

Hemet Marketplace

Specific Plan

APPROVED
PLAN
01/09/90



City of Hemet

REVISED

September 1989



JAN 12 1990

Hemet Marketplace

Specific Plan

Change of Zone 89-19

Prepared for:

First Financial Equities Corporation

A Professional Real Estate and Asset Management Group
1800 Grant Street Suite 200
Denver Colorado 80203
Contact: Thomas Morton
(303) 830-1888

Submitted to:

City of Hemet Planning Department
450 East Latham Avenue
Hemet California 92343
Contact: Mark Goldberg
(714) 658-9411

Prepared by:

J. F. Davidson Associates
Engineering • Planning • Architecture • Landscape Architecture • Surveying
3880 Lemon Street Suite 300
Riverside California 92502
Contact: Richard Stephens
(714) 686-0844 ext. 201

In Association with:

Pouw & Associates, Incorporated
Architects • Planners • Landscape • Interiors
1860 Blake Street Suite 200
Denver Colorado 80202
Contact: Alan Porter
(303) 296-4343



Hemet Marketplace

Hemet, California

FIRST FINANCIAL EQUITIES
MARKETING INC.
10000 N. 10TH AVENUE, SUITE 100
DENVER, CO 80231

Table of Contents

I.	Summary	
A.	Purpose	1
B.	Description	2
II.	Introduction	
A.	Environment	6
1.	Geology	
2.	Hydrology	
3.	Biology	
B.	Municipal Administration	8
C.	Authority	9
III.	Land Use Planning and Regulatory Provisions	
A.	Land Use Plan	10
B.	Specific Plan Zoning Ordinance	12
C.	Design Guidelines	22
IV.	Infrastructure	
A.	Grading Plan	35
B.	Drainage Plan	
C.	Water Plan	
D.	Sewer Plan	
E.	Transportation Plan	38
F.	Solid Waste Disposal	41
G.	Energy Plan	
H.	Public Facilities/Services	
V.	Implementation Measures	
A.	Administration	45
B.	Financing	48
C.	Phasing	
VI.	Appendices	
A.	Legal Description	50
B.	Glossary	51
C.	Tentative Parcel Map No. 25239	56
D.	Staff Report & Conditions of Approval	57

List of Figures

1.	Illustrative Site Plan	3
2.	Location Map	4
3.	Vicinity Map	5
4.	Site Analysis	7
5.	Conceptual Land Use Plan	11
6.	Conceptual Perspective	21
7.	Conceptual Landscape Master Plan	24
8.	Conceptual Main Entry Road Plan	25
9.	Conceptual Warren Road and Florida Avenue Landscape	[Deleted]
10.	Conceptual Site Details	30
11.	Grading Plan	[Deleted]
12.	Drainage Plan	36
13.	Water/Sewer System	37
14.	Circulation Plan	39
15.	Phasing Plan	49

List of Tables

1.	Land Use Tabulation	10
2.	Development Standards	20
3.	Plant Palette	33
4.	Street Standard Specifications	38
5.	Services Index	43

I. Summary

A. Purpose

The Specific Plan provides a comprehensive set of plans, guidelines, regulations and implementation program for guiding and ensuring the orderly development of the Hemet Marketplace in accordance with the adopted land use plan.

The Hemet Marketplace Specific Plan creates a master-planned commercial and light-industrial center serving the City of Hemet and the San Jacinto Valley.

Design objectives for the Hemet Marketplace include:

- Integrate the mix of commercial and light industrial land uses for compatibility and harmony.
- Establish and ensure cohesive standards of quality.
- Plan and phase comprehensive infrastructure to provide adequate service and preserve public health and safety.
- Provide a significant addition to the Hemet area featuring quality architecture, landscape architecture and site design.
- Provide convenient shopping services for the community.
- Provide sites for light industrial operations.

Benefits to the community include:

- Convenient shopping, business and services.
- Employment opportunities.
- Tax revenues.
- Infrastructure improvements.

B. Description

1. Project Description

The Hemet Marketplace is a 68.3-acre* master-planned commercial/light industrial center located at the southwest corner of Florida Avenue (State Highway 74) and Warren Road in the City of Hemet, Riverside County, California.

See Illustrative Site Plan Figure 1

2. Location

The project is located approximately 85 miles east of Los Angeles, 82 miles north of San Diego, and 45 miles west of Palm Springs in the City of Hemet.

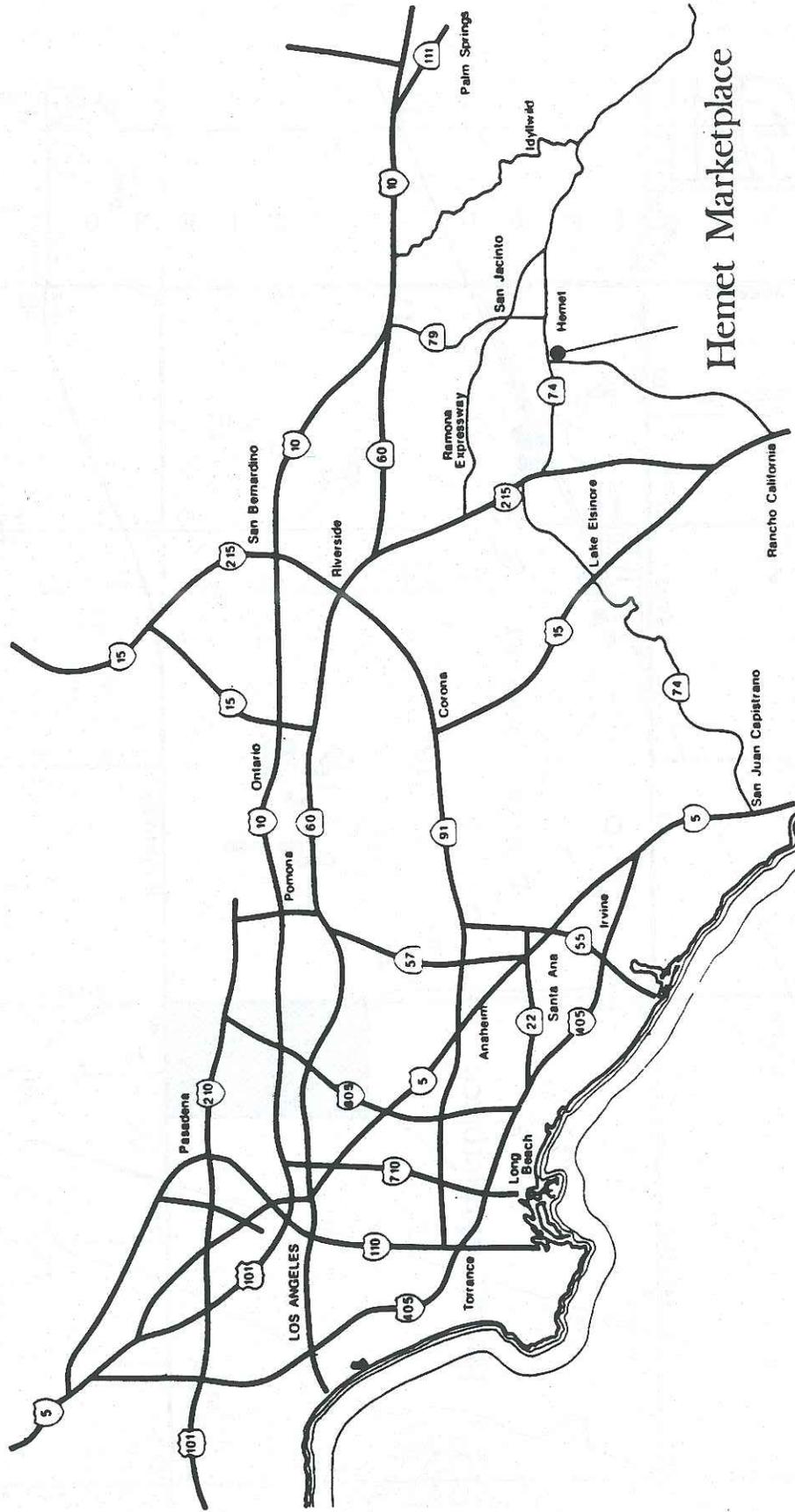
See Location Map Figure 2

3. Vicinity

The Hemet Marketplace is located in the western portion of the City adjacent the Hemet Auto Mall across Warren Road to the east. Residential development and Hemet Ryan Airport is to the south; the San Diego Aqueduct and vacant land is to the west; and commercially zoned vacant land is to the north.

See Vicinity Map Figure 3

* Includes area within Florida Avenue and Warren Road right-of-ways excluded by County Assessor. Assessor's area for the parcel is 64.16 acres.



Hemet Marketplace

LOCATION MAP 2

II. Introduction

A. Environment

1. Geology

The site is relatively flat and level with a high point at the northeast corner of 1502 feet above mean sea level (msl) and a low area of approximately 1496 feet msl to the southwest. Overall grades have less than 1% downward slope to the southwest. Soils are primarily from the Traver series. These slightly to strongly saline-alkali soils are moderately well drained and were developed in alluvium predominantly from granitic materials.

See Site Analysis Figure 4

2. Hydrology/Climate

The Hemet Marketplace site has a Mediterranean climate with warm, dry summers and wet winters. Average rainfall is 12.51 inches per year and temperatures range from an average low of 34.5 degrees in January to an average high of 98.4 degrees in July. Prevailing winds are from the northwest with a mean hourly speed of 19 miles per hour. Occasional Santa Ana (Foehn) winds blow from the north and northeast with velocities of over 50 miles per hour. Drainage is predominantly sheetflow to the west and southwest with occasional ponding during peak seasonal rainfall.

See Site Analysis Figure 4

3. Biology

Vegetation is chiefly annual grasses, saltgrass, alkali weeds, and forbs. There are no mature trees or plant communities which limits wildlife to burrowing mammals (squirrels, rodents, gophers) and some reptiles. There are no known rare or endangered species of plants or animals on site, but the area is within the historic range of the Stephens' Kangaroo Rat. A study has been conducted to determine the presence of the Kangaroo Rat, and no evidence of the animal's presence was detected.

Montgomery, 1989

industrial plants to concentrate in mutually beneficial relationships to one another

Hemet Municipal Code
Title 17
Chapter 31
Section 23500

C Authority

Authority for the preparation of the Specific Plan is granted by the California Government Code as follows:

A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

California Government Code
Title 7 Planning and Land Use
Division 1 Planning and Zoning
Chapter 3 Local Planning
Article 8 Specific Plans
Section 65453

In the event that any regulation, condition, program, or portion of this Specific Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provision thereof.

The project was specifically identified as a plan in preparation prior to the initiation of the General Plan Update. Findings need only be made as to consistency with City's existing General Plan.

III. Land Use Planning and Regulatory Provisions

A. Land Use Plan

The proposed project consists of a master-planned commercial/light industrial center containing retail commercial, offices and manufacturing land uses.

