could be
31 here to speak on the item. There was discussion about continuing this item to the July
32 5th Planning Commission Meeting, but several questions were raised by the
33 Commissioners.
34

35 Chairman Gifford asked about the normal operation of the applicant and if a CUP is
36 usually required or not in other cities.
37

38 Planner Kang indicated that the applicant has indicated they are used to different
39 requirements than those placed by the city of Hemet. The city requires a CUP for a
40 recycling or donation facility, but since this is not a new building, staff felt that a
41 streamlined CUP was the more appropriate process, so that's the action before the
42 Commission.
43

44 Vice Chair Perciful felt it didn't fit within the ordinance for shipping containers, and that
45 was his concern. He stated that this type of structure was essentially a shipping
46 container and should be held to the same standards as outlined in the recent
47 ordinance for such containers that the City adopted.
48
49
50

1 Commissioner Overmyer wondered if this is the same container that was in the middle
2 of the parking lot. And he also asked if the taking of parking spaces makes this non-
3 conforming.
4

5 Planner Kang commented that the unit mentioned was installed a long time ago, and
6 it's since been removed and has no connection to this facility. Also, the shopping
7 center was originally approved with a certain number of parking spaces in the 1960s,
8 and staff is trying to keep that same number of parking spaces available in the
9 development to serve the tenants.
10

11 Commissioner Wilhelm asked if there is anything in the new ordinance for shipping
12 containers that suggests that this unit could ever conform with those standards? She
13 expressed concern that the standards require the bins to be placed out of view and
14 not in parking spaces, etc., and therefore this proposal would not be able to conform.
15 She further stated that based upon the letters and photos received from the adjacent
16 businesses, that the bin at this location created a public nuisance, and did not see any
17 benefit from a continuance of the item.
18

19 Planner Kang said this particular type of use was not considered under the ordinance
20 because the ordinance generally applies to existing businesses which ran out of room
21 and need storage onsite. This is not associated with any of the existing businesses,
22 so it may not specifically qualify under that provision of the code, although similar
23 standards could be applied.
24

25 CDD Elliano explained that in the existing code there are two questions. One is the
26 proposed use as a recycling or donation container, for which a CUP is required. The
27 other concern is what does it look like and how does it function onsite, and what
28 standards or conditions should be applied? Usually donation bins have been very
29 small. This one is larger, and is essentially a shipping container, and located in a very
30 obvious place. As noted by Commissioner Wilhelm and Vice Chair Perciful, the staff
31 and the Planning Commission spent many meetings in developing those standards to
32 make sure they were not a visual blight. These same factors may need to be applied
33 to this structure, which is why the City requires a CUP for this type of use.
34

35 Commissioner Vasquez asked if the applicant just dropped the box where it is without
36 going through the city for any approval?
37

38 Staff replied they just placed it on the site without the benefit of city approval, but they
39 did get permission from the property owner for that specific parcel. It came to our
40 attention as the result of a complaint from the businesses.
41

42 City Attorney Vega suggested a continuance so Commission could examine the issue
43 of the storage container in regard to the new metal storage container regulations, and
44 that of a recycling/donation facility.
45

46 Chairman Gifford opened the public hearing and invited the applicant to speak.
47

48 Kayla Ybarra (1177 Branham Lane, No. 198, San Jose, California 91118) passed out
49 a picture report for the Commission to examine, indicating the maintenance of the
50

1 facility a couple of times a day. She stated that they are a 501(c)3 public charity
2 focused on promoting green education, providing green programs in 77 schools
3 throughout California. She said the manager can track whether they are maintaining
4 the property, which seems to be the main concern.

5
6 Chairman Gifford said there are many issues: it was placed onsite without city
7 approval or a CUP, the bin is blocking drive entrances, taking up parking spaces, and
8 obscuring the view of businesses who pay taxes to be there, along with the
9 maintenance issues. These types of facilities should be located off of the main streets
10 and out of sight, because they do attract trash and debris and other issues that make
11 it undesirable. This has nothing to do with the applicant's organization and its merits.
12 The bin was placed illegally on the property, because there are no approvals in place.

