

1 **NOES:** None
2 **ABSENT:** Commissioner Greg Vasquez

3
4 **3. PUBLIC COMMENTS:**

5
6 There were no members of the public who wished to address the commission
7 regarding items not on the agenda.
8

9
10 **PUBLIC HEARING ITEMS**

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12 **4. CONDITIONAL USE PERMIT 16-007** - A request for the Planning Commission
13 review of a Conditional Use Permit for the construction and operation of a 3,495
14 square foot commercial/office center with three (3) tenant spaces located at 720
15 West Florida Avenue, with consideration of an environmental exemption pursuant
16 to CEQA Guidelines Section 15332.

17
18 **PROJECT APPLICANT INFORMATION:**

19
20 **Applicant:** Luis Valenzuela; AAL Management Inc.
21 **Agent:** Margarito Alfaro
22 **Project Location:** 720 W. Florida Avenue
23 **APN:** 443-172-055
24 **Planner:** Carole Kendrick, Assoc. Planner

25
26 (PowerPoint presentation by Planner Carole Kendrick.)
27

28 Chairman Gifford clarified that this is the same project that received a CUP in July of
29 2014, but the CUP had expired; however, there were no new changes presented. He
30 also wondered if restaurants were planned, as he felt there would not be enough
31 parking if that were planned.
32

33 Planner Kendrick said they were looking for general office tenants.
34

35 Vice Chair Perciful wondered if the hours of operation from 7 a.m. to 9 p.m. were
36 adequate. He thought extension of the 9 p.m. hour would be acceptable.
37

38 Chairman Gifford opened the public hearing and asked the applicant to approach the
39 lectern.
40

41 Luis Valenzuela, explained that for economic reasons the CUP was allowed to expire,
42 but they now have all the elements to complete the project.
43

44 Vice Chair Perciful asked if the proposed changes to hours of operation were
45 acceptable, and Mr. Valenzuela approved of the change.
46

47 CDD Elliano repeated the proposed change: "The future uses shall not operate before
48 7 a.m. and after 10 p.m." What that means is hours open to the public. The tenants
49 can burn the midnight oil.
50

1 Chairman Gifford asked if the conditions were acceptable to the applicant, and
2 Mr. Valenzuela stated they were.

3
4 Chairman Gifford then closed the public hearing and stated his opinion that since
5 nothing had changed with the new application and since it was a good location and
6 good use for that particular site, he could see no reason to deny the application. He
7 asked for a motion.

8
9 It was **MOVED** by Vice Chair Michael Perciful and **SECONDED** by Commissioner
10 Vince Overmyer to **ADOPT** Planning Commission Resolution Bill No. 16-022 approving
11 CUP 16-007 subject to the conditions of approval and the amendment to Condition 12
12 to read: The future uses shall not operate prior to 7 a.m. or after 10 p.m., and to direct
13 staff to file a Notice of Exemption with the County Clerk.

14
15 The **MOTION** was carried by the following vote:

16
17 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and
18 Commissioners Vince Overmyer and Michael Sanchez

19 **NOES:** None

20 **ABSENT:** Commissioner Greg Vasquez
21

22 **5. GENERAL PLAN AMENDMENT NO. 15-001 AND ZONE CHANGE 15-001** - A
23 request for Planning Commission review and a recommendation to the City
24 Council regarding a General Plan Amendment on 5.57 acres from Community
25 Commercial (CC) land use designation to High Density Residential (HDR 18.1-
26 30.0 du/ac) and a Zone Change on 1.48 acres from Neighborhood Commercial
27 (C-1) to Multiple Family Residential (R-3), located on the east side of Sanderson
28 Avenue, north of Devonshire Avenue and south of Menlo Avenue: And
29 consideration of a Mitigated Negative Declaration and Mitigation Monitoring
30 Program regarding the environmental effects of the project pursuant to CEQA.
31

32 **PROJECT APPLICANT INFORMATION:**

33
34 **Applicant:** Joseph Valenti
35 **Agent:** Greg Kahlen, The Kahlen Group
36 **Project Location:** East side of Sanderson Avenue, north of Devonshire
37 Avenue and south of Menlo Avenue
38 **APN:** 448-270-004, 448-270-005, and 448-270-006
39 **Planner:** Carole Kendrick, Assoc. Planner
40

41 (PowerPoint presentation by Planner Carole Kendrick.)
42

43
44 Vice Chair Perciful had questions about a shared driveway and an easement, whether
45 recorded or not.

