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PLANNING  *COMMISSION*

MEETING MINUTES

DATE: OCTOBER 18, 2016

CALLED TO ORDER: 6:00 P.M.

MEETING LOCATION: City Council Chambers
 450 East Latham Avenue
 Hemet, CA 92543

Roll Call:

PRESENT: Chairman John Gifford, Vice Chairman Michael Perciful,
 Commissioner Vince Overmyer

ABSENT: Commissioner Greg Vasquez (With Notice)

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. (None available at this time.)

3. INTRODUCTION AND OATH OF OFFICE FOR NEW COMMISSIONER MICHAEL SANCHEZ (SEAT #4) (Commissioner Michael Sanchez was introduced and given the oath of office later in the meeting because he was not able to attend until after Agenda Item 8.)

4. PUBLIC COMMENTS:

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

PUBLIC HEARING ITEMS

5. EXTENSION OF TIME NO. 16-006 FOR TENTATIVE MAP NO. 33858 - A request for a three (3) year extension of time for a previously approved Tentative Tract Map No. 33858 for the subdivision of 9.58 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet, located on the south side of Eaton Avenue, between Sanderson Avenue and Kirby Street.

1 **PROJECT APPLICANT INFORMATION:**
2

3 Applicant: David Hale - Home Star Real Estate Service
4 Property Owner: Ignacio Cordero and Maria De La Paz Cordero
5 Project Location: South side of Eaton Avenue, between Sanderson Avenue
6 and Kirby Street
7 APN: 444-190-001
8 Planner: Carole Kendrick, Assoc. Planner
9

10 (A PowerPoint presentation was given by Assoc. Planner Carole Kendrick.)
11

12 Chairman Gifford asked if the applicant will be making a reconfiguration to the map
13 because of the downsizing by two lots.
14

15 Planner Kendrick said they will be significantly changing the map, circulation, how the
16 property will address water quality and drainage issues, so it will come under a new
17 review and will get new Conditions of Approval. So the one-year extension will be for
18 the applicant to submit the revised map so it can be processed. Then a two-year
19 timeframe record that revised map. The applicant is in agreement after discussion
20 today.
21

22 Commissioner Overmyer asked what would be in the best interest of the required
23 findings, in regard to the time period.
24

25 Planner Kendrick said that the original map had been presented by the developer,
26 who is no longer involved, and that is why an additional extension is needed.
27

28 CDD Elliano clarified that the original approval was for two years from 2006 to 2008.
29 Then there was a series of automatic extensions, and a one year granted extension.
30 They are eligible for another 3 years.
31

32 Chairman Gifford asked for staff's reasoning for recommending the one-year
33 extension.
34

35 Planner Kendrick explained that due to the age of the map and because they are
36 working on a revised map, it's staff's position we would like them to submit the
37 revised map.
38

39 Chairman Gifford opened the public hearing and asked for comments from the
40 applicant.
41

42 Rick Thomsen of the Thomsen Company, representing David Hale as the applicant
43 and the Corderos' as property owners, stated that they have made corrections to the
44 map. Once the new tentative map is approved, they are comfortable with that time
45 frame.
46

47 Chairman Gifford closed the public hearing and asked for further comments from the
48 Commission or a motion.
49
50

1 It was **MOVED** by Vice Chair Perciful and **SECONDED** by Commissioner Vince
2 Overmyer to **APPROVE** Planning Commission Resolution Bill No. 16-021 approving
3 Extension of Time No. 16-006 for one year extension for Tentative Tract Map No.
4 33858 subject to the updated Conditions of Approval and direct staff to file a Notice of
5 Determination with the County Clerk.

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

8
9 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioner
10 Vince Overmyer.

11 **NOES:** None

12 **ABSENT:** Commissioner Greg Vasquez and Commissioner Sanchez
13
14

15 **6. CONDITIONAL USE PERMIT NO. 16-005 (CIRCLE K)** - A request for Conditional
16 Use Permit for a Circle K convenience store with a Type 20 ABC liquor license
17 (Bar and Wine), a gas station, and drive thru carwash. The project is proposed
18 at 4852 W. Florida (northeast corner of Florida Ave. and Myers St.) on a 1.79 acre
19 undeveloped pad in the Florida Promenade Specific Plan.
20

21 **PROJECT APPLICANT INFORMATION:**

22
23 Applicant: Hemet 55 SP UC
24 Property Owner: Joe Ham
25 Project Location: NEC of Florida and Myers St.
26 APN: 448-140-051
27 Planner: Soledad Carrisoza, Planning Technician
28

29 (A PowerPoint presentation was given by Planning Technician Soledad Carrisoza.)
30