13
14 Commissioner Overmyer suggested there might be a better location for this facility,
15 such as the back of the center or the K-Mart lot across the street which has a large
16 area that's not being used.

17
18 Commissioner Wilhelm said she had looked at the Green Education Foundation
19 website and complimented them for all the things they do for schools, teachers and
20 children. However, it's important to the Commission how we handle incoming
21 businesses, and this facility may be better off in another location, as at present it is a
22 problem for traffic and is being objected to by most of the property owners in the area.

23
24 Chairman Gifford asked if the applicant had any further comments to add, to which
25 she declined.

26
27 Merrill Brinton (1121 South State Street, Hemet) has a pharmacy called the Medicine
28 Shop in this center. He says he is constantly battling with crime at both of his stores,
29 and suggests that this facility be placed elsewhere. His customers don't feel
30 comfortable coming in because of the blighted image. He added that this particular
31 location was a very busy entrance for the center. He passionately stated that this town
32 needs to be cleaned up and residents need to take a stand.

33
34 Eddie Cordero (27733 Pachea Trail, Hemet) considers this illegal dumping a container
35 without permission and wants the city to take a stand. He expressed concern about
36 the City's image when this facility is not being maintained and that it is not appropriate
37 to have a dumping ground in this public place.

38
39 Rodney Sederstrom, property manager for Diamond Valley Center, Parcel I, applauds
40 the charity, but feels the bin needs to be placed in another location. It's not the image
41 the customers and business owners want to see in the Valley. He stated he has a
42 copy of the CC&Rs for the Center, which requires the property owners of the parcels
43 in the center to agree on anything in the parking lot. He also stated that he has spent
44 several hundred thousand dollars in cleanup since the container has been placed
45 there.

46
47 Robin Lowe (no address given) gave a history of the Center, and commented that the
48 line of sight for traffic is blocked by this container and the junk everywhere. People
49 can't see when they are entering the center. It's not constantly cleaned. It might be a
50 good cause, but this is not the place to have this facility.

1 As there were no more speakers, Chairman Gifford asked the Commission if he
2 should close the public hearing or if they wished to continue the item to July 5th.

3
4 Chairman Gifford reiterated that the applicant placed the bin without approvals, and
5 staff informed them eight weeks ago that the location was a problem. The businesses
6 have provided information regarding it being a nuisance to the center. He did not
7 believe that a continuance was going to change the project or circumstances, as even
8 with the organizations best efforts, it is still not being cleaned up and maintained. This
9 is the wrong place for a number of reasons as stated previously.

10 City Attorney Vega also mentioned that there are issues with the CC&Rs of the Center
11 that the applicant must still work out with the other property owners.

12
13 Commissioner Wilhelm felt the correct procedure would be to tell the applicant that we
14 recognize you are doing a good thing for communities with your educational
15 organization, but you need to come back to the Commission with a CUP for a different
16 site and a product we can approve. So she didn't agree with continuing this one
17 minute longer.

18 (Applause from the audience.)
19

20 Commissioner Vasquez stated he had concerns about the project in general and this
21 specific location, not about the organization. It needs to be judged on the merits
22 based within our realm, the zoning requirements. His opinion is this is a visual blight
23 and there are enough of those in the city. The facility needs to be placed elsewhere
24 and monitored sufficiently so it doesn't become a breeding ground for the blighted
25 conditions the city is trying to overcome.

26
27 (Applause from the audience.)
28

29 Vice Chair Perciful agreed with the other Commissioners' concerns, restating most of
30 them, and felt it unfair to the charity to spend more money on their attorney fighting
31 this. He felt that the organization decided to place the bin there without approvals and
32 then beg for forgiveness, and it has created a number of problems and issues as
33 expressed here tonight.

34
35 Chairman Gifford stated that they have operated on this site without a CUP. If the
36 Commission denies the CUP, will they continue to operate under the current
37 conditions the city has worked with their staff or their attorney?
38

39 CDD Elliano replied that if the CUP is denied, then staff in conjunction with the City
40 Attorney will send a letter indicating they need to move it within ten days.