46
47 Planner Kendrick noted that the easement was created.

48
49 Commissioner Overmyer asked about the retention basin, storm drains, and plans for
50 the future regarding it.

1 City Engineer Latino replied that he was not aware of any storm drain in that location,
2 but staff is researching that. At the present, there are no plans to build a storm drain,
3 but the research will continue.
4

5 Commissioner Overmyer observed that any time high density housing is proposed,
6 everyone gasps a bit. He asked if it could be medium density.
7

8 Planner Kendrick explained that they were trying to be consistent with the R-3 zoning
9 currently on two of the properties.
10

11 Commissioner Sanchez had questions about the retention basin, who owns it,
12 maintains it or the costs involved.
13

14 City Engineer Latino said the property owner purchased it with other properties ten
15 years ago. Easements have not been located yet, but the city maintains it. An
16 irrevocable offer for drainage purposes was dedicated to the city, but he has not been
17 able to find a record of it being formally accepted by the city.
18

19 Chairman Gifford opened the public hearing and the applicant, Greg Kahlen, offered to
20 answer any questions offered. He also gave a history of the property, including the
21 work that went into determining optimal use of the property.
22

23 Chairman Gifford recommended staff research the city's maintenance of the basin, the
24 history of the water flow and other issues that the City Council would want to know if
25 this item goes to the Council. He also asked Mr. Kahlen to outline reasons for
26 choosing residential rather than commercial use for this property, which Mr. Kahlen
27 proceeded to do, explaining that the rents would be regular, not subsidized, and that
28 the development would be done by the owner, not developers.
29

30 Ms. Ashley Johnson (2906 Oradon Way, Hemet) noted she had been born in the
31 Hemet hospital and had lived here all her life. She expressed concern regarding high
32 density development, particularly since their experience with the Devonshire
33 Apartments had been negative, with tenants jumping over the wall separating their
34 community from the apartments and running through their neighborhoods. She also
35 commented that the retention basin has a lot of water in it when it rains. Another
36 concern would be the increase in traffic. She suggested that senior housing might be a
37 better fit or condominiums. Her thought was that home ownership preserved the
38 communities rather than apartment complexes.
39

40 Commissioner Sanchez suggested possibly putting a park, like the Mary Henley Park,
41 around the basin area. It would cost more, but it would provide recreation.
42

43 Ms. Shelly Johnson (same address as above) expressed concerns about the roads in
44 the community, stating that she is a Neighborhood Watch captain and wants to stay on
45 top of issues in the community. She also reported the problems with the Devonshire
46 Apartments, the invasion of property by apartment tenants, throwing of rocks, picking
47 fruit, etc. She commented on the lack of enough police officers, mosquito control,
48 inoperative street lights.
49
50

1 Chairman Gifford thanked both speakers for coming and urged them to attend the City
2 Council, as that is the place for the final decision on this project.

3
4 Commissioner Overmyer asked questions about the surrounding wall and gate, and
5 clarified that this is not planned as a senior community.

6
7 The public hearing was closed, with Chairman Gifford concluding that in his opinion,
8 residential zoning seemed appropriate for this project, agreeing with Commissioner
9 Sanchez that a park addition would be nice. He also mentioned that the Johnsons'
10 comments would be better handled after a plan had actually been developed.

11
12 Vice Chair Perciful felt that the rezoning would increase property tax revenue and
13 property values in neighboring residential zones. There is close vacant commercial
14 property that can soon be developed. He felt it best for the property owner and
15 beneficial to the city. Chairman Gifford said he would entertain a motion on this item,
16 to be delivered in three separate motions, as advised by City Attorney Jex.