Land Use Tabulation

Table 1

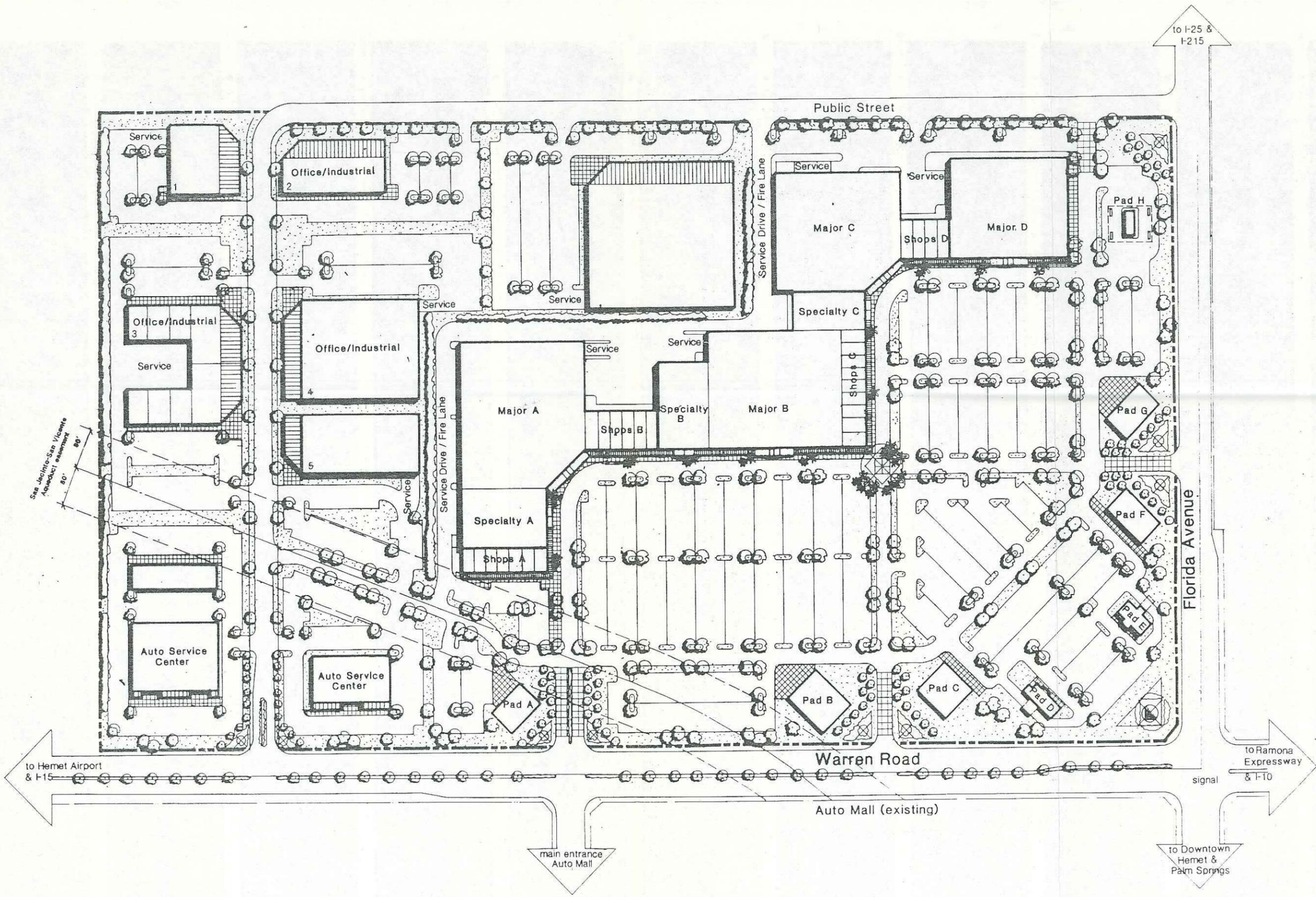
<u>Land Use</u>	<u>Area</u>	<u>Percent</u>
Commercial Area	49.22 Acres	72%
Light Industrial Area	12.19	18%
Public Street	6.92	10%
[Landscaping*]	[7.0]	[10%]
TOTAL	68.33 Acres	100%

The project spatial design orients the commercial area at the north of the site along Florida Avenue. The light industrial area is at the south of the project with access to Warren Road.

See Land Use Plan Figure 5

A Property Owner's Association shall be formed for common area maintenance, and may perform administration, management, public relations and promotion. The Association may be made up of the record owners of each lot within the Specific Plan. The Association may review architectural and design proposals to augment City review and approval.

* Includes Florida Avenue/Warren Road landscape setback.

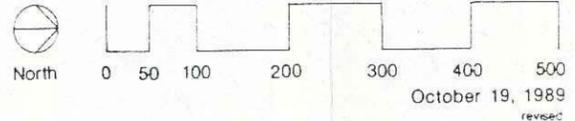


San Joaquin-San Vicente
Appraisal Assessment
80'
80'

FIRST FINANCIAL EQUITIES
CORPORATION
BY W&A ASSOCIATES, INC.
1000 W. ...

Hemet Marketplace

Hemet, California



Specific Plan Zoning

Commercial Area

Purpose

The purpose of the Commercial Area Zone is to provide appropriate areas in the location shown in the Specific Plan for the development of commercial districts having a wide range of offices, services, retail stores, recreation and transient accommodations.

Uses Permitted

- Bakeries
- Barbershops or beauty parlors
- Billiard parlors, poolhalls
- Book or stationery stores
- Bowling alleys
- Car rental
- Catering kitchen
- Clubs
- Confectionery stores
- Dressmaking or millinery shops
- Drugstores
- Dry goods or notion stores
- Electrical appliance stores
- Florist shops and stands
- Grocery or fruit stores
- Hardware stores
- Health spas
- Jewelry stores
- Laundries or clothes cleaning, retail only
- Laundromats
- Library
- Meat markets or delicatessen stores
- Mortuaries
- Movie theaters
- Museum
- Newspaper printers
- Off-sale liquors
- Offices (business or professional)
- Pet shop
- Plumbing, electrical, heating and air-conditioning shops

Commercial Area

Private club and lodge
Private school
Public parking areas
Restaurants, tea rooms or cafes, taverns or bars (on-site alcoholic beverages permitted). Dancing or live entertainment may be permitted as incidental uses to the above uses.
Retail, wholesale or service businesses not involving warehousing or storage except accessory storage of commodities sold at retail on the premises, and approved by the Planning Commission
Shoe stores or shoe repair shops
Small animal hospital/clinic
Tailors, clothing or wearing apparel shops
Tennis courts
Uses customarily incidental to any of the above uses and accessory buildings
Any other use which is determined by the Planning Commission to be similar to uses listed in this subsection.

Uses Conditionally Permitted

Arcade
Auto, trailer, and manufactured home sales agencies and accessory uses
Auto body and paint shops
Auto repair garages
Auto service station
Car wash
Convenience food store in an automobile service station
Convenience food store with gasoline dispensing
Drive in restaurant
Gasoline dispensing stations
Hotel
Indoor shooting ranges
Lodges
Motel
Private recreation center, park, swim club
Recreational vehicle storage facilities

Area

The minimum required lot area shall be six thousand square feet (6,000 s.f.).

Commercial Area

Setbacks

Where a site adjoins a street, there shall be a setback at least five feet in depth for landscaping and access purposes. All buildings shall have a minimum 25-foot setback from Florida Avenue and Warren Road rights-of-way. Entry ways from Warren Road and Florida Avenue shall have a ten foot (10') minimum landscape setback on each side.

Front Setback: Five feet (5') minimum.

Side Setback: None except as follows: firefighting access shall be provided on at least two sides of a building.

Rear Setback: None except as noted above.

Placement of Buildings

Buildings shall have a minimum setback of thirty-five feet (35') from entry ways off of Warren Road and Florida Avenue. Where an alley intervenes, no building shall be located closer than five feet from such an alley. Setbacks from entry ways and alleys shall be measured from curb and may include landscape setbacks.

Lot Width and Depth

Every lot shall have a minimum width of sixty feet (60') and a minimum depth of one hundred feet (100').

Height

No building shall exceed forty-five feet (45') in height, with the following exceptions: Structures permitted above height limit may be erected for the housing of elevators, stairways, ventilating fans or similar walls, skylights, towers steeples, or similar structures, provided that no roof structures or any space above forty-five feet (45') high be allowed or used for the purpose of providing usable floor space in excess of that reasonable required to maintain the aforesaid structures.

Service and Refuse Areas

All service areas, refuse collection areas and trash bins shall conform to the setback requirements and shall be completely screened by a solid fence or wall. Refuse areas shall comply with City ordinance and shall be approved by the City of Hemet Public Works Department.

Loading

All off street loading facilities shall provide for direct loading or transfer of materials and equipment directly to or from vehicles into a building or storage yard where exterior storage is permitted.

Off-street Parking

One (1) parking space shall be required for every two hundred fifty square feet (250 s.f.) of building floor area

Light Industrial Area

Purpose

The purpose of the Light Industrial Area Zone is to reserve appropriately located areas as shown on the Specific Plan to provide sites for industries that can operate in close proximity to commercial and residential uses with minimum adverse effects.

Uses Permitted

Advertising display manufacture
Aircraft and aircraft accessories and parts manufacture
Animal hospitals
Bakeries
Battery manufacture*
Boat building
Bottled water distributors
Carpet cleaning plants
Car washes
Electrical distribution substations including microwave facilities incorporated as a part of a public utility installation
Florist stand
Frozen food lockers
Hospital
Laboratories, experimental, testing
Machine shops
Manufacture and assembly of business machines
Manufacture and assembly of communications and testing equipment
Manufacture and assembly of electrical supplies
Manufacture of ceramic products
Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, optical goods, watches and clocks, electronic equipment, precision instruments and cameras and photographic equipment
Manufacturing, assembling, compounding, packaging and processing of articles or merchandise from the following previously prepared materials: asbestos, bone, canvas, cellophane, cellulose, cloth, cork, feathers, felt, fiber and synthetic fiber, fur, glass, hair, ink, horn, leather, paint (not employing a

boiling process), paper, plastics, precious or semi-precious metals or stones, rubber and synthetic rubber, shell, straw, textiles, tobacco and wood (not including a planing mill), yarns
Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, perfumes, perfumed toilet soap (not including refining or rendering of fats or oils) and toiletries
Motion picture production
Musuem
Offices
Photographic processing
Plumbing shops, supply yards
Printing, lithographing and engraving
Private recreation center
Public scale for large trucks
Publishing
Repair shops
Restaurants
Tennis courts
Trade school
Warehousing, not including the storage of fuel or flammable liquids
Wholesale businesses and storage buildings
Wholesale cleaning, laundry and dyeing plants
Woodworking shops, cabinet shops*

* These uses have been identified as potentially hazardous and require special site planning and construction considerations which will require the approval of City and/or County staff. Other uses may also need special consideration as determined by staff prior to Plot Plan approval.

Conditionally Permitted Uses

Auto body and paint shops
Auto, truck or tractor repairing, rebuilding and painting
Auto service stations
Auto, truck, motorcycle and trailer accessories and parts manufacture and assembly
Building materials manufacture and assembly
Building materials and contractor's storage yards
Bus charter service and depots

Drive in restaurant
Equipment rental with trucks
Feed and fuel sales
Gasoline dispensing stations
Indoor shooting ranges
Lumber and building materials yards (not including
planing mills)
Motor Vehicle Service
Parcel delivery terminals
Towing and impound service

Area

The minimum required site area shall be ten thousand square feet (10,000 s.f.).