41
42 Chairman Gifford felt the issue is clear. The facility should not be there and the
43 Commission is not likely to approve a CUP in that particular location based on the
44 information and testimony presented, so more time was not going to make a
45 difference. Therefore, they should work on getting another location. They also have
46 the option of appealing to the City Council. He closed the public hearing and asked
47 for a motion on Conditional Use Permit 16-003.
48
49
50

1 It was **MOVED** by Commissioner Tami Wilhelm and seconded by Vice Chair Perciful
2 to **ADOPT** Planning Commission Resolution Bill No. 16-010 denying CUP 16-003.

3
4 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
5 Tami Wilhelm, Greg Vasquez and Vince Overmyer

6 **NOES:** None

7
8 Chairman Gifford advised the applicant to work with staff on another more appropriate
9 location.

10
11 City Attorney Vega advised the applicant that they have 10 days in which to file an
12 appeal to the City council.

13
14 **(Item 8 was taken out of order. Item 6 is to be considered after Item 8.)**

17 **WORK STUDY ITEMS**

- 18
19
20
21 **8. WORK STUDY: PROPOSED ZONE CHANGE 16-001, TTM 36891 AND TTM**
22 **36892 - ELK AND CHAMBERS STREET (River Oaks Ridge, LP):** Work Study
23 to discuss proposed Zone Change from R-3 to R-1-6 on 40.28 acres, and the
24 subdivision of the property into single family lots under proposed TTM 36891 and
25 36892.

26
27 (PowerPoint presentation by Planner Carole Kendrick.)

28
29 Chairman Gifford wanted to know what the densities are that are adjacent to the site
30 under discussion and was told they were R-1-6 (Single Family Residential).

31
32 Commissioner Wilhelm questioned how we are looking at R-3 zones. Millennials and
33 people wanting to travel are looking for not only single-family residences. They are
34 looking for quality apartment-style living. She wondered if there isn't some opportunity
35 to mix multifamily into some of these sites.

36
37 Planner Kendrick stated that the property ownership goes all the way to Stetson. This
38 proposal is for two 6,000 square foot lot subdivisions, but it's her understanding they
39 are still proposing multifamily along Stetson, so the multi-family housing will be
40 available.

41
42 Vice Chair Perciful asked if we still meet our requirements as far as how much
43 acreage or property remains in the R-3 zone.

44
45 CDD Elliano explained that only the bottom two portions are the subject of zone
46 change, which is consistent with the General Plan and we still meet or exceed our
47 Housing Element requirements for higher density.

48
49 Vice Chair Perciful stated he felt this project would be good for the community.
50

1 Commissioner Overmyer had questions regarding the park element in relation to size
2 of lots. He asked staff's opinion regarding larger lot sizes or more park space.

3
4 Planner Kendrick explained that with the 7,200, there would be less parkland
5 requirements.

6
7 CDD Elliano said the surrounding zoning is R-1-6, so in this case, the R-1-6 would be
8 very compatible in lot size with the immediately surrounding areas, with an additional
9 benefit of having some common open space and a central point that would add to the
10 amenity of the tract as opposed to just a conventional subdivision. These would be
11 HOA-maintained parks, not general fund maintained parks. They originally proposed
12 several pocket parks, but at Staff's suggestion, decided to put the park central to both
13 projects and at the end of the drive, so when you pull into the project, you actually look
14 into the open space for both projects.

15
16 Commissioner Wilhelm asked what has been learned about different configurations
17 the city has used for setting up parks.

18
19 CDD Elliano explained that the parks with the least problems with transients and
20 homeless are those parks with more family activities and programs rather than little
21 mini-parks, so combining the space together makes it more useable to more people.
22 Also, a privately-owned park, such as an HOA park, can be fenced and have
23 controlled hours, have common area pools for residents and a better ability to control
24 the space. These maps are also far enough from commercial areas, so the likelihood
25 of transients is diminished.

26
27 Vice Chair Perciful asked if there is going to be any type of control on water and
28 runoff, diverting it back into a retention basin so that the groundwater can be
29 replenished.

