

1 4. **CONDITIONAL USE PERMIT 16-003 (Green Education Foundation)** - A request
2 for the Planning Commission to approve the installation and operation of a 160sq.ft.
3 pre-fabricated donation collection bin placed in the parking lot (Approximately 240
4 feet south from the centerline of Stetson Avenue and 270 feet west from the
5 centerline of State Street) located at 1265 S. State Street at an existing
6 commercial center (Diamond Valley Shopping Center).

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8 **PROJECT APPLICANT INFORMATION:**

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10 Applicant: Green Education Foundation - Kayla Ybarra
11 Property Owner: Diamond Valley 425 CP W - Jonathan Kim
12 Property Locale: 1265 S. State Street adjacent to W. Stetson Ave.
13 (Approximately 450 feet west of intersection of State
14 Street and W. Stetson Avenue)
15 APN: 451-062-036
16 Planner: H.P. Kang, Principal Planner

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18 (PowerPoint presentation by Planner H.P. Kang.)

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20 Before the public hearing was opened, CDD Elliano noted that a packet of information
21 was delivered to the Commission and the applicant by property manager Rodney
22 Sederstrom of the Diamond Valley Center containing photographs and invoices.

23
24 The public hearing was opened by Vice Chair Perciful and Mr. Sederstrom was invited
25 to the podium.

26
27 Rodney Sederstrom (260 North Lyon, Hemet) manager of the Diamond Valley Center,
28 explained that the invoices contained in the packet were for the cleanup of Parcel 1,
29 where people have been taking boxes, going through them and taking what they want,
30 leaving the rest, which is a huge problem for the Center.

31
32 Commissioner Vasquez asked if the \$1,945 amount was specifically related to the bin,
33 and Mr. Sederstrom answered that it was.

34
35 Commissioner Overmyer noted from the photographs submitted that the doors had
36 been damaged and replaced with security doors. They were on the timer room and
37 storage room for Space 1119. He asked if this is related to the container bin.

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39 Mr. Sederstrom answered that prior to the placement of the bin, he had not seen that
40 much vandalism and damage to property. He spends 1/10th of this on a monthly basis
41 for general cleanup, and this is what he can account for. Tenants of the Center send
42 staff out to clean up also.

43
44 Merrill Brinton (27464 Tierra Verde Drive, Hemet) listed a number of places where
45 there was vandalism taking place. He requested the bin be removed, as the Salvation
46 Army facility could handle the donations, giving the Hemet residents the opportunity to
47 purchase the items. This bin facility sends the donations to Central America, thus
48 depriving Hemet of the benefit.

1 Commissioner Overmyer wondered if this increase in discarded items appearing
2 around town is a systemic problem and if the Valley itself has fallen into neglect.

3
4 Mr. Brinton responded that the Planning Commission has a heavy responsibility. He
5 said all the tenants in the Center feel the same way he does about the bin.

6
7 Mandy Shoemaker (41080 Quail Road, Hemet) leases a property at the end of
8 Parcel 2. She noted many of the baby items donated were taken and not making it into
9 the stores in the Center that could have sold them. She also observed that people who
10 took the boxes often didn't want to go through them at the bin, so took them to an
11 alleyway between Parcel 1 and 2 and hiding between the two buildings. She also
12 reported that many homeless are across the street to the east or north at the vacant
13 K-Mart building who see something being dropped off at the bin and want to see if it's
14 something that they can put in their shopping carts to tote around town. She also
15 mentioned that during this period in which the bin owners do not have a CUP and have
16 not followed the counsel to not do more business until it's sorted out, they are still
17 conducting business.

18
19 The applicant was invited to speak, and Osunga Akello (625 1/2 West 58th Street, Los
20 Angeles, CA 90037), who is a volunteer in marketing operations for the Green
21 Education Foundation, offered to answer questions.

22
23 Vice Chair Perciful outlined the concerns and the recommendations of staff, particularly
24 since the four-hour cleanup time has not been followed.

25
26 Mr. Akello responded that they have photographic evidence that these cleanup
27 incidents have been rectified within the allotted time period, four hours or less. The
28 procedure is area supervisors who don't live in the area contact local contractors who
29 live in the area and who are relatively directly associated with the Green Foundation.

30
31 Vice Chair Perciful stated the Commission realizes that the Green Education
32 Foundation does some level of good for underprivileged. However, as it relates to this
33 particular bin at this location, the question is, and does it fit?

34
35 Mr. Akello stated that the organization has received no direct complaints from the
36 manager or the tenants.

37
38 Vice Chair Perciful responded that there are tenants in the audience who have
39 complained. The Commission has to take in all the information as a whole to provide
40 the best service for the community.

41
42 City Attorney Vega recommended closing of the public hearing, and Vice Chair
43 Perciful, after asking for any other comments and receiving none, closed the public
44 hearing.

45
46 Commissioner Overmyer stated he's not against this charity at all, but Hemet is at a
47 critical time right now and needs to upgrade its facilities. If this is detrimental to
48 someone who's paying a city license and taxes, he would support the business over
49 charity.