17
18 **1. It was MOVED** by Commissioner Vince Overmyer and **SECONDED** by Vice Chair
19 Michael Perciful to **ADOPT** Planning Commission Resolution Bill No. 16-026EA
20 recommending City Council adopt a Mitigated Negative Declaration and Mitigation
21 Monitoring Program regarding General Plan Amendment (GPA) No. 15-001 and Zone
22 Change (ZC) No. 15-001 based on the findings.

23
24 The **MOTION** was carried by the following vote:

25
26 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
27 Vince Overmyer and Michael Sanchez

28 **NOES:** None

29 **ABSENT:** Commissioner Greg Vasquez
30

31
32 **2. It was MOVED** by Vice Chair Michael Perciful and **SECONDED** by Commissioner
33 Vince Overmyer to **ADOPT** Planning Commission Resolution Bill No. 16-023
34 recommending that the City Council approve General Plan Amendment No. 15-001,
35 based on the findings.

36
37 The **MOTION** was carried by the following vote:

38
39 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
40 Vince Overmyer and Michael Sanchez

41 **NOES:** None

42 **ABSENT:** Commissioner Greg Vasquez
43

44 **3. It was MOVED** by Commissioner Vince Overmyer and **SECONDED** by Vice Chair
45 Michael Perciful to **ADOPT** Planning Commission Resolution Bill No. 16-024
46 recommending that the City Council approve Zone Change (ZD) No. 15-001, based on
47 the findings.

48
49 The **MOTION** was carried by the following vote:
50

1 **AYES:** Chairman John Gifford, Vice Chair Michael Perciful, and Commissioners
2 Vince Overmyer and Michael Sanchez
3 **NOES:** None
4 **ABSENT:** Commissioner Greg Vasquez
5

6 **WORK STUDY REPORTS**

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8
9 **6. WORK STUDY: PRELIMINARY REVIEW NO. 16-013 (Crossroads):** - A Planning
10 Commission work study session to discuss a Preliminary Review for a Conditional
11 Use Permit to expand an existing single-tenant building by approximately 3,000
12 square feet to accommodate three (3) tenants including a drive-thru restaurant, and
13 a phased facade enhancement for the shopping center located on the northeast
14 corner of Sanderson and Florida Avenues.
15

16 **PROJECT APPLICANT INFORMATION:**

17
18 **Owner:** Jeff Mayhew; Mayhew Plaza Woodland Hills LLC c/o Strata
19 Properties
20 **Applicant:** Gerald Michaels; SMS Architects
21 **Location:** Northeast corner of Sanderson and Florida Avenues
22 **Planner:** Carole Kendrick, Associate Planner
23

24 (PowerPoint presentation by Planner Carole Kendrick.)
25

26 Chairman Gifford expressed concern regarding the stacking of vehicles at the drive-
27 thru entrance and also with pedestrian safety in walking to the restaurant entrance. He
28 also wanted to know if there were tenants lined up for the spaces.
29

30 Planner Kendrick explained they have a letter of intent from The Habit for the drive-thru
31 restaurant and they are talking with a mattress firm for the western space of Building A,
32 with the possibility of a pizza place also as a tenant.
33

34 Again, Chairman Gifford's concerns regarding safety measures for pedestrians were
35 expressed.
36

37 Vice Chair Perciful also mentioned pedestrian safety because of the parking, then need
38 to cross through traffic, and landscaping to diminish lights from vehicles lined up in the
39 drive-thru beaming onto Florida Avenue and into the patio area.
40

41 Commissioner Overmyer wanted to know if the architecture was appropriate for Hemet.
42

43 Planner Kendrick stated that the plan was going to be presented to the Design Review
44 Committee this week. Staff is still reviewing the architecture.
45

46 Commissioner Sanchez had concerns about the traffic flow, particularly on the first
47 driveway off Florida Avenue. He wondered if that could be a one-way entrance, as
48 most customers of the other shopping areas could utilize the second entrance.
49
50

1 Chairman Gifford summarized that the Commission's major concerns had to do with
2 the arrangement of parking, automobile traffic and pedestrian traffic.