Setback and Placement of Buildings

All buildings shall have a minimum 25-foot setback from Warren Road right-of-way and a minimum 15-foot front yard setback from all other public streets.

Front Setback: Fifteen feet (15') minimum.

Side Setback: None except as follows: firefighting access shall be provided on at least two sides of a building.

Rear Setback: None except as noted above.

Lot Width and Depth

The minimum lot width shall be sixty-five feet (65'). The minimum lot depth shall be one hundred fifty feet (150').

Height

No building shall exceed sixty feet (60') in height, with the following exceptions: Structures permitted above height limit may be erected for the housing of elevators, stairway, ventilating fans or similar walls, skylights, towers, steeples, or similar walls, provided that no roof structures or any space above sixty feet (60') high be allowed or used for the purpose of providing usable floor space in excess of that reasonable required to maintain the aforesaid structures.

Service and Refuse Areas

All service areas, refuse collection areas and trash bins shall conform to the setback requirements and shall be completely screened by a solid fence or wall per City standards.

Light Industrial Area

Loading

All off street loading facilities shall provide for direct loading or transfer of materials and equipment directly to or from vehicles into a building or storage yard where exterior storage is permitted.

Off-street Parking

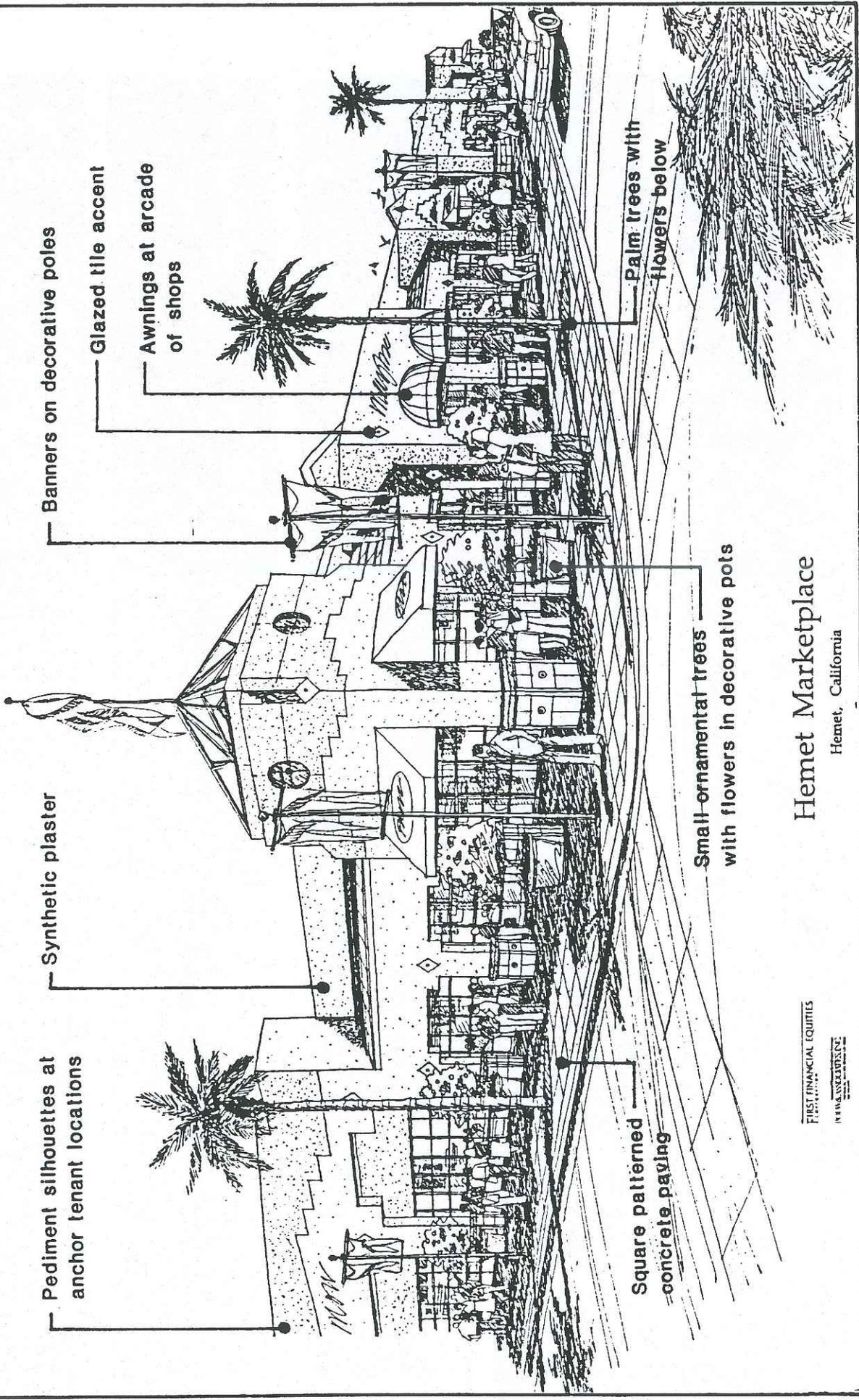
One (1) parking space shall be required for every five hundred square feet (500 s.f.) of building floor area.

Development Standards

Table 2

<u>Standard</u>	<u>Commercial Area</u>	<u>Light Industrial Area</u>
Minimum Lot Area	6,000 s.f.	10,000 s.f.
Minimum Lot Width	60'	65'
Minimum Lot Depth	100'	150'
Landscape Setback (Florida Avenue & Warren Road)	25'	25'
Front Setback	5'*	15'*
Side Setback	0'*	0'*
Rear Setback	0'*	0'*
Maximum Building Height	45'	60'
Minimum Landscape Requirement (gross parcel acreage)	10%	10%

* See Text



Pediment silhouettes at anchor tenant locations

Synthetic plaster

Banners on decorative poles

Glazed tile accent

Awnings at arcade of shops

Square patterned concrete paving

Small ornamental trees with flowers in decorative pots

Palm trees with flowers below

FIRST FINANCIAL EQUITIES
 PROJECT MANAGER
 NEWARK, CALIFORNIA

Hemet Marketplace
 Hemet, California

CONCEPTUAL PERSPECTIVE 6

Design Guidelines

Architecture

The overall intent of the architectural design of both the commercial and light industrial areas is to create a visually unified development in which the buildings complement each other and create an identifiable character for the development.

See Conceptual Perspective Figure 6

1. Style/Theme

The overall design theme of the development shall be a Mediterranean Town Center format that projects the contemporary direction of retail and commercial development. This style shall complement the historic Spanish cultural influence in this region and project an image of a group of buildings which has evolved over time, therefore suggesting an image of permanence.

2. Materials/Color

Suitable materials for the Mediterranean Town Center theme include synthetic plaster, decorative concrete block, brick, stone, tile, and wrought iron. In order to accomplish this theme, we suggest the following:

- a. Dominant building facade material shall be synthetic plaster.
- b. Features may be:
 - (1) glazed tile accents on building facades with
 - (2) wrought iron as gateway elements and architectural details with
 - (3) pediment-like silhouettes at anchor tenant locations in the retail
- c. Sun screens and awnings are encouraged as the dominant arcade cover at small shops to provide

visual interest, pedestrian scale, and solar protection for both the buildings and pedestrians.

- d. Color: The buildings shall be distinguished by a soft neutral color palette that projects a Mediterranean theme. No fluorescent colors are permitted.

3. Walls/Fences

Walls and fences shall be compatible with the architectural style, materials, and color of the buildings. Preferred materials are synthetic plaster, decorative concrete block, brick, stone and wrought iron. The conceptual site plan does not anticipate a need for fences. If required at a later date, an exhibit will be submitted with the development plan.

4. Impact Mitigation

a. Visual

All mechanical and electrical structures shall be shielded from public view where equipment cannot be seen, in a manner compatible with the architectural design of the site.

b. Noise

Mechanical and electrical structures shall also be buffered to prevent excess noise from impacting public areas and adjacent property. Access to structures with a noisy environment shall be oriented away from public view, walls and buildings to avoid reflected noise. Wall assemblies separating buildings from public spaces and adjacent sites shall provide sound insulation. Noise limits shall be defined by City ordinance as prescribed for sites within C-M and M-1 zones.

c. Dust, Airborne Particles and Odors

All buildings which have the potential for generating airborne particles and odors shall be properly filtered. Adjacent sites shall be protected from dust and odors by orientation of entrances/exits, filtering systems and/or solid walls. Control of dust and odors shall comply with

Hemet Marketplace

First Financial Equities Corporation

TREES

- Abutilon trilobatum*
- Citrus (specie)*
- Canavalia maritima*
- Excelsior (specie)*
- Gladiolus (specie)*
- Jacaranda mimosifolia*
- Phoenix (specie)*
- Pyrus (specie)*
- Washingtonia (specie)*

SHRUBS

- Abelia (specie)*
- Escallonia (specie)*
- Grevillea (specie)*
- Hakea (specie)*
- Heteromeles umbellata*
- Nerium oleander*
- Photinia (specie)*
- Pittosporum (specie)*
- Raphia (specie)*
- Salvia heterophylla*

- Silk Tree*
- Carrot Wood, Tachera*
- Excelsior*
- Honey Locust*
- Jacaranda*
- Palm*
- Pear Tree*
- Palm*

- Abelia*
- Escallonia*
- Grevillea*
- Yucca, Christmas Berry,*
- California Holly*
- Oleander*
- Photinia*
- Pittosporum*
- Morehorn*
- Australian Bluebell Creeper*



J.F. DAVIDSON ASSOCIATES, INC.
 Engineering Planning Surveying
 Architecture Landscape Architecture
 3880 LEMON ST. RIVERSIDE CA 92502
 (714) 686-0844

1 Acre



Concrete paving (square scoring pattern)

Concrete walk

Flowering Ornamental Trees

Lawn

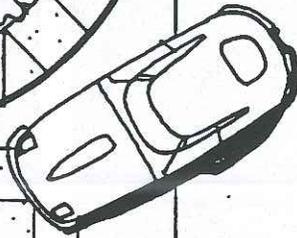
Sign

Warren Road

Low shrubs/groundcover

Annual color

Flowering ground cover



Hemet Marketplace

Hemet, California

CONCEPTUAL MAIN ENTRY ROAD PLAN 8

South Coast Air Quality Management District
requirements and APCD standards.

Landscape Architecture

1. Style/Theme

Landscaping shall be complementary to the architecture of the development in scale, color, texture, and design. Palm trees with flowers below and small ornamental trees with flowers in decorative pots shall be encouraged adjacent to the anchor tenant and shops to create a pedestrian scale and visual accent for the development. Landscaping, sidewalks, and bikeways along Florida Avenue and Warren Road shall conform to City standards.

See Conceptual Perspective Figure 6

2. Area

Total landscaped area of any site plan shall be ten percent (10%) of the gross acreage. This calculation shall include parking lot landscaping, one-half (1/2) right-of-way landscaping, one-half (1/2) scenic landscape easements and any land dedicated to meet landscape requirements.

3. Setbacks

Landscape setbacks along Florida Avenue and Warren Road shall be twenty-five feet (25') minimum from right-of-way lines. This setback includes any additional setbacks that may be required by state agencies and shall be landscaped in conformance with future City standards.

