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PLANNING  *COMMISSION*

MEETING MINUTES

DATE: AUGUST 2, 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 Greg Vasquez, Vince Overmyer and Tami Wilhelm

ABSENT: Vice Chair Michael Perciful (with notice)

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of July 5, 2016

It was **MOVED** by Commissioner Tami Wilhelm and **SECONDED** by Commissioner Greg Vasquez to **APPROVE** the Minutes of the Planning Commission meeting of July 5, 2016.

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

AYES: Chairman John Gifford, Commissioners Greg Vasquez and Tami Wilhelm

NOES: None

ABSTAIN: Commissioner Vince Overmyer

ABSENT: Vice Chair Michael Perciful

3. PUBLIC COMMENTS:

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

DISCUSSION/ACTION ITEMS

1 **4. PERMANENT SIGN PERMIT (PSP) NO. 16-027 – HEMET AUTO MALL** - A
2 permanent sign application to upgrade the existing Hemet Auto Mall pylon sign
3 located at the southeast corner of Florida Avenue and Warren Road, subject to
4 Planning Commission review and approval per the Hemet Auto Mall Specific Plan
5 No. 87-28, Section H.5.
6

7 **PROJECT APPLICATION INFORMATION:**
8

9 **Applicant:** Ron Hill – Jones Sign
10 **Location:** Carole Kendrick, Associate Planner
11 **Planner:** Southeast corner of Florida Avenue and Warren Road
12

13 (PowerPoint presentation by Planner Kendrick.)
14

15 Commissioner Wilhelm questioned if staff had considered the brightness of the sign and
16 the effect of that brilliance on traffic looking at it.
17

18 Planner Kendrick said the sign was consistent with other auto dealerships in the area,
19 such as Moreno Valley or Temecula, and is typical for modern dealerships in the area,
20 so staff felt it was in conformance with the times. Planner H.P. Kang also noted that the
21 LED bulbs can be adjusted, so if they are too bright, they can be dimmed.
22

23 Commissioner Vasquez noted the height of the sign will be reduced by three feet but
24 the overall square footage will be increased. He also asked if there were any sign
25 requirements on the city that specify parameters for signs like this.
26

27 Planner Kendrick replied that this sign is subject to the conditions under the Specific
28 Plan and is not required to comply with the Hemet Municipal Code. Staff's measure
29 would be other existing pylon signs in the area.
30

31 Chairman Gifford asked if the lighted portion of the sign is on both sides and if there had
32 been a neighborhood outreach concerning the brilliance of a flashing sign.
33

34 Planner Kendrick said the sign is lighted on both sides and that there had been no
35 neighborhood outreach. Typically these are done over-the-counter.
36

37 Chairman Gifford asked for comment from the Sign Company or owner.
38

39 Rob Wilson, owner of EMI, maker of electronic LED displays, stated the display is
40 automatic and the new LED technology is so advanced that the display runs at a
41 brighter intensity, about 85 percent during the day due to the sun. At night it
42 automatically dims down to about 20 percent of light output. That can be adjusted even
43 further if there is a complaint about the brightness. There is no animation or motion, but
44 the message is changed once every four seconds, which is pursuant to Caltrans
45 regulations. There is no noticeable difference between the brightness of the old and
46 new signs.
47
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50

1 There was discussion between Commissioner Vasquez, Mr. Wilson and Planner
2 Kendrick about the timing of the message changes from every ten seconds to four
3 seconds and it was concluded that every four seconds would be satisfactory in keeping
4 with the Caltrans standards.

5
6 Eric Gosch from Gosch Auto Group gave some history about the signage, the cost of
7 the signs, financing, and the easement with the Shell Gas Station which somewhat
8 dictates the size of the sign. Some cedar trees will eventually have to be trimmed or
9 replaced to maintain visibility of the sign. He expressed excitement and felt this would
10 be a big improvement to the entrance to the valley on the west side.

11
12 It was **MOVED** by Commissioner Greg Vasquez and **SECONDED** by Commissioner
13 Vince Overmyer to **APPROVE** Permanent Sign Permit (PSP) No. 16-027 for the Hemet
14 Auto Mall Identification Sign.

15
16 The **MOTION** was carried by the following vote:

17
18 **AYES:** Chairman John Gifford, Commissioners Greg Vasquez, Tami Wilhelm
19 and Vince Overmyer

20 **NOES:** None

21 **ABSENT:** Vice Chair Michael Perciful
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PUBLIC HEARING ITEMS

- 25
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28 5. **ZONING ORDINANCE AMENDMENT (ZOA 15-009) NO. 15-009** – A City-initiated
29 ordinance amending Article XI (Single-Family Residential Zones) and other
30 associated sections of Chapter 90 (Zoning Ordinance) of the Hemet Municipal
31 Code to update and refine the development code standards and regulations for
32 single-family residential uses.
33

PROJECT APPLICANT INFORMATION:

34
35
36 Applicant: City of Hemet
37 Location: Citywide
38 Planner: Nancy Gutierrez, Contract Planner
39

40 (PowerPoint Presentation by Contract Planner Gutierrez.)
41

42 After presentation by Planner Gutierrez, the Commission discussed whether restrictions
43 to the amount of driveway paving in the front yard should be included in the proposed
44 zoning ordinance amendment as Section 90-314(g) or moved to the Single-Family
45 Residential Design Guidelines. The Commission also discussed the appropriate zoning
46 for mobile home parks and travel trailer parks. City Attorney Jex stated that the State
47 views the parks as affordable housing; therefore, there are State statutes that limit how
48 a City may regulate their use. Commissioner Wilhelm requested that staff research
49 what the City can do regarding travel trailer parks and bring it back for further
50 discussion.