3
4 Jeff Mayhew, owner, gave a history of the property, including the vacating of the
5 Coco's Restaurant, the loss of the anchor tenant, and the beginning reticence of The
6 Habit to invest in a Hemet property. They said they would not come unless they could
7 have a drive-thru location. He outlined plans for landscaping, development of a high-
8 quality patio, and indicated that The Habit wanted to be on the corner location, not in
9 other spaces in the center. He indicated that unless they are able to get an anchor
10 tenant right away, they would not be able to complete the rest of the center, just the
11 plans presented.

12
13 Commissioner Overmyer and Chairman Gifford both had concerns still about ways to
14 get the pedestrians safely to the restaurant from the parking area, with the suggestion
15 of an enclosed patio from the sidewalk.

16
17 CDD Elliano expressed that she does see the trend for the more minimalist box style
18 with many redoes now adopting that style. She liked the colors, its crispness, which
19 she thought would be a great benefit for that center to get some new energy.
20 However, her concern was that the corner was going to be ultra-modern, and then
21 what happens to the delayed upgrade of the rest of the center.

22
23 Mr. Mayhew explained that when they get an anchor tenant, they will be 100 percent
24 ready to finish the center.

25
26 Chairman Gifford thanked staff and the applicant and expressed his desire to see the
27 center revived as a gateway to the city.

28 29 30 DEPARTMENT REPORTS

31
32 **7. CITY ATTORNEY REPORTS:** (Nothing to report.)

33
34 **8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:**

35
36 **A. Summary report of City Council actions from the meeting on October 25, 2016**

37
38 CDD Elliano explained that the State of California updates the building codes every few
39 years, so the City was adopting the new updates. According to the building officials,
40 the amendments to the 2016 codes are fairly minor, with three main ones. The first,
41 hours of construction are 6 a.m. to 6 p.m. during the summer months and 7 a.m. to 6
42 p.m. through October through May and on Saturdays. No construction on Sundays;
43 however, building officials can make exceptions.

44
45 The second change related to fire code amendments is Hemet's return to the less
46 stringent state standards from those imposed on Hemet earlier. So we will be
47 consistent with the state, as well as other communities in the area.
48
49
50

1 The third change is improving street addressing for businesses in town. Hemet is
2 going to Plexiglas with contrasting colors from the base colors for the numbers, so
3 finding the businesses will be much easier for visitors.
4

5 **B. State Legislation Update**
6

7 CDD Elliano reported that the State Legislature has adopted several bills relating to
8 density bonuses, encouraging affordable housing. Another deals with secondary units,
9 or "granny" housing, also called accessory dwelling units. They are removing local
10 government's ability to impose parking requirements and are eliminating additional
11 utility connection requirements and fees. They are also requiring a more simplified
12 permitting process for units known as junior accessory dwelling units with less than 500
13 square feet and contained within a single family structure.
14

15 **9. PLANNING COMMISSIONER REPORTS:**
16

- 17 **A.** Chairman Gifford (Nothing to report)
- 18 **B.** Vice Chair Perciful (Nothing to report)
- 19 **C.** Commissioner Overmyer (Nothing to report)
- 20 **D.** Commissioner Sanchez (Nothing to report)
- 21

22 **10. FUTURE AGENDA ITEMS:**
23

- 24 **A.** CUP 15-007 - Verizon Cell Tower (State & Oakland)
- 25 **B.** CUP 16-002 - All for Show Car Audio (State & Devonshire)
- 26 **C.** Work Study regarding the Hemet Ryan Airport proposed Airport Land Use
27 Plan (ALUP)
28

29 **11. ADJOURNMENT**
30

31 It was unanimously agreed to adjourn the meeting at 8:00 p.m. to the regular meeting
32 of the City of Hemet Planning Commission scheduled for **December 6, 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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Michael Perciful, Vice Chairman
Hemet Planning Commission

ATTEST:



Gabriela Hernandez, Records Secretary
Hemet Planning Commission