See Conceptual Main Entry Road Plan

4. Materials

To be consistent with the theme, plant materials shall be native plants or naturalized plants compatible with the architectural theme. All materials are to be live and maintained in a healthy condition. Street trees shall be selected from the City Approved Street Tree Varieties list per the Street Tree Master Plan.

See Plant Palette Table 3

5. Screening/Buffering

Landscaping shall screen and buffer areas from excess noise, glare and provide a pleasing environment for driver and pedestrian. The creation of berms and contoured landscaping may assist in buffering adjacent sites and shall be encouraged. Every effort shall be made to locate light pole foundations in parking lot landscape areas to soften the visual impact of the concrete foundation of the poles.

Hardscape

1. Style/Theme

Hardscape and site amenities shall be compatible with the architecture and landscaping of the site.

2. Signage

All signs shall conform to the design guidelines as described and shall be for the purpose of identification, direction, information, or regulation only.

a. Identification

There shall be permitted on each separately occupied building space or rental area:

- (1) A sign or signs mounted to a wall or included as an integral part of the architectural design of a roof structure. Said sign(s) shall total not more than two square feet (2 s.f.) in display area for each one linear foot (1 l.f.) of building frontage, or two-hundred square feet (200 s.f.), whichever is less.

See Conceptual Site Details, Figure 10

- (2) A low silhouette monument sign not more than eight feet (8') in height from public sidewalk elevation and not more than sixty-four square feet (64 s.f.) in area. Said monument signs shall be in compliance with City standards for corner and driveway visibility.

- b. Directional
Direction signs for service areas and public parking areas shall be permitted per City ordinance.
- c. General Outdoor Advertising
- (1) Three (3) freestanding project identification signs shall be permitted along Florida Avenue and Warren Road as follows:
- A primary sign shall be constructed at the northeast corner of the property for project and tenant identification not to exceed forty-five feet (45') in height with not more than 250 square feet of surface area.
 - Two secondary signs shall be constructed at the public street entrances to the project on Florida Avenue and Warren Road not to exceed thirty feet (30') in height and 150 square feet of surface area.
- (2) The design of the freestanding project identification signs shall incorporate suitable materials to conform with the overall design theme and to enhance the aesthetic appeal of the project in the following manner:
- Support poles shall be masked by synthetic plaster or other appropriate materials.
 - The project identification signs shall only display the project name/logo and major tenants.

Project identification signs shall be subject to review per Section V, Implementation Measures of this Specific Plan.

- d. Temporary
Streamers, banners (excluding project-wide banners), pennants, bunting, balloons, flats, A-frames or similar signs shall only be permitted for a consecutive period of not more than ten (10) days in any thirty-day period.

Circular -type fixture

Round light pole

Paint to match architectural accent colors

Colored banners

Decorative pole

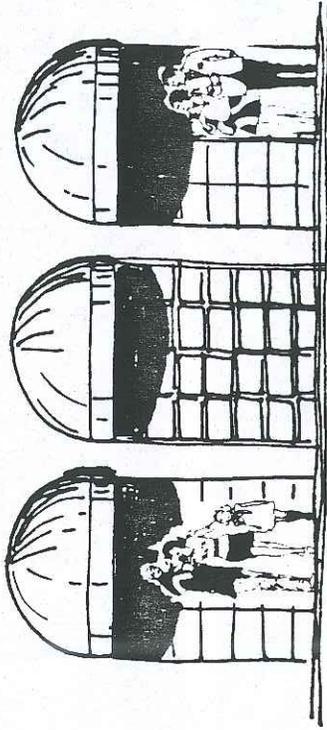
at parking areas

Parking Lot Light

Banners on decorative pole

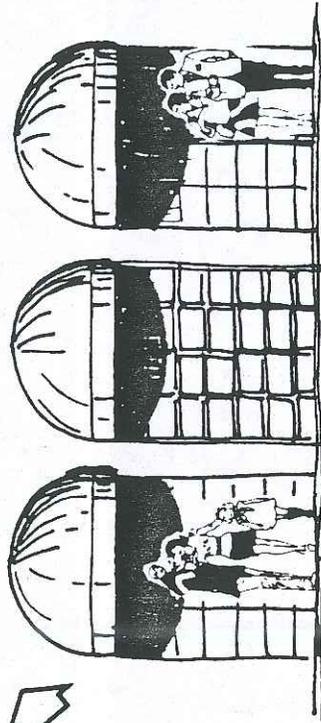
Hemet Marketplace
Hemet, California

Hemet Marketplace



This

Hemet Marketplace



Not This

30'

e. Window

- (1) Permanent window signs may cover a maximum of twenty percent (20%) of the total area of the windows on each side of a building.
- (2) Temporary window signs may cover a maximum of fifty percent (50%) of the total area of the windows on each side of a building.

f. Prohibited Signs

- (1) Flashing
- (2) Revolving
- (3) Moving or simulated motion
- (4) Billboards
- (5) Painted signs on walls or buildings (window signs excepted)
- (6) Mechanical lifts, metal ramps, or other elevating devices

3. Banners

Banners on decorative poles shall be encouraged at retail major tenant and shop areas. Tenant logos shall be acceptable uses for this element so long as no text is used.

See Conceptual Perspective Figure 6
See Conceptual Site Details Figure 10

4. Lighting

All lighting shall be compatible with the architecture and uses of the site and adjacent properties, and be designed to minimize glare to adjacent properties and streets.

See Conceptual Site Details Figure 10

a. Street Lighting

To alleviate the problem of skyglow for the Mount Palomar Observatory, the project shall use low pressure sodium vapor (LPSV) street lighting. This is in compliance with the street lighting policy for the Mount Palomar Special Lighting Area of the Riverside County Comprehensive General Plan. Pole lighting shall be no higher than thirty feet (30') and have a staggered longitudinal

spacing along interior streets. There shall be a minimum average of 0.5 horizontal footcandles on streets and a minimum average of 0.5 horizontal footcandles on parking areas. Street lighting and off-street parking lighting shall be combined where feasible.

b. On-site Sidewalk Lighting

Sidewalks shall have a minimum average of 0.5 horizontal footcandles.

c. On-site Sign Lighting

Signs are to be backlighted or shielded, or internally lighted only and shall consider the overall guidelines for design listed above.

5. Paving

Concrete paving shall be encouraged at major auto entry drives. Scored (4' grid) concrete paving shall be encouraged at pedestrian areas adjacent to buildings.

6. Site Amenities

Trash receptacles, benches, and decorative planting pots shall be encouraged and shall be of materials and colors compatible with the architectural character.

7. Handicapped

Provisions for the handicapped shall be included in the design of all public and private facilities per City standards and specifications and State Handicapped Standards.

Plant Palette

Table 3

BOTANICAL NAME	COMMON NAME
<u>Trees</u>	
<i>Albizia julibrissin</i>	Silk Tree
<i>Citrus (species)</i>	Citrus
<i>Cupaniopsis anacardioides</i>	Carrot Wood, Tuckeroo
<i>Eucalyptus (species)</i>	Eucalyptus
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Phoenix (species)</i>	Palm
<i>Pinus (species)</i>	Pine
<i>Pyrus (species)</i>	Pear Tree
<i>Washingtonia (species)</i>	Palm
<u>Shrubs</u>	
<i>Abelia (species)</i>	Abelia
<i>Escallonia (species)</i>	Escallonia
<i>Grevillea (species)</i>	Grevillea
<i>Hebe (species)</i>	Hebe
<i>Heteromeles arbutifolia</i>	Toyon, Christmas Berry, California Holly
<i>Nerium oleander</i>	Oleander
<i>Photinia (species)</i>	Photinia
<i>Pittosporum (species)</i>	Pittosporum
<i>Raphiolepis (species)</i>	Hawthorn
<i>Sollya heterophylla</i>	Australian Bluebell Creeper

Groundcover

Baccharis pilularis

Hypericum (species)

Lantana (species)

Rosmarinus officinalis

Trachelospermum

jasminoides

Coyote Bush

St. Johnswort

Lantana

Rosemary

Star Jasmine

Vines

Bougainvillea

Clytostoma callistegioides

Distictus (species)

Macfadyena unguis-cati

Tecomaria capensis

Bougainvillea

Violet Trumpet Vine

Trumpet Vines

Cat's Claw

Cape Honeysuckle

IV. Infrastructure

The Hemet Marketplace Specific Plan is intended as a guide for development and is not to be used as a detailed plan for infrastructure design or services. The following plans are conceptual only. Engineered development plans shall be submitted to City staff for review and approval, and shall be subject to applicable City, County and State standards and specifications.

A. Grading Plan

The Hemet Marketplace grading plan elevates the building pads above flood levels by importing fill dirt. Fine grading will include berming areas to be landscaped and may include contour grading around buildings for visual interest. Grading operations will provide programs for dust control.

B. Drainage Plan

The site currently drains to the southwest with ponding on-site during peak periods of rain. Earthwork and site improvements will convey storm water to a retention basin to the southwest per the City Master Drainage Plan.

See Drainage Plan Figure 12

C. Water Plan

The water supplier for the project is Eastern Municipal Water District. Current maximum pumping capacity for the area is 905,000 cubic feet per day. The site may be served from 12 inch water lines in Florida Avenue and Warren Road. The San Jacinto/Vicente Aqueduct diagonally crosses the site from Warren Road to the southern boundary.

See Water/Sewer System Figure 13

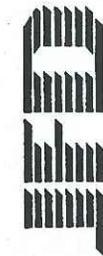
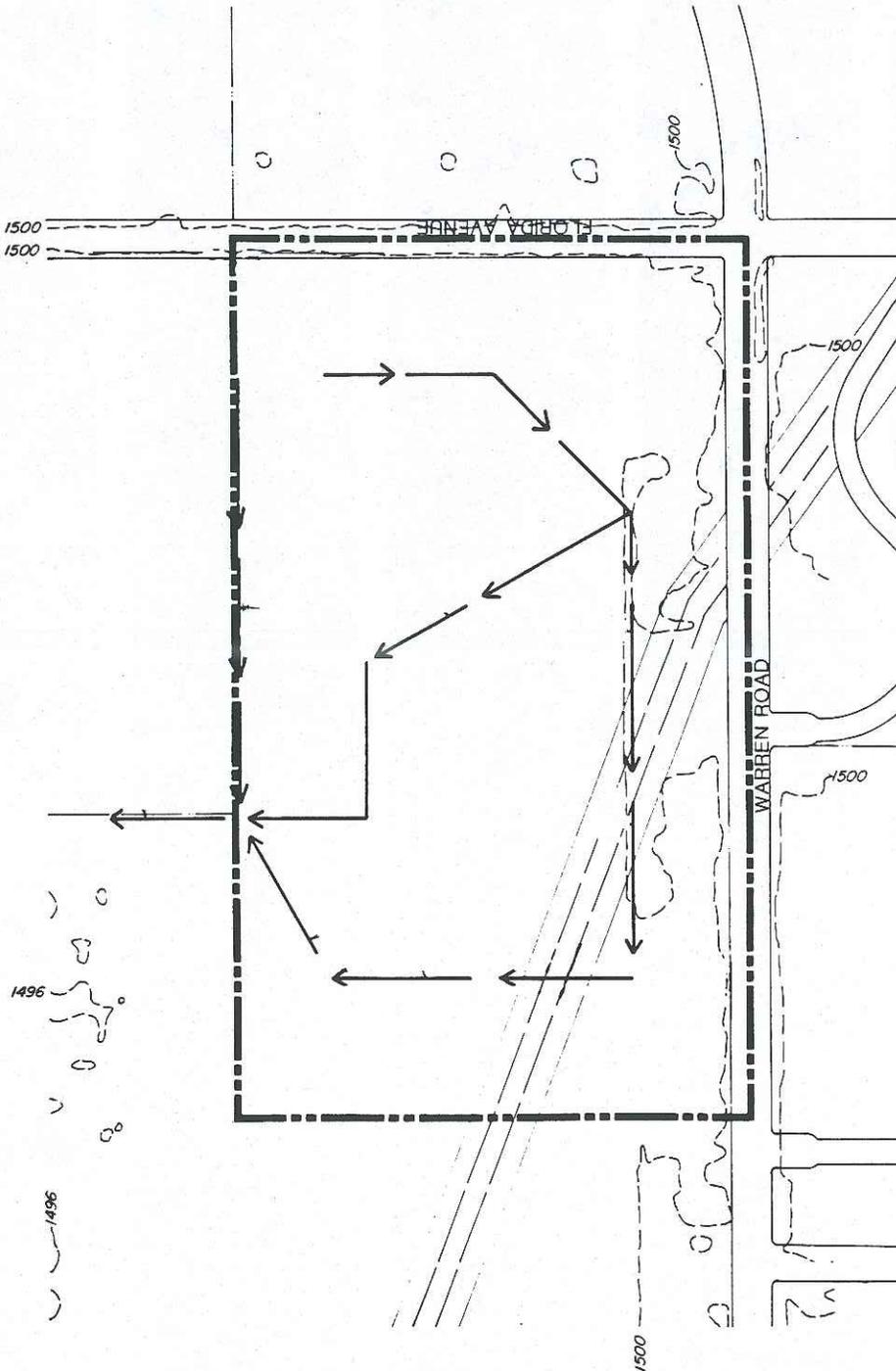
D. Sewer Plan