31 Commissioner Overmyer asked about the number of cameras and how the ABC
32 license would be handled.
33

34 Planner Carrisoza explained that there would be 16 cameras inside and outside, and
35 that the applicant stated that they are going to transfer an existing active license from
36 within the county to this location, which is allowable through ABC.
37

38 Vice Chair Perciful noted that after the work study, the applicant met with the Hemet
39 West Mobile Home Park Association, which he attended, and discussed the liquor
40 license, whether a Type 21 or 20. The type 20 was favored.
41

42 Chairman Gifford asked if the egress issue on Myers Street discussed during the
43 work study had been changed, and Planner Carrisoza noted that was still the pattern
44 proposed. He also recommended that the space between the car wash and the store
45 be looked at again, with water tolerant plants which are low in height but would not be
46 easily used as a hiding place. That makes more sense in terms of water usage and
47 safety.
48
49
50

1 He also asked if staff had looked at the projected population for future development,
2 as this is a prime area for residential growth, and how that would affect the liquor
3 licensing.

4
5 Planner Carrisoza said she had not studied that, but that the Ramona Creek
6 development would add approximately 2500 to 3000 new residents.

7
8 Chairman Gifford opened the public hearing and invited the applicant to speak.

9
10 Joe Ham, thanked the Commission and staff and noted that there is an acceleration
11 in commercial real estate business which hadn't been seen since 2006. There are
12 more prospective tenants for the Winco Center which the city will note in the next few
13 months, and he is excited about future prospects. He, however, wanted to turn the
14 time over to the Circle K representatives.

15
16 Mike Scarborough (118 North 1, Phoenix, Arizona) thanked staff for their insight and
17 information provided during the study sessions, in conjunction with meetings with
18 neighbors and with Sizzler. Circle K is in agreement with the conditions proposed by
19 staff.

20
21 Chairman Gifford wanted to know the differences between this Hemet Circle K and
22 the one in San Jacinto.

23
24 Mr. Scarborough explained that the San Jacinto store is what would be referenced as
25 the old prototype for Circle K. The Hemet store is larger, with a bigger fresh food and
26 coffee offering, in order to give customers healthier options.

27
28 Chairman Gifford asked for a distinction between this project being a convenience
29 store selling gas or a gas station selling sundries and gave a background for the
30 question.

31
32 Mr. Scarborough noted that they had increased the size and offerings of the
33 convenience store and is targeting travelers who don't have time to stop at the Winco
34 store but are in need of commodities the store offers each shift. They also sell
35 gas.

36
37 Commissioner Overmyer asked about size, number of cameras and employees, and
38 size and operating hours of the car wash.

39
40 Mr. Scarborough answered that this is the largest Circle K being offered, that the
41 minimum number of cameras is 16, with the ability to expand that number, and that
42 there would be anywhere between 2 or 4 employees. He also stated that the car
43 wash would be opened 24 hours a day.

44
45 Robin Lowe, a resident of Hemet West Mobile Home Park, asked about a
46 development at Chester and Highway 74 with signage saying Circle K. Will that be
47 the same size as the one proposed at Winco Center?
48
49
50

1 Mr. Scarborough indicated this was the first he had heard of that store, but he thought
2 it was a franchise store and noncorporate and not likely to have size or format as
3 proposed for the Winco Center store, which is a corporate Circle K.
4

5 Ms. Lowe thanked Circle K for putting in some golf cart parking spaces. She said
6 Hemet West is welcoming Circle K as a neighbor.
7

8 Chairman Gifford closed the public hearing and said he didn't have any other
9 concerns and felt that staff had answered the important questions.
10

11 Commissioner Overmyer said he felt this was a convenient location for such a
12 development and made the following motion:
13

14 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Vice Chair
15 Michael Perciful to **ADOPT** Planning Commission Resolution Bill No. 16-015
16 approving CUP 16-005 subject to the Conditions of Approval (Attachment No. 1) and
17 direct staff to file a Notice of Exemption with the County Clerk.
18

19 The **MOTION** was carried by the following vote:
20

21 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioner
22 Vince Overmyer.
23

24 **NOES:** None
25

26 **ABSENT:** Commissioner Greg Vasquez and Commissioner Sanchez
27

28 **WORK STUDY ITEMS**

- 29
- 30 **7. WORK STUDY: REGARDING UPDATED LANDSCAPE STANDARDS:** A city
31 initiated work study to discuss potential amendments to certain sections of Chapter
32 90 (Zoning Ordinance) of the City of Hemet Municipal Code to update provisions
33 related to landscaping requirements for residential, commercial and industrial
34 zoned properties in the City of Hemet.
35

36 **PROJECT APPLICANT INFORMATION:**

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38 Applicant: City of Hemet
39 Location: Citywide
40 Planner: HP Kang, Principal Planner
41