1 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner
2 Tami Wilhelm to **ADOPT** Planning Commission Resolution Bill 16-013 recommending
3 **APPROVAL** of Ordinance Bill No. 16-062 to the City Council with the deletion of
4 Section 90-314(g).

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

7
8 **AYES:** Chairman John Gifford, Commissioners Greg Vasquez, Tami Wilhelm
9 and Vince Overmyer

10 **NOES:** None

11 **ABSENT:** Vice Chair Michael Perciful

12
13 It was **MOVED** by Commissioner Tami Wilhelm and **SECONDED** by Commissioner
14 Vince Overmyer to recommend **APPROVAL** of the Single-Family Residential Design
15 Guidelines, as amended and with the inclusion of Section 90-314(g), to the City
16 Council.

17
18 **AYES:** Chairman John Gifford, Commissioners Greg Vasquez, Tami Wilhelm
19 and Vince Overmyer

20 **NOES:** None

21 **ABSENT:** Vice Chair Michael Perciful

22 23 24 DEPARTMENT REPORTS

25
26
27
28 **6. CITY ATTORNEY REPORTS:** (Nothing to Report)

29
30
31 **7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

32
33 **A. Report on actions taken at City Council meetings of July 12 and July 26, 2016**

34
35 H.P. Kang reported on the Downtown Specific Plan and that City Council has granted a
36 contract with the First Carbonate Solutions to prepare the environmental document.

37
38 There is also a new tax measure they are recommending be put on the November 8th
39 ballot which is very similar to Measure E but would require a majority of 50 plus 1 rather
40 than a supermajority of two-thirds vote and which goes into the general fund and is not
41 earmarked.

42
43 City Council has remanded back to the Planning Commission the Green Education
44 Foundation item because the applicant is coming in with a new location. It will come
45 back to the Commission on August 16, 2016.

46
47 **8. PLANNING COMMISSIONER REPORTS:**

48
49 **A. Chairman Gifford (Nothing to report)**
50

- 1 B. Vice Chair Perciful (Absent with notice)
- 2 C. Commission Overmyer had nothing to report but requested an update on the
- 3 median for the state highway. (Report was given by Mr. Latino at the
- 4 meeting
- 5 D. Commissioner Wilhelm notified the Planning Commission that she will no
- 6 longer be a primary resident of Hemet, having to relocate to San Juan
- 7 Capistrano; therefore, she is resigning her Commission seat, with regret.
- 8 Chairman Gifford applauded her service to the Commission, noting her grace,
- 9 sophistication and keen mind.
- 10 E. Commissioner Vasquez announced that effective August 1, 2016, he has sold
- 11 his businesses and is officially retired.
- 12

13 **9. REPORT ON STATE ROUTE 74 MEDIAN:**

14
15 City Engineer Steve Latino responded to Commissioner Overmyer's request for
16 information regarding the median for State Route 74, sharing that the City has decided
17 to work with Caltrans regarding the median so the City's concern will be given
18 consideration rather than Caltrans making decisions without input from the City of
19 Hemet. Therefore, there will be two public outreach meetings tailored to the business
20 community on August 9 and August 10, 2016. The first one will concern the western
21 city limits and the second meeting regards the eastern city limits. The discussions will
22 focus on a block-by-block approach, making recommendations based on where it's
23 logical or not to have breaks.
24

25 Then the hope is to put together a committee of residents who will discuss the issues
26 further and come up with recommendations, which can be included in a report to the
27 Planning Commission, to the Traffic Commission and to RTA and ultimately to City
28 Council to introduce our preferred alternatives to Caltrans' plans.
29

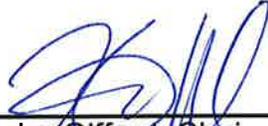
30 **10. FUTURE AGENDA ITEMS:**

- 31
- 32 A. Reconsideration of CUP 16-003 – Green Education Foundation
- 33 B. Work Study for TTM 36929 (NWC of Fruitvale and Kirby)
- 34 C. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments – Sanderson, North of
- 35 Devonshire
- 36 D. ZOA 15-003 Fences Work Study
- 37 E. ZOA 15-007 Landscaping Work Study
- 38 F. EOT 16-004 TTM 36510 Ramona Creek
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(Please see following page for signatures)

1 **11. ADJOURNMENT:**

2
3 It was unanimously agreed to adjourn the meeting at 6:51 p.m. to the regular meeting of
4 the City of Hemet Planning Commission scheduled for **August 16, 2016 at 6:00 p.m.** to
5 be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,
6 Hemet, CA 92543.
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13 _____
14 John Gifford, Chairman
15 Hemet Planning Commission
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18 **ATTEST:**

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21 Gabriela Hernandez, Records Secretary
22 Hemet Planning Commission
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