Sewer service will be provided by Eastern Municipal Water District through the formation of an assessment district or other acceptable means approved by the City.

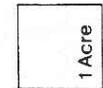
See Water/Sewer System Figure 13

Hemet Marketplace

First Financial Equities Corporation



J.F. DAVIDSON ASSOCIATES, INC.
Engineering Planning Surveying
Architecture Landscape Architecture
3880 LEMON ST. RIVERSIDE CA 92502
(714) 686-0844



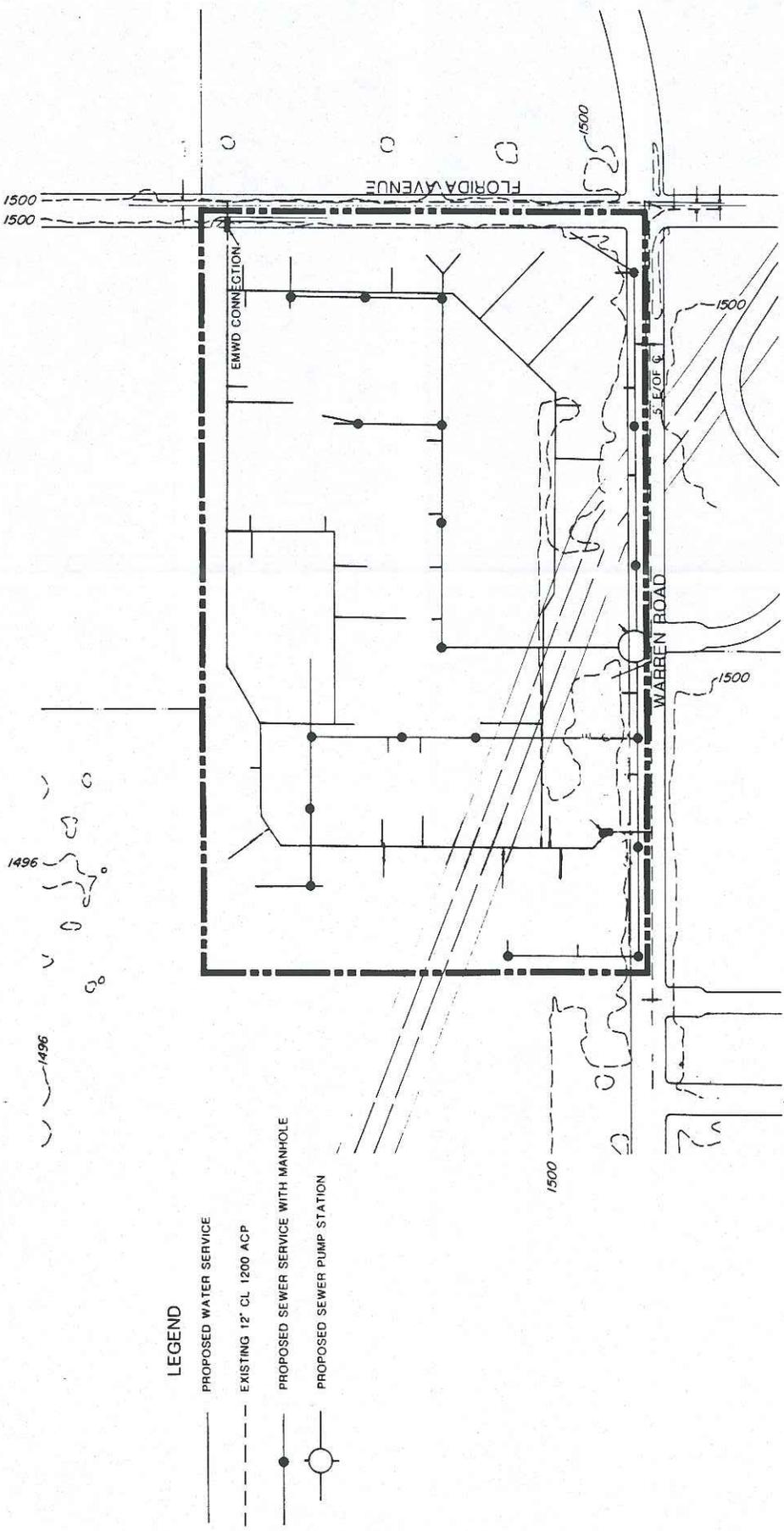
0 200' 400' 660'

September 1989

DRAINAGE PLAN 12

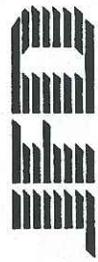
Hemet Marketplace

First Financial Equities Corporation



LEGEND

- PROPOSED WATER SERVICE
- - - EXISTING 12" CL 1200 ACP
- PROPOSED SEWER SERVICE WITH MANHOLE
- PROPOSED SEWER PUMP STATION



J.F. DAVIDSON ASSOCIATES, INC.
 Engineering Planning Surveying
 Architecture Landscape Architecture
 3880 LEMON ST. RIVERSIDE CA 92502
 (714) 686-0844

1 Acre



0 200' 400' 660'

September 1989

E Transportation Plan

1. Circulation Plan

The project is bounded by Florida Avenue to the north and Warren Road to the east. Florida Avenue is a designated Scenic Highway (State Highway 74) and is governed by the California Department of Transportation (CalTrans). Florida Avenue is a 4-lane major highway providing east-west circulation between the San Jacinto Mountains to the east and Interstate 215 12 miles west. Warren Road is a divided 4-lane arterial highway providing north-south circulation in the San Jacinto Valley. California Highway 60 is approximately 13 miles north. The primary access to the project will be a loop road with the major entrance across from the Hemet Auto Mall entrance across Warren Road. One additional right-turn-only driveway will allow access to and from the site along Florida Avenue and an additional access driveway will serve the site along Warren Road between Acacia Avenue and Florida Avenue.

See Street Standard Specification Table 4
See Circulation Plan Figure 14

Street Standard Specifications

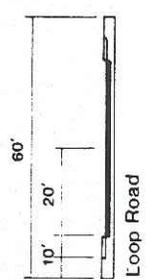
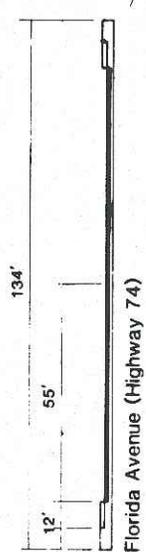
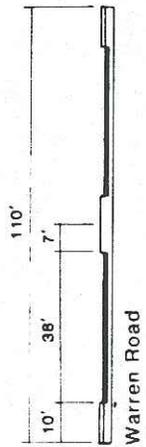
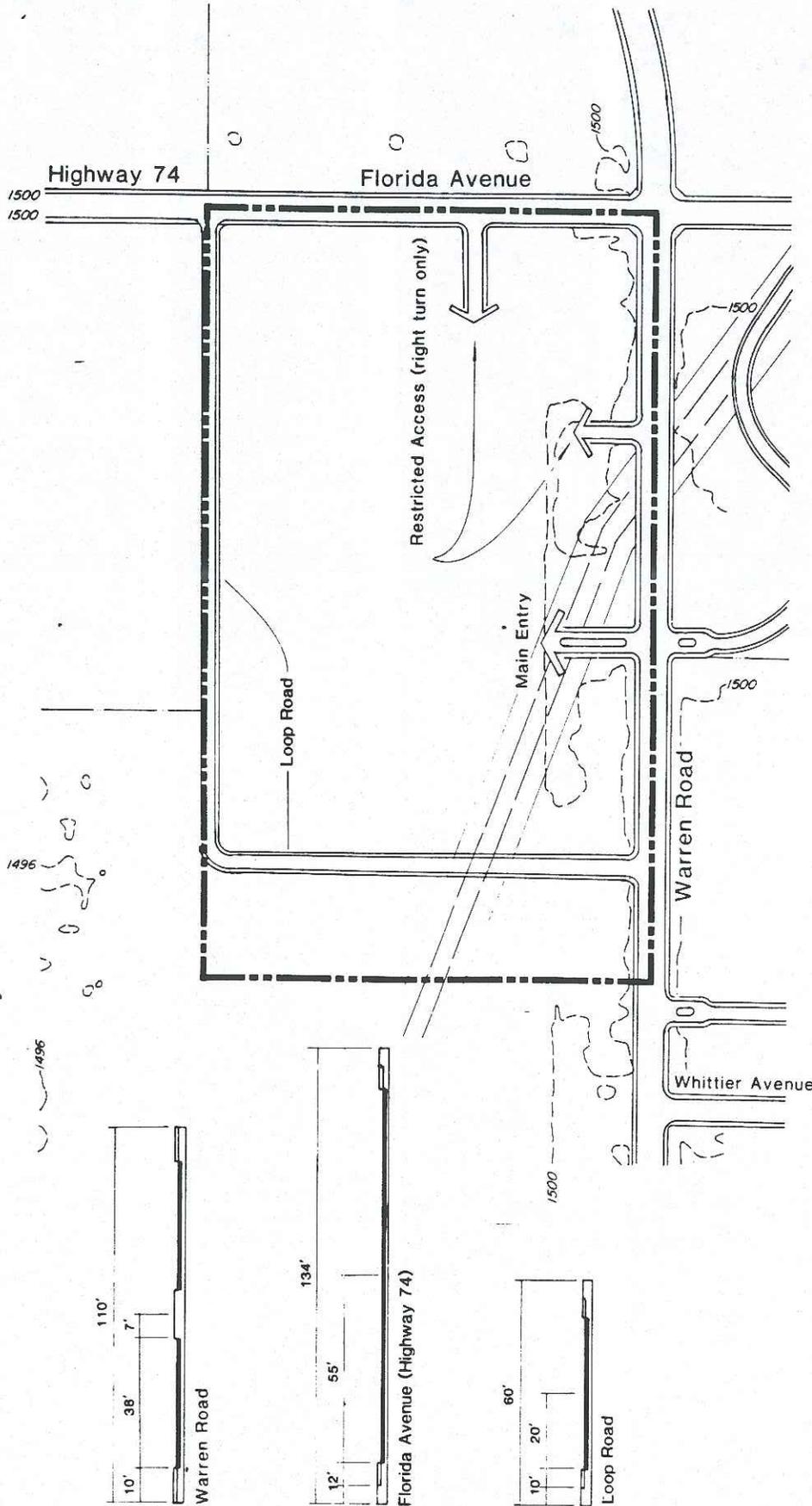
Table 4

<u>Standard</u>	<u>Warren Rd.</u>	<u>Florida Av.</u>	<u>Loop Road</u>
Classification	Arterial Highway	Major Highway	Loop Road
Right-of-Way	110'	134'	60'
Curb to Curb	90'	110'	40'
Lanes	4	6	2
Median	Yes	No	No*

* Medians may be designed at entries.