42 (A PowerPoint presentation was given by Principle Planner H.P. Kang)
43

44 HP Kang outlined requirements being suggested for updating the landscape standards,
45 including those for single family residential, multifamily residential, new developments,
46 commercial and industrial properties, with his major focus being the hardscape,
47 softcape, and flatscape standards and percentages being examined. This effort is
48 necessary because of water shortages, retention, and drainage affecting the
49 landscapes of the city, plus the statewide standards for water usage.
50

1 He was able to show the Commissioners graphic and photographic illustrations of
2 different types of landscapes, using drought-tolerant plants, trees, succulents, gravel,
3 rocks, decomposed granite, stepstones, pavers, etc. Water-saving methods for
4 irrigation were outlined, such as hand watering, drip irrigation systems, well-maintained
5 existing systems.

6
7 Planner Kang also outlined how the Planning Department can assist residents in
8 visioning landscapes for their properties and do so without cost to the residents. The
9 size of the properties would determine the percentages of the different scapes to be
10 allowed on the property (hardscape, softscape and flatscape). There will be a guideline
11 set and photo books available.

12
13 Questions asked by Commissioners included possible incentives, costs to residents,
14 methods other cities are using, use of impervious concrete made without sand, lot
15 setbacks, use of permits for flatwork, etc.

16
17 Planner Kang said they would be doing another work study with more details. Staff
18 would like to introduce one chapter that discusses all the landscapes, from residential
19 to industrial and include illustrations, examples, guidelines and photographs. They
20 have been experiencing many folks coming to the counter and asking for help. They
21 are having very positive experiences with that, so staff would like to provide that
22 service to the public.

23
24 Chairman Gifford thanked Planner Kang for his work. He stated we need to make sure
25 our percentages are realistic and tailored to different types of properties and lot sizes.
26 He also noted that for multi-residential units, factor in the use of pocket parks because
27 linear feet may not be practical.

28
29 Vice Chair Perciful felt the city is moving in the right direction with these standards.
30
31

32 DEPARTMENT REPORTS

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34
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36 **8. CITY ATTORNEY REPORTS:** (Nothing to report)

37
38
39 **9. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

40
41 A. Summary Report of City Council actions from Meetings of September 27, 2016
42 and October 11, 2016.

43
44 CDD Elliano noted that at the October 11 City Council meeting, a work study
45 presentation was made by Paul Jones general manager of EMWD, talking about
46 Diamond Valley Lake, ecotourism and the opportunities that might exist there. This
47 must be a collaborative effort and there will be a Memorandum of Intent among the
48 different agencies (EMWD, MWD, Valley Wide, Hemet, Riverside County) as to who
49 would take the lead in getting various objectives accomplished through grant
50 opportunities and other methods for projects like parks expansions, trails established
and maintained, as well as marketing.

1 The new Planning Commissioner, Michael Sanchez, was appointed by Mayor Wright at
2 the October 11th council meeting.
3
4

5 **10. PLANNING COMMISSIONER REPORTS:**
6

- 7 **A.** Chairman Gifford (Nothing to report)
8 **B.** Vice Chair Perciful (Nothing to report)
9 **C.** Commissioner Overmyer (Nothing to report)
10 **D.** Commissioner Sanchez introduced some of his concerns, including what other
11 cities are doing for the homeless, noting City of Riverside had passed an
12 ordinance requiring a permit fee for living on the street. He felt that would help
13 to identify criminals. Another item he thought would be helpful in identifying
14 crime in the city was to have bicycles registered in the city. His hope is to help
15 the homeless to keep them safe and out of the crime environment.
16
17

18 **11. FUTURE AGENDA ITEMS:**
19

- 20 **A.** Update regarding new adopted State Legislation related to Planning and
21 Zoning
22 **B.** CUP 15-007 - Verizon Cell tower (State and Oakland)
23 **C.** CUP 16-002 - All for Show Car Audio (State & Devonshire)
24 **D.** GPA 15-001, Sanderson Ave. Apartments Sanderson, North of Devonshire
25 **E.** ZC 16-003, TPM 37196 and CUP 16-006 Zanderson Plaza (NEC of Menlo and
26 Sanderson Avenues)
27
28

29 **12. ADJOURNMENT**
30

31 It was unanimously agreed to adjourn the meeting at 7:40 p.m. to the regular meeting
32 of the City of Hemet Planning Commission scheduled for **November 1, 2016 at 6:00**
33 **p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham
34 Avenue, Hemet, CA 92543.
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John Gifford, Chairman
Hemet Planning Commission

45 ATTEST:

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Gabriela Hernandez, Records Secretary
Hemet Planning Commission