30
31 Mr. Womer indicated that they did a detailed hydrology study, figured out how much
32 was getting to the southwest corner of the project, which is a substantial amount
33 because it's runoff also from the upstream commercial development, and mobile home
34 park. They are proposing a 16-inch diameter storm drain in Chambers that will outlet
35 into the retention basin, which will be further excavated to create more volume. There
36 will also be a storm drain system in place to serve the development.

37
38 Mr. Womer also indicated that the park is located as one comes into the subdivisions,
39 so lights are not into someone's house. And everything is internal to the perimeter
40 streets. They are finding that a lot of owners are wanting smaller lots so they don't
41 have so much to maintain, as there is so much activity outside the home these days.
42 There is more interest in multifamily housing, with smaller lots in gated communities
43 with centrally located recreation facilities. They tried to make this a nicer-than-usual
44 project, and it does comply with the General Plan in density range. He also
45 commented about landscape and bio-retention basins.

46
47 Commissioner Wilhelm asked why they didn't choose to do the whole project at the
48 same time as a Specific Plan?
49
50

1 Mr. Womer talked about the owners of the properties and what their goals were in
2 moving tract to tract. There are 76 lots in one division and 83 in the other.

3
4 CDD Elliano explained that the applicant requested the work study to get a sense from
5 the Commission on whether the R-1-6 zone is appropriate and some general direction
6 as to the subdivision design concepts.

7
8 Mr. Womer stated that if he gets positive feedback tonight, these are the maps the
9 Commission will see. But there is much work to do on updating the WQMP drainage
10 studies.

11
12 Chairman Gifford stated he hadn't heard objections to the R-1-6 zoning. He asked for
13 comments from Commissioners.

14
15 Vice Chair Perciful indicated he thought it was a good fit for this location, and lot size-
16 wise because of all the R-1-6 already surrounding it.

17
18 Chairman Gifford asked staff if the other areas built on R-1-6 land have open space
19 elements?

20
21 CDD Elliano stated she didn't think they did. The single-family design guidelines were
22 adopted after those tracts were constructed.

23
24 Commissioner Wilhelm reiterated her desire to see the entire area built out as a single
25 plan because that would hold up to the test of time.

26
27 Mr. Womer replied that if discussions with potential builders morphed into that, it
28 would be great. The owner has a theme or concept called River Oaks Ranch, but she
29 as yet doesn't have a feel for the architecture. The builder will know what kind of
30 homes he wants to build there.

31
32 Chairman Gifford thanked the participants and closed the work study, Item 8, and
33 called for Item 6 to be considered.

34
35
36 **PUBLIC HEARING ITEMS (CONTINUED)**

- 37
38
39 **6. ZONING ORDINANCE AMENDMENT (ZOA) NO. 16-003:** A city-initiated
40 ordinance repealing Section 90-6.5 (List of land uses in certain zones) of Chapter
41 90 (Zoning) of the Hemet Municipal Code to eliminate inconsistencies with other
42 zoning district chapters in the municipal code.

43
44 **PROJECT APPLICANT INFORMATION:**

45
46 Applicant: City Initiated
47 Project Location: Citywide
48 Planner: Nancy Gutierrez
49

50 (PowerPoint presentation by Contract Planner Nancy Gutierrez.)

1 This was a housekeeping item, as stated by Chairman Gifford, and Planner Gutierrez
2 said it was due to inconsistencies and confusion and whether or not the matrix is
3 needed in the zoning ordinance, since it duplicates other sections of the zoning
4 ordinance.

5
6 Chairman Gifford opened the public hearing, and seeing no one approaching the
7 lectern, closed the public hearing and asked for a motion.

8
9 It was **MOVED** by Vice Chair Michael Perciful and seconded by Commissioner Vince
10 Overmeyer to **ADOPT** Planning Commission Resolution Bill No. 16-012 recommending
11 approval of Ordinance Bill No. 16-003.