Hemet Marketplace

First Financial Equities Corporation



J.F. DAVIDSON ASSOCIATES, INC.
 Engineering Planning Surveying
 Architecture Landscape Architecture
 3880 LEMON ST. RIVERSIDE CA 92502
 (714) 686-0844



September 1989

Street improvements include curbs, gutter, street paving, sidewalks, trees, street lights, sewer and water service & mains - also paveout. All utilities shall be underground per City ordinance.

2. Public Transportation

Public transportation in the San Jacinto Valley consists of Riverside Transit Agency (RTA) bus lines and Hemet-San Jacinto Dial-a-Ride service. The RTA line connects with Riverside, Sun City and Perris. The project may incorporate a bus turnout along Florida Avenue with the approval of the RTA and Cal Trans.

3. Rail

The Santa Fe Railroad has a branch line with one local freight daily. This line is approximately 1/2 mile south of the project.

4. Air

Hemet-Ryan Airport is approximately 1/2 mile southeast of the Hemet Marketplace. Hemet-Ryan has general aviation facilities and a commuter charter service to Ontario International Airport which is about 45 miles northwest.

F. Solid Waste Disposal

The City of Hemet will accept solid waste from the project through its existing semi-automated collection system. Currently, the Winchester Disposal Site is being used.

G. Energy Plan

Building locations shall optimize their orientation for passive heating/cooling, solar energy, visual impact, access and safety. The landscaping program shall also promote energy efficiency in heating/cooling by providing shade and creating comfortable micro-climates.

H. Public Facilities/Services

1. Electricity

Southern California Edison Company will provide electrical power to the site. All utilities shall be underground.

2. Natural Gas

Southern California Gas Company provides gas and will serve the project through a 6 inch line in Warren Road.

3. Telephone

Phone service will be provided by General Telephone. All lines on-site shall be underground.

4. Paramedic

The site is within three miles of the Hemet Valley Ambulance Service station.

5. Fire

Current response time from Station 1 at Buena Vista and Latham Avenue is eleven minutes which exceeds General Plan guidelines. Mitigation measures will be required per City Fire Department.

6. Police

Routine response time from typical City patrol locations is from four to six minutes. Emergency response time is less than two minutes.

7. Schools/Parks

The site will have no direct affect on schools and parks but will pay impact mitigation fees as determined by the State (for schools) and City (for parks).

Services Index

Table 5

City Government

City Manager: Joseph P. Guzzetta

Mayor: Ken Nishino

City Council: Scott Garrett, Gaila Jennings, Patricia Herron,
James T. Quinn

City Hall

450 East Latham Avenue

714/658-9411

Fire Department

450 East Latham Avenue

714/658-9411

Police Department

450 East Latham Avenue

714/658-2202

Utilities

Gas

Southern California Gas Company

25211 San Jacinto Street

1-800-367-2691

Electricity

Southern California Edison Company

25209 San Jacinto Street

1-800-442-4950

Water

Eastern Municipal Water District

2045 San Jacinto Street

1-800-426-EMWD

Utilities cont.

Cable TV
Inland Valley Cable Vision
1330 South State Street
San Jacinto
714/654-1534

Telephone
General Telephone
1-800-482-6711

Trash
City of Hemet
450 East Latham Avenue
714/658-9411

Schools
Hemet Unified School District
2350 West Latham Avenue
714/658-2171

Post Office
Main Office
324 South State Street
714/658-3263

Chamber of Commerce
395 East Latham Avenue
714/658-3211

Public Transportation
Riverside Transit Agency (RTA)
1825 Third Street
Riverside
1-800-223-7929

Hemet-San Jacinto Dial-A-Ride
714/926-1553

V. Implementation Measures

A. Administration

The Hemet Marketplace Specific Plan shall be adopted as ordinance and serve as the zoning for this project. All future and existing development within the project shall conform to the policies and standards established in this specific plan including:

- Development Standards
- Land Use Designations
- Entry Locations and Public Street Dedication
- Street Standard Specifications
- Backbone Infrastructure
- Design Guidelines

Concurrent with the specific plan, a commercial parcel map shall subdivide the project and accurately define infrastructure improvements.

1. Plan Review

No person shall construct any building or structure or enlarge or modify any existing building or structure, make any exterior alterations, or use any property until approval has been obtained from the City Site Plan Review Board.

Before a building permit is issued for any such building or structure, the Building Department shall insure that the proposed building is in conformity with applicable fire and building codes, and the Specific Plan

Development standards not addressed by the Specific Plan shall comply with adopted City codes.

When it is in the public interest, and at the request of the applicant the Director of Community Development may

consider and grant minor modifications to the Specific Plan. Minor modifications shall include a maximum of ten percent (10%) of any dimension or minor building location with findings of hardship. In granting said modifications, the Director shall make findings that all provisions of this article are met and applicable City codes are met.

2. Application

Application shall be made by the property owner or his authorized agent on a form prescribed for this purpose by the City.

Except in those cases involving maintenance work or minor alterations, the applicant shall submit fifteen (15) prints of the development plan to the City Site Plan Review Board for review and approval. The Board shall review the site plans, grading plans, and architectural design and compatibility with the development standards and design criteria outlined in this Specific Plan. Such plans shall show the following:

- a. Existing conditions, contours, trees and natural features, all structures and uses and improvements, public streets, rights-of-way, and public and/or private easements and restrictions, water mains and fire hydrants.
- b. Site plan showing proposed structures, contours, site developments, landscaping and natural features retained, parking and loading facilities, circulation, public rights-of-way, public and/or private easements, and sufficient other information to demonstrate the proposed development of improvement.
- c. Architectural floorplans and elevations; colors; lighting; materials; ornamental, pictorial or decorative material to be used in or about the exterior of the proposed structure.
- d. Landscape plans showing location and size of species, irrigation systems, and hardscape details.
- e. Such other information as may be required by the Planning Department to permit reasonable consideration of the application.

3. Plan Disposition

Within thirty (30) days after submission of the development plan, the Site Plan Review Board shall review the plan and may approve, modify or deny the plans and may require any conditions deemed necessary to protect the public peace, safety and welfare. Prior to approving the plan the Commission shall find that:

a. The Development Plan is in compliance with all provisions of this Specific Plan Text and the Zoning Ordinance.

b. The architectural character is adequate based upon the suitability of a building for its purposes, upon the appropriate use of materials, upon the principles of harmony and proportion in the elements of the building, and the Specific Plan guidelines.

c. The following elements are shown and so arranged that traffic conflicts and congestion are minimized, pedestrian and vehicular safety and welfare are protected, and that there will be no adverse effect on surrounding property.

d. All new utility facilities shall be undergrounded. Existing utilities shall be subject to Planning Commission Review for undergrounding.

e. Proposed lighting will reflect the light away from adjoining properties.

f. Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility.

g. Sufficient fireflow is available at the site.

4. Maintenance

All master-planned infrastructure will be maintained by appropriate agencies, including, but not limited to, public streets, water/sewer systems, storm drain systems, street lighting and landscaping. Undedicated facilities shall be the responsibility of the Property Owners' Association, including, but not limited to, access, parking, lighting and landscaping.

B. Financing

Financing shall be accomplished through conventional development financing methods or cooperatively through a Mello-Roos Community Facilities District. All off-site improvements shall be bonded per State law.

C. Phasing

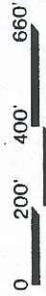
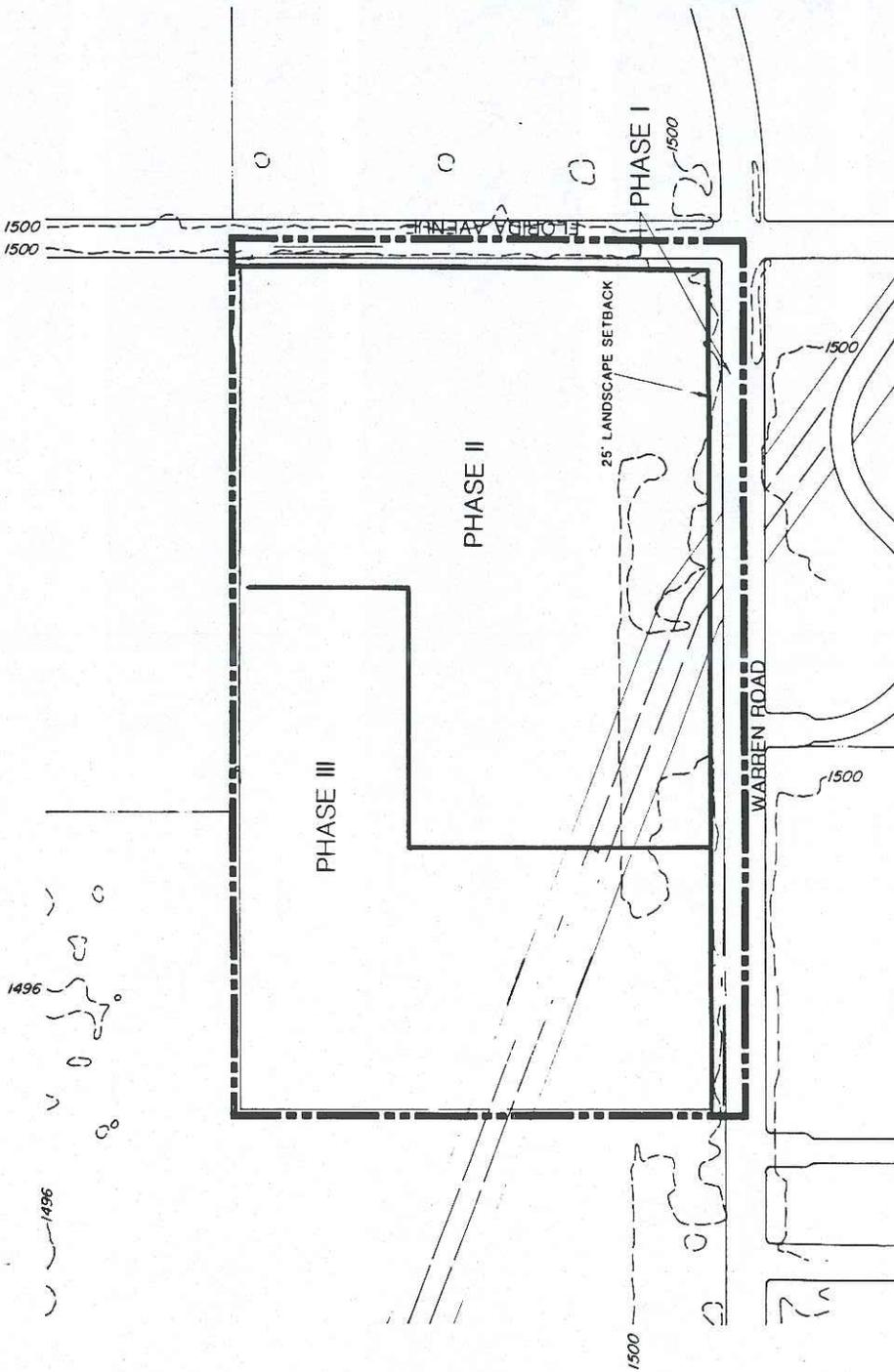
Project phasing shall be determined by infrastructure development, individual developer schedules and market conditions. Phasing shall be based on the following criteria:

- Adequate infrastructure for the site and community is provided.
- Applicable impact assessments are prepared.
- Existing land uses and circulation are evaluated and integrated with proposed development.
- Proposed development is reviewed and approved by applicable City/County/State agencies.