1 Commissioner Vasquez said it's the right kind of cause, but in the wrong location. The
2 problems have been substantiated with empirical evidence and testimony.

3
4 Vice Chair Perciful asked for a motion.

5
6 It was **MOVED** by Commissioner Greg Vasquez and **SECONDED** by Commissioner
7 Vince Overmyer to ADOPT Planning Commission Resolution Bill No. 16-019 denying
8 CUP 16-003 based on the findings presented in the staff report and resolution; and
9 direct the applicant to remove the donation bin and all other materials from the site
10 within 10 calendar days from the adoption of Resolution Bill No. 16-019.

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12 The MOTION was carried by the following vote:

13
14 **AYES:** Vice Chair Michael Perciful, and Commissioners Vince Overmyer and
15 Greg Vasquez.

16 **NOES:** NONE

17 **ABSENT:** Chairman John Gifford

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20 **5. EXTENSION OF TIME NO. 16-003 FOR SITE DEVELOPMENT REVIEW NO.**
21 **14-001 (Copenhagen Villas)** - A request for a three (3) year extension of time for a
22 previously approved Site Development Review No. 14-001 for the design of eight
23 (8) single story, multiple family residential apartment buildings containing 40 units
24 totaling 53,600 square feet on 3.29 acres located on the east side of Copenhagen
25 Street, south of Sydney and north of Anchorage Street.

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27 **PROJECT APPLICANT INFORMATION:**

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29 Applicant: Herron & Rumansoff Architects, Inc.
30 Property Owner: Empresa, LLC
31 Project Loc: East side of Copenhagen St. South of Sydney Street and
32 north of Anchorage Street
33 APN: 448-210-005 thru -014 and -016 thru -018
34 Planner: Carole Kendrick, Associate Planner

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36 (Powerpoint presentation by Planner Kendrick.)

37
38 Commissioner Overmyer asked about a statement that the applicant was working with
39 the property owners and asked for further clarification.

40
41 Planner Kendrick said the problem was converting lots to acreage and they are in
42 negotiation with the adjacent property owners to get that conversion. They have until
43 July of 2017 to either record their parcel map or request another extension of time for
44 the parcel map.

45
46 Vice Chair Perciful opened the public hearing.

47
48 Russell Rumansoff (530 St. John Place, Hemet) said they had reviewed the new
49 condition (Attachment 1B) and agrees with the condition. In regard to resolving the
50

1 property issue with adjacent property owners, he said there was a road that came into
2 where the fourplexes are and continued on through Copenhagen. The road was owned
3 by an association. The property owners of the lots to be purchased are now in escrow
4 with the association to resolve that issue, so the matter should be resolved in
5 September, so they are almost there. They are not proposing any changes to the
6 project from what was originally approved. So they are ready to go forward.

7
8 Commissioner Overmyer asked if they needed a three-year extension or less time.

9
10 Mr. Rumansoff said he thought it would take less than three years. He felt two years
11 would be appropriate, but would be happy with three.

12
13 Commissioner Vasquez reminded him that Condition 1 would not allow another three-
14 year extension after this one.

15
16 Public hearing was closed and there was a very short discussion between Commission
17 members, after which a motion was requested.

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19 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner
20 Greg Vasquez to APPROVE Planning Commission Resolution Bill No. 16-017
21 approving Extension of Time No. 16-003 for a three (3) year extension for Site
22 Development Review No. 14-001 subject to the updated Conditions of Approval
23 (Attachment No. 1B) and direct staff to file a Notice of Exemption with the County
24 Clerk.

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26 The MOTION was carried by the following vote:

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28 AYES: Vice Chair Michael Perciful, and Commissioners Vince Overmyer and
29 Greg Vasquez.

30 ABSENT: Chairman John Gifford
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- 32
33 **6. EXTENSION OF TIME NO. 16-005 FOR SITE DEVELOPMENT REVIEW NO. 14-**
34 **002 (Pension Del Sol)** - A request for a three (3) year extension of time for
35 previously approved Site Development Review No. 14-002 for the design of a
36 three (3) story, 120 unit independent living senior apartment facility on 3.31 acres,
37 located on the southerly side of Latham Avenue, east of Lyon Avenue and west of
38 Elk Street in the R-4 zone. (Very High Density Residential.)
39

40 **PROJECT APPLICANT INFORMATION:**

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42 Applicant: Herron & Rumansoff Architects, Inc.
43 Property Owner: U.S. Pacific Capital
44 Project Locale: South side of Latham Avenue, east of Lyon Avenue and
45 west of Elk St.
46 APN: 422-060-046
47 Planner: Carole Kendrick, Associate Planner
48

49 (PowerPoint presentation by Planner Carole Kendrick.)
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1 Commissioner Vasquez asked if the applicant would have to start all over if they
2 decided to make this unit a memory care and assisted living unit, to which Planner
3 Kendrick responded that they would.

4
5 Vice Chair Perciful felt that this project as proposed would meet the needs of Hemet
6 seniors, especially those in surrounding mobile home parks. If the park owners saw an
7 exit of seniors, they might consider the highest and best use of their land to bring up
8 land values in that area. He then opened the public hearing.