12
13 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
14 Tami Wilhelm, Greg Vasquez and Vince Overmyer

15 **NOES:** None

16
17 (A brief recess was taken.)
18

19
20 **WORK STUDY ITEMS (CONTINUED)**
21

22
23 **7. WORK STUDY: PROPOSED GENERAL PLAN CONSISTENCY ZONING FOR**
24 **MOBILE HOME PARKS AND TRAVEL-TRAILER PARKS (City of Hemet):**

25 Continuation of a City-initiated work study to discuss the appropriate zoning for
26 the City's mobile home parks and travel-trailer parks as part of the City's General
27 Plan Consistency Zoning Project.

28
29 Applicant: City of Hemet
30 Location: Citywide
31 Planner: Nancy Gutierrez
32

33 (PowerPoint presentation by Contract Planner Nancy Gutierrez.)
34

35 Chairman Gifford commented that staff did a good job. However, he still had questions
36 about the travel-trailer parks in commercial zoning. If there were a lake or some other
37 attraction it might be useful. Otherwise, he didn't know how that would work.

38
39 Commissioner Wilhelm asked about rules for travel-trailer parks, such as number of
40 days a resident can be there before they have to vacate the park in order not to be a
41 permanent resident.

42
43 Planner Gutierrez explained that travel-trailer parks are actually under the jurisdiction
44 of the California Department of Housing and Community Development, so the city is
45 quite limited in how they can be regulated.

46
47 City Attorney Vega outlined that the State of California extensively regulates mobile
48 home and travel-trailer parks in terms of residency requirements, conversion of parks
49 to other uses, so if you are looking at changing how the city treats these, then it's going
50 to be something that will take time to research what the limitations are. The Planning
Commission would review it, but the City Council would need to authorize it.

1 Commissioner Wilhelm stated the reason she would consider them in commercial
2 zones is because she dislikes seeing travel-trailer parks as permanent residences.
3 They attract people who don't seem to want to live a higher quality lifestyle. She
4 wanted to see some research done to figure out what the options are as a city to
5 regulate them more tightly.

6
7 Planner Gutierrez explained that it was decided at the time of the 2012 General Plan
8 Update to zone these parks with a residential land use designation. If the Commission
9 wants to change the General Plan, then that's another consideration.

10
11 Chairman Gifford felt that the commercial areas are not really designated for travel-
12 trailer park use. Once you open up commercial for that, then a travel-trailer park can
13 go to any commercial property and do business by right because it's been zoned to do
14 so. You'll see a travel-trailer park at a Target Center or have it become a homeless
15 center for people who stay in travel trailers. So one of the ways to ensure that doesn't
16 happen is to put them in the residential zones.

17
18 CDD Elliano advised the Commissioners to remember that staff is still in Phase 1 in
19 getting the zoning code squared away with the General Plan. We could have further
20 discussion because there are areas where, in going back and looking at it, we will
21 probably recommend that maybe a General Plan change instead of the zone change is
22 more appropriate. So there will still be opportunity to discuss it on a case-by-case
23 basis.

24
25 Chairman Gifford felt it might be useful to actually pick some places we think would be
26 appropriate for travel-trailer parks in doing land use designations, such as by Diamond
27 Valley Lake up on the dam.

28
29 CDD Elliano said she felt comfortable with mobile home parks being in residential
30 zones, but travel-trailer parks are their own breed, and perhaps specific zoning for
31 those parks, such as the Golden Village, as they can market themselves as a tourist-
32 oriented recreational park.

33
34 Vice Chair Perciful said part of the thinking on travel trailers in commercial zones is that
35 the owner of the park runs it as a business because there is transient occupancy there.
36 They're not supposed to take up permanent residency. So that's kind of what the
37 thinking was of commercial zone for that.

38
39 Chairman Gifford noted that was the theory, but not the practice. That is the problem.

40
41 Commissioner Wilhelm stated they are working on a Plan for Diamond Valley Lake, so
42 it's the right place for a campground for RV's and trailers.