See Phasing Plan Figure 15

Hemet Marketplace

First Financial Equities Corporation



1 Acre

J.F. DAVIDSON ASSOCIATES, INC.
Engineering Planning Surveying
Architecture Landscape Architecture
3880 LEMON ST. RIVERSIDE CA 92502
(714) 686-0844



September 1989

PHASING PLAN 15

Legal Description Hemet Marketplace Specific Plan

That portion of the Northeast one-quarter of Section 13, Township 5 South, Range 2 West, San Bernardino Base and Meridian, described as follows:

Beginning at the Northeast corner of said Section 13, said Northeast corner being also the center line intersection of Florida Avenue and Warren Road;

Thence South $0^{\circ}15'36''$ East along the East line of said Section 13, being also along said center line of Warren Road, a distance of 2256.31 feet;

Thence South $89^{\circ}67'40''$ West a distance of 1322.05 feet;

Thence North $0^{\circ}10'16''$ West a distance of 2255.37 feet to said North line of Section 13;

Thence North $89^{\circ}55'15''$ East along said North line, being also along said center line of Florida Avenue, a distance of 1318.51 feet to the point of beginning.

Containing approximately 68.33 acres.

Glossary

aesthetic

The perception of artistic elements, or elements in the natural or man-made environment which are pleasing to the eye.

amenity

A natural or man-made feature which enhances or makes more attractive or satisfying a particular property.

anchor tenant

The major store or stores within a shopping center.

berm

A mound of earth, or the act of pushing earth into a mound. Berms are usually 2 to 6 feet high and are used to shield and buffer uses such as parking areas. They also serve to control the direction of water flow and act as dams.

buffer

Land area used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.

building coverage

The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.

CEQA

California Environmental Quality Act

CWMB

California Waste Management Board

cfs

Cubic feet per second. The measure of the amount of liquid or gas passing a given point.

circulation

Systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by

such means as streets, highways, railways, waterways, towers, airways, pipes and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

dedication

Gift or donation of property by the owner to another party.

drainage

1) Surface water runoff; 2) The removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

drainage system

Pipes, swales, natural features and man-made improvements designed to carry drainage.

easement

A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

EIR

Environmental Impact Report

EMWD

Eastern Municipal Water District

EPA

United States Environmental Protection Agency

Foehn

A warm, dry wind blowing down into the valleys.

frontage

That side of a lot abutting on a street; the front lot line.

GIE

General Telephone (& Electric)

General Plan

The state-mandated blueprint for development in a city.

HUSD

Hemet Unified School District

hotel

A facility offering transient lodging accommodations to the general public and providing additional services such as restaurants, meeting rooms, and recreation facilities.

hydrology

The science dealing with the properties, distribution and circulation of water.

implementation

Carrying out or fulfilling plans and proposals.

infrastructure

Facilities and services needed to sustain industry, residential and commercial activities. Includes water and sewer lines, streets and roads, communications, and public facilities such as fire stations, parks, etc.

marketability (market) study

A study that measures the economic demand for a particular site and/or land use.

median island

A barrier placed between lanes of traffic flowing in opposite directions.

mitigation

Efforts made to deal with undesirable results of a proposed project, either through minimizing or alleviating those effects.

motel

An establishment providing transient accommodations containing six or more rooms with at least 25% of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

municipality

The specific unit of government which will adopt and enforce the development ordinance.

NEPA

National Environmental Policy Act

palette

A thin oval board on which a painter lays the pigments with which he paints pictures. The plant palette is the selection of plants from which a developer landscapes his project.

right-of-way

A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied by a road.

SARWQCB

Santa Ana Regional Water Quality Control Board

SCAQMD

South Coast Air Quality Management District

SCE

Southern California Edison Co.

SCG

Southern California Gas Co.

Santa Ana

A hot, desert wind from the east or northeast in Southern California.

sign, monument (ground)

Any sign, other than a pole sign, placed upon or supported by the ground independent of any other structure.

sign, pole

A sign that is mounted on a free standing pole or other support so that the bottom edge of the sign face is six feet or more above grade.

Specific Plan

A detailed plan for the development of a specific area.

subdivision

The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

tentative map

A map made for the purpose of showing the design and improvement of a proposed subdivision and the existing conditions in and around it and need not be based upon an accurate and detailed survey of the property.

topography

The configuration of a surface area showing relative elevations.

variance

Permission to depart from the literal requirements of a zoning ordinance.

zone

A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.

HEMET MARKETPLACE

TENTATIVE PARCEL MAP 25239 Amended 10/23/89
CITY OF HEMET

Owner/Applicant
First Financial Equities Corporation
1800 Grant Street Suite 200
Denver Colorado 80203
Contact: Thomas Morton
(303) 830-1888

Description
Per ME 1/4 of Sec 13 T5S R2W S8B&M

AFN
465-020-030

Area
64.16 Acres

General Plan
Specific Plan

Zoning
Specific Plan (Commercial/Light Industrial)

School District
Hemet United School District

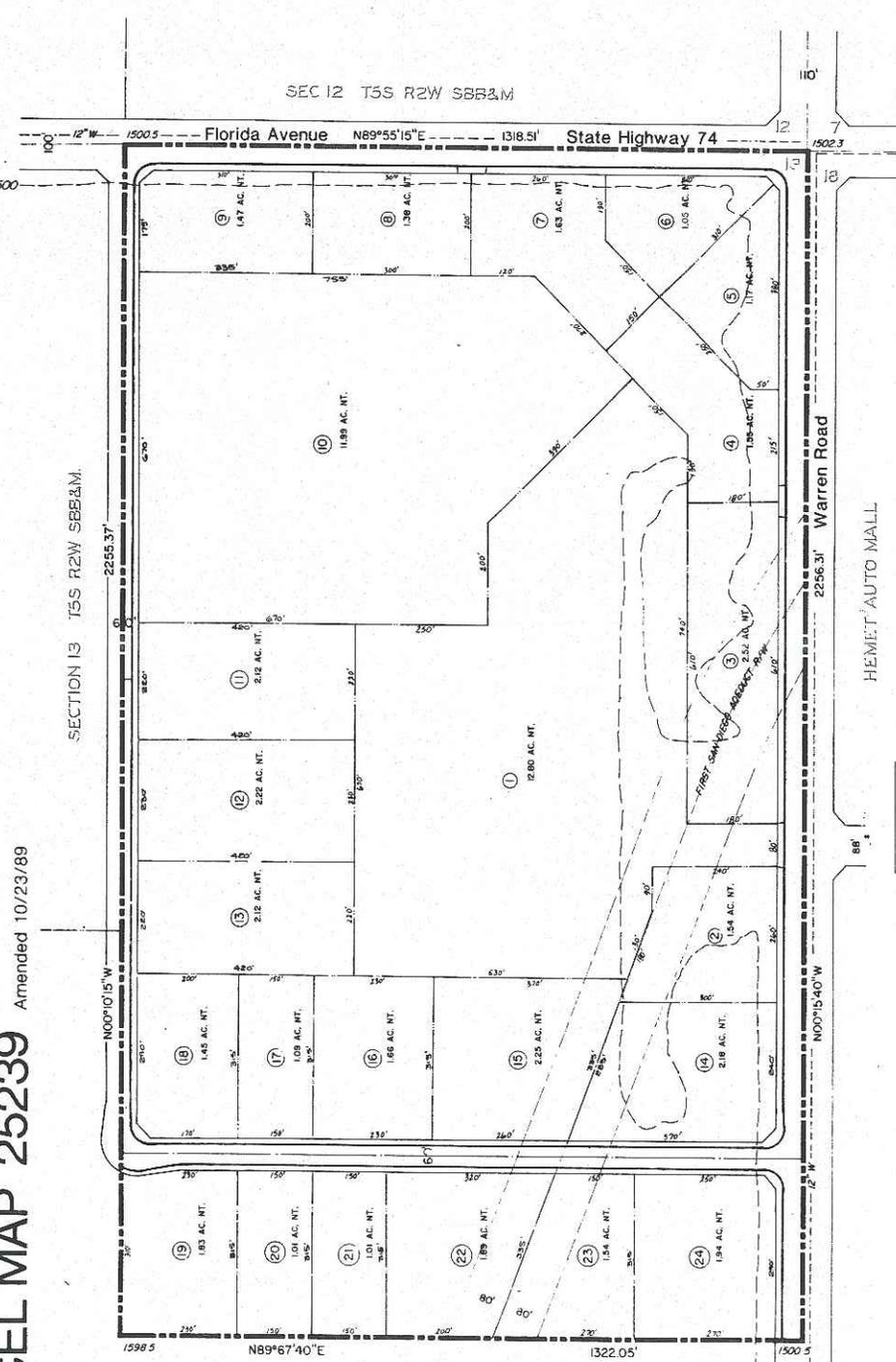
Units
24 Parcels

Improvements
Per City Requirements and Specific Plan Standards and Guidelines

Utilities
Water/Sewer: Eastern Municipal Water District
Power: Southern California Edison
Gas: Southern California Gas Co.
Phone: General Telephone
TV: Inland Valley Cablevision



J.F. DAVIDSON ASSOCIATES, INC.
Engineering Planning Surveying
Architecture Landscape Architecture
3880 LEMON ST. RIVERSIDE CA 92502
(714) 686-0844



HEMET MARKETPLACE
First Financial Equities Corp.
W.O. 11344
September 1989 Stephens



0 100' 200' 660'
1 Acre

STAFF REPORT & CONDITIONS OF APPROVAL



Department of Community Development

TO: Planning Commission
FROM: Mark Goldberg, Director, Community Development
DATE: December 6, 1989
SUBJECT: ZONE CHANGE NO. 89-19, TENTATIVE PARCEL MAP NO. 25239
APPLICANT/
OWNER: First Financial Equities
LOCATION: Southwest corner of Florida Avenue and Warren Road
ACREAGE: 64.16 ± acres AS #121G, 131A

I. REQUEST

- A proposed zone change from C-2 (General Commercial) to Specific Plan (Commercial/Light Industrial), or such other designations as the Commission may deem appropriate.
- A Tentative Parcel Map to subdivide 64.16 ± acres into 24 parcels.