9
10 Russell Rumansoff (530 St. John Place, Hemet) stated they have reviewed the
11 updated conditions of approval, Attachment 1B, and they do agree with the conditions.
12 The main reason for the three-year extension is to be able to complete the marketing
13 study that includes information concerning assisting living/memory care units, if that
14 would be a greater benefit for Hemet, particularly since many seniors are nearby in
15 modular-type or mobile-type housing. Transition into this facility in the same
16 neighborhood would be a good possibility. The applicants understand that if this were
17 the way they would go, they would need a CUP to go forward.

18
19 Vice Chair Perciful asked how far along they are with the marketing study.

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21 Mr. Rumansoff said the study is 75 percent completed, so probably a couple more
22 months before they know about financing and whether they are going forward with
23 senior apartments or going in another direction.

24
25 Vice Chair Perciful asked if the plan does not change, what is the anticipated timeline?

26
27 Mr. Rumansoff answered probably a two-month time frame. However, if they change to
28 assisted living, they would probably be ready to submit for a CUP in three years.

29
30 Vice Chair Perciful noted that there is a housing shortage in California.

31
32 Commissioner Overmyer asked about the footprint of the building and if it would remain
33 the same if changed to assisted living.

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35 Mr. Rumansoff indicated the outside would remain the same and the inside would not
36 change dramatically, retaining the studio, one-bedroom, two-bedroom layout.
37 Of course, more staff would be needed.

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39 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner
40 Greg Vasquez to **APPROVING** Extension of Time No. 16-005 for a three (3) year
41 extension for Site Development Review No. 14-002 subject to the updated Conditions
42 of Approval (Attachment No. 1B) and direct staff to file a Notice of Exemption with the
43 County Clerk.

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45 The MOTION was carried by the following vote:

46
47 **AYES:** Vice Chair Michael Perciful, and Commissioners Vince Overmyer and
48 Greg Vasquez.

49 **NOES:** None

50 **ABSENT:** Chairman John Gifford

DEPARTMENT REPORTS

7. CITY ATTORNEY REPORTS:

City Attorney Vega reported on the Governor's proposal to essentially remove the ability of cities and counties to have any control over certain types of affordable housing developments. She stated that the proposal is now dead and not happening.

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Summary report of City Council actions from the meeting of August 23, 2016

CDD Elliano reported on a work study item regarding the state audit report and the city-corrected action plan regarding their recommendations. The Council agreed with the corrective actions with a couple of modifications. (1) To direct staff to look into the potential to coordinate library services with the City of San Jacinto and the County of Riverside in terms of job sharing in moving forward with social media, live streaming of Council meetings, etc. (2) Examine the possibility of outsourcing park maintenance by looking at the scope of services supplied currently by the Public Works department and then if they chose to go with an RFP, making sure it's apples to apples; (3) Update the City Council periodically regarding the City's financial condition.

There was also discussion regarding the expenditure of Measure U tax proceeds, with the Council's expectation that it would be spent on public safety, and thereafter setting up a citizens' oversight board to examine how the funds are expended.

Good news for the City of Hemet is we are no longer under order from the State of California regarding higher drought rates on water. So people should see a decrease in their water bills if they're in the city's water service area.

B. Building Division Update

Jeff Thomas, the building official for the city, retired and is being replaced by Sarah Retmier, who has been with city for 17 years, with all the certifications for a building official, as well as being an ADA and CAP specialist.

9. PLANNING COMMISSIONER REPORTS:

- A. Chairman Gifford (Absent)
- B. Vice Chair Perciful (Nothing to report)
- C. Commissioner Overmyer asked about the process for appointing a new Commissioner
- D. Commissioner Vasquez (Nothing to report)

1 CDD Elliano responded to Commissioner Overmyer's question that the city clerk
2 collects applications for people who might want to serve and gives those applications
3 to the mayor, who will probably make an appointment within the next month or so. The
4 Commission body had recommended a recognition for Commissioner Wilhelm and
5 asked when she could come back to receive it. Possibly at the next meeting she will
6 be available.

7
8 **10. FUTURE AGENDA ITEMS,**

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10 **A.** GPA 15-001, ZC 15-001, Sanderson Ave. Apartments Sanderson, North of
11 Devonshire
12 **B.** CUP 15-007 - Verizon Cell Tower (State & Oakland)
13 **C.** CUP 16-002 - All for Show Car Audio (State and Devonshire)
14 **D.** CUP 16-004 - Taco Bell (Yale & Florida)
15 **E.** ZC 16-003, TPM 37196 and CUP 16-006 - Zanderson Plaza (NEC of Menlo
16 and Sanderson Avenues
17

18 **10. ADJOURNMENT**

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20 It was unanimously agreed to adjourn the meeting at 7:20 p.m. to the regular meeting
21 of the City of Hemet Planning Commission scheduled for **September 20, 2016 at 6:00**
22 **p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham
23 Avenue, Hemet, CA 92543.
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John Gifford, Chairman
Hemet Planning Commission

ATTEST:



Gabriela Hernandez, Records Secretary
Hemet Planning Commission