43
44 CDD Elliano suggested following the recommendations that Planner Gutierrez
45 presented for the mobile home parks. Then for the travel-trailer park, there is an Article
46 23, which is the development standards for these establishments. That article can be
47 modified to also have a zoning designation so that when we do the consistency zoning,
48 there is a travel-trailer park designation. And because it's more limited, maybe that will
49 work better for that particular type of use.
50

1 Chairman Gifford felt the mobile home park direction staff is recommending is fine and
2 he wouldn't recommend any changes. As for the travel-trailer parks, he would go with
3 CDD Elliano's recommendation, and this was agreed to by Commissioner Vasquez and
4 Commissioner Wilhelm.

DEPARTMENT REPORTS

9. CITY ATTORNEY REPORTS:

11 City Attorney Vega updated the Commission on pending legislation in California. The
12 governor has proposed as a part of his budget trailer bill a provision that would
13 significantly or at least potentially have the possibility of almost eliminating the city or
14 any local agency's ability to approve certain affordable housing. It's proposing that any
15 new residential projects with two or more units would be permitted by right, so no
16 discretionary approvals would be allowed, as long as it's consistent with the General
17 Plan and zoning standards, it's not located on certain types of protected lands, it's
18 adjacent to an already developed use on at least 75 percent of its property line and has
19 a certain percentage of affordable units.

21 If it's in a Transit Priority Area, it's only a ten percent low income or a five percent very
22 low income. If it's not in a Transit Priority Area, which would be most of Hemet, it
23 would have to be 20 percent covenanted for low income housing. If this bill is adopted,
24 it would effectively take the city's ability to approve such housing developments away
25 from local control. There is no bill number because it's the budget trailer bill. The text
26 of the bill is on the League website.

28 The League has taken a very strong opposition to this bill, as have environmental
29 groups because of the lack of any sort of CEQA review. This is for covenanted
30 affordable housing, meaning it has to be by covenant recorded against the property
31 and only sold to low-income households at a price that's affordable or rented at an
32 affordable rate.

34 Chairman Gifford remarked that there are a lot of ways to attack that legally and in
35 court because this takes away a lot of rights not only of the city but of developers and
36 people and takes our Housing Element and throws it out the window.

38 CDD Elliano commented that this will force cities to re-examine their General Plan and
39 zoning and reduce the amount of residential zoning in an effort to maintain control or to
40 require a Specific Plan.

42 Ms. Robin Lowe appreciated the timely conversation, adding that the League of Cities
43 is discussing this, as there is a federal bill and a directive from HUD being discussed in
44 Congress right now. The past presidents of the League authorized a letter today going
45 to the legislators. She said it goes back to Agenda 21 from the U.N., and it seems that
46 they are saying we are going to tell you where you're going to build your houses and
47 who's going to live in them.

1 **10. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

2
3 **A. Report on actions from the April 26, May 10, and May 24, 2016 City Council**
4 **Meetings**

5
6 CDD Elliano explained that in the April 26 meeting, there were two major documents
7 adopted in preparation of the budget adoption. One was the CDBG action plan and
8 allocation of the CDBG funding for next fiscal year. They were able to continue to get
9 funding for two code officers as well as the crime free housing consultant, who visits all
10 the apartment projects and trains people in terms of tenant issues and keeping criminal
11 behavior at bay at rental properties. Also, the five-year capital improvement plan was
12 approved by the Council as recommended by the Planning Commission.
13

14 On May 24th the city's budget was on the agenda for discussion. It is scheduled to
15 come back June 14th for adoption. The city manager was also asked for some
16 updates on the strategic planning, so he will be coming back to the Council with that in
17 the future.
18

19 **B. Update regarding the Sun Edison Solar Project**

20
21 The last update the Commission had on this project was an Amendment to the Solar
22 Fee & Improvement Agreement and an extension of the temporary certificate of
23 occupancy for them to complete all the public improvements by June 30th. But we
24 were hearing rumblings that Sun Edison was going bankrupt and weren't going to be
25 able to meet their milestones that they needed to under the Agreement. On April 21st
26 we sent, with the City Attorney's help, a notice of default letter to Sun Edison indicating
27 their timelines, what they hadn't completed, and that the reasonable timeframe to
28 complete those would take them over the June 30th date. There was no response.
29 Key Bank was contacted, which had the letter of credit, which was the guarantee for all
30 the public improvements in the amount of \$2,133,000, and on May 16th the Bank wired
31 that funding to the City. So we received the funds for the improvements before it got
32 tied up in bankruptcy court.
33