II. SUMMARY

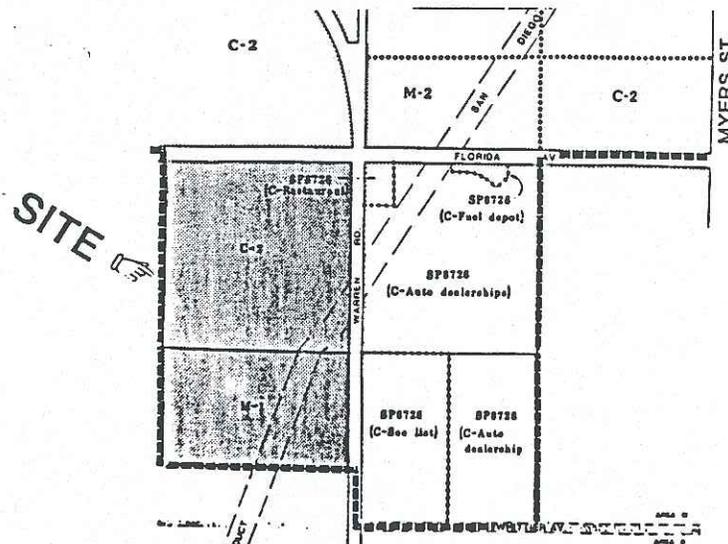
A proposed change of zone for the adoption of a Specific Plan for commercial and industrial use and related development standards specifically pertaining to this parcel.

A tentative parcel map to divide 64.16 ± acres into 24 parcels which may be sold and developed independently.

III. ENVIRONMENTAL STATUS

A Negative Declaration is recommended based on the Environmental Assessment Form.

IV. GENERAL PLAN, ZONING AND LAND USE



City of Hemet

V. SITE HISTORYAnnexation

AX12087 10/13/87 Res # 2612

General Plan, Land Use

GPA88-20 12/13/88 Res # 2697

SP (Specific Plan) from GC (General Commercial)

GPA88-17 12/13/88 Res # 2696

SP (Specific Plan) from IND (Industrial)

GPA87-01 02/24/87 Res # 2559

GC and IND (General Commercial and Industrial) from AG
(Agriculture)

GPA82-00 08/10/87 Res # 2140

AG (Agriculture) Original Plan

General Plan, Circulation

GPA86-08 08/26/86 Res # 2532

Warren Road

Arterial Road (110-foot right-of-way, four-lane)
from Secondary (88-foot right-of-way, four-lane)

GPA82-00 08/10/82 Res # 2140

Florida Avenue

Major (100-foot right-of-way, four-lanes) Original
Plan

Warren Road

Secondary (88-foot right-of-way, four-lanes)
Original Plan

Zoning

ZC 88-20 07/12/88 Ord # 1295

SHO (Scenic Highway Overlay) Warren Road

ZC87-01 03/10/87 Ord # 1222

C-2 and M-2 (General Commercial and Light Manufacturing) from County A-2-10

ZC 86-00 02/11/86 Ord # 1164

SHO (Scenic Highway Overlay) Florida Avenue

VI. STAFF ANALYSIS

Zone Change Findings

1. Compatibility with the General Plan.

The Subject property is designated "Specific Plan" on the General Plan Land Use Element Map. Under this land use category a specific plan must be filed in order to address the specific site concerns and conditions unique to this site. It is also important to achieve a higher quality development through architectural details and landscaping details not addressed in conventional development. The proposed Specific Plan carries out this intent.

2. Streets in the area are adequate to carry the traffic generated by the proposed use.

No study of the potential traffic generation or distribution has been submitted. The site has the potential to generate significant traffic volumes which should be evaluated prior to project approval. Other traffic studies in the vicinity have indicated that Florida Avenue may have to be widened beyond its current 100-foot right-of-way to handle area traffic.

3. The proposed zoning is compatible with adjacent zoning.

Property to the north is zoned C-2, General Commercial. Heavy Commercial uses would be permitted which would be similar to uses proposed on the subject property. Property to the east is the Hemet Auto Mall. It is a specific plan for the purpose of selling and servicing motor vehicles. Restaurants and other uses proposed on the subject property will be complementary to the Auto Mall activities. Property to the south is zoned County A-2-10 and is vacant. The property has an approved Tentative Tract Map for industrial land use. The south portion of the subject property is planned for industrial and service

uses which will be indistinguishable from the uses to the south, with the exception of architectural and landscape controls on the subject property. Property to the west is zoned County A-2-10 and is vacant. A street is proposed on the west boundary to provide access to the adjacent property and minimize the need for separate driveways on Florida Avenue. The likely use of the adjacent property, if annexed, would be commercial/business park based on a city general plan land use designation of General Commercial/Specific Plan.

SPECIFIC PLAN TEXT - ANALYSIS

Page

12. First four auto-related uses shall be moved to the conditional use section.
15. First three auto-related uses shall be moved to the conditional use section.
22. The style and design of walls and fences should be determined at this time so that as development takes place there is a predetermined unified style. Exhibits should show the desired type of walls and fences.
22. Because of the potential for automotive repair, industrial, and other heavy uses, specific noise performance standards need to be established.
23. The section dealing with landscape area needs to be clarified that the required parking lot landscaping and net developable area landscaping is exclusive of other required landscaping area percentages.
23. The details for the design of landscaping, sidewalks, and bikeways along Florida Avenue and Warren Road are being developed by the city and BSI consultants. When completed, these standards should become the required design elements of the specific plan for the Florida Ave. and Warren Road frontages.
23. Item 5, references exhibit 10 which does not portray the subject.
27. Further clarification or an exhibit is needed to explain, "...included as in integral part of the architectural design of a roof structure."
28. There should be no tenant identification on the project identification signs with the possible

exception of major anchor tenants. The purpose of these signs is identification of the center, not advertising. Section 2 c.(2) shall require that the design for all project identification signs be subject to review per section five, Implementation Measures.

29. Section 4 needs clarification that the banners are for color only and shall not contain any advertising or lettering.
29. Lighting (exhibit 10). Landscaping shall be required at the base of all light pole foundations to soften the visual impact of the concrete foundations.
34. It is our understanding that the sewer main in Florida Avenue does not have any capacity for additional projects, and that until a new line is installed, there is no capacity for additional projects.
45. Article V, A-1, second paragraph, insert the following: "...is in conformity with applicable fire and building codes, and....."
45. Article V, A-1, third paragraph, delete any reference to existing "buildings including minor exterior alterations."
46. Article V, A-2, a., add the following: "...., water mains and fire hydrants"
46. Plan Review

....that all provisions of this article and applicable City Codes are met.

Add Paragraph 4 to Section 5. A. 1:

Any specific development standards not spelled out in the Specific Plan shall comply with adopted City Codes.

47. Article V, A-3, add the following: "g. Sufficient fireflow is available at the site."

CIRCULATION

Traffic circulation on the site is generally efficient and provides clear collector roads for major on-site circulation. Some diagonal intersections of minor routes with the collectors should be eliminated. Staff has recommended the incorporation of a new road serving the subject site in conjunction with the site to the west

due to the size of both parcels, the desire to control access to Florida Avenue, and the provision of emergency access to both parcels. In order to achieve the road design shown on the specific plan, the property owner to the west would have to be willing to dedicate and improve the portion of the road adjacent to his property or else the road will have to be realigned to be totally on property controlled by the applicant. The property in question is the Bainbridge property with the industrial tentative tract map referred to earlier.

The applicant's traffic engineer, Kunzman Associates, has made several recommendations as a result of their study. They have recommended that Florida Avenue be improved to the Urban Arterial Highway Standards (135-foot right-of-way), which would provide six lanes of traffic. This corresponds to the recent study for the Leisure Technology plan at the northwest corner of Florida Avenue and California Avenue. This is reflected in the conditions on the map. Caltrans in their report of September 28, 1989, stipulated:

"No other vehicular access, except the one proposed at Northwest property corner shall be allowed on State highway."

This seems rather restrictive considering that it is a half-mile between intersections. We understand the need to protect the flow of this major arterial. We would recommend that an opening allowing right-in and right-out turns. This would relieve some traffic problems. The two signals at Warren Road and the new street would allow left turn traffic directed to the shopping center.

OVERALL DESIGN

The site is laid out to give the future uses good visual exposure to the traffic routes. The automotive service uses should be restricted to require that the service bays enter in a manner where the service area is not open to the major streets (visually). There are 8 freestanding uses proposed on the commercial portion of the site. Staff is concerned that the placement of these uses not create a canyon-like effect when entering the center and also preclude visibility of the uses in the main buildings of the center. The Mall is a good example of the condition we are trying to avoid. The diagonal placement of the buildings is a good idea to lessen the visual impact and create more effective open area around the buildings. There are no standards incorporated into the specific plan requiring this orientation. Staff recommends that the specific plan development standards be augmented in the "placement of buildings" section (p. 14), to list specific setbacks, front, side and rear, for all building sites, and develop exhibits which specifi-

cally deal with the freestanding pads. Staff feels that these standards should include a limit that no buildings shall be placed closer than 50-feet to any entry driveway off of the major streets (Florida Avenue and Warren Road).

TENTATIVE PARCEL MAP

The proposed map is subject to approval of the Specific Plan since standards for the parcels are outlined in the Specific Plan.

Required findings:

1. The proposed map is consistent with applicable general and specific plans.

The Site is designated specific plan on the general plan land use map. The proposed map is in compliance with the standards of the proposed specific plan; the lot widths, depths, and minimum square footage comply with the standards.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The proposed site layout, internal and external streets and lots are in compliance with the proposed specific plan.

3. The site is physically suitable for the type of development.

The site is very flat. Fill is anticipated to be brought to the site to accomplish drainage. The City is a party to an agreement to provide retention capacity and fill for the project. The site is ideal for commercial development in that it is located at the intersection of two major traffic arteries and is across the street from a good traffic generator, the proposed Auto Mall.

4. The design of the subdivision will not cause substantial environmental damage to fish or wildlife or their habitat.

The Site has been surveyed by Stephen Montgomery, biologist. His findings indicate that development of the site will not adversely impact any endangered species, and the Stephens Kangaroo Rat is not present on the site. The site has been periodically disked for weed

removal and there are no known significant fish or wildlife on the site.

5. The design of the subdivision or its improvements is not likely to cause serious public health problems.

The proposed subdivision should have no effect on public health.

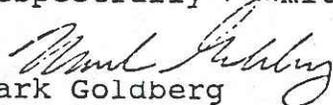
6. The design of the subdivision or its improvements will not conflict with public improvements or easements.

There is a right-of-way for the San Diego Aqueduct (underground pipes) which is unbuildable and crosses the site diagonally from Warren road to the southwest. The site plan has been designed to utilize this area for parking and access, with no structures.

VI. STAFF RECOMMENDATION