34 Now the street and landscaping improvements is the city's project, so we will be adding
35 it as part of our capital improvement project. We now are going to be getting the bid
36 packages ready. It will be run as a construction project primarily out of engineering but
37 public works and planning are interested in the landscaping and will assist.
38

39 **C. Update regarding the Downtown Specific Plan Project**

40
41 The preliminary administrative draft of the Downtown Specific Plan should be finished
42 in June. The next Downtown Advisory Committee meeting will be scheduled in late
43 July to go over the draft concepts in the Plan. Staff is putting out a request for proposal
44 for the CEQA analysis. We believe it will be a Mitigated Negative Declaration that tiers
45 off the General Plan EIR. There will be a couple of minimal changes to the General
46 Plan land uses, but still within the development capacity anticipated.
47

48 We're also meeting with RTA on transit opportunities and feel we are in a good place
49 with them to partner on some of the projects, but we must have the Specific Plan in
50 place to apply for the grant funding in a much stronger position than if we don't. So
hoping to get that through.

1 As a result of the Downtown Plan, we have a new street tree streetscape selection and
2 layout, which has led to looking at a master plan street tree list update that Public
3 Works will be taking to their Parks and Rec Commission.
4

5 Lastly, the June 21st Planning Commission meeting is being cancelled because of a
6 Caltrans workshop at the Simpson Center to discuss installing medians the entire
7 length of Highway 74, (Florida Avenue), and they will have charts and boards on
8 display showing the proposed median location. CDD Elliano continued to outline some
9 of the challenges and departments involved in the project. The city is hoping for a
10 traffic study to be prepared for the project, which as yet has not been done by Caltrans.
11 There were other issues with Caltrans discussed, but she encouraged attendance at
12 the meeting on June 21st.
13
14

15 **11. PLANNING COMMISSIONER REPORTS:**

- 16 **A.** Chairman Gifford (Nothing to report)
- 17 **B.** Vice Chair Perciful reported he has been in meetings for the California
18 Association of Realtors in Sacramento and for the National Association of
19 Realtors in Washington, D.C. There is a lot of legislation dealing with land
20 use and planning in local cities, some of which the Association has taken a
21 position on. Housing in Hemet, transactional value from March to April
22 was down about \$1.8 million in total value. He was asked to report on the
23 legislation at the next meeting.
- 24 **C.** Commissioner Overmyer (Nothing to report)
- 25 **D.** Commissioner Wilhelm requested a report from the group that participated
26 in the Diamond Valley Lake Ad Hoc Committee.
27 **E.** Commissioner Vasquez (Nothing to report)

28 **12. FUTURE AGENDA ITEMS:**

- 29 **A.** ZOA 15-009 - Single Family Residential Zones
- 30 **B.** Work Study for TTM 36929 (NWC of Fruitvale and Kirby)
- 31 **C.** GPA 15-001, ZC 15-001, Sanderson Ave. Apartments - Sanderson, North
32 of Devonshire
- 33 **D.** CUP 15-007 - Verizon Cell Tower (State & Oakland)
- 34 **E.** CUP 16-002 - All for Show Car Audio (State & Devonshire)

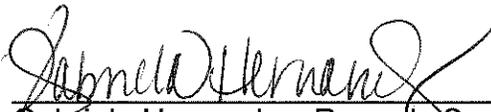
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46 (Please see following page for signatures)
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1 **13. ADJOURNMENT**

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3 It was unanimously agreed to adjourn the meeting at 8:20 p.m. to the regular meeting
4 of the City of Hemet Planning Commission scheduled for **July 5 at 6:00 p.m.** to be
5 held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,
6 Hemet, CA 92543.

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11 
12 _____
13 John Gifford, Chairman
14 Hemet Planning Commission

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17
18 **ATTEST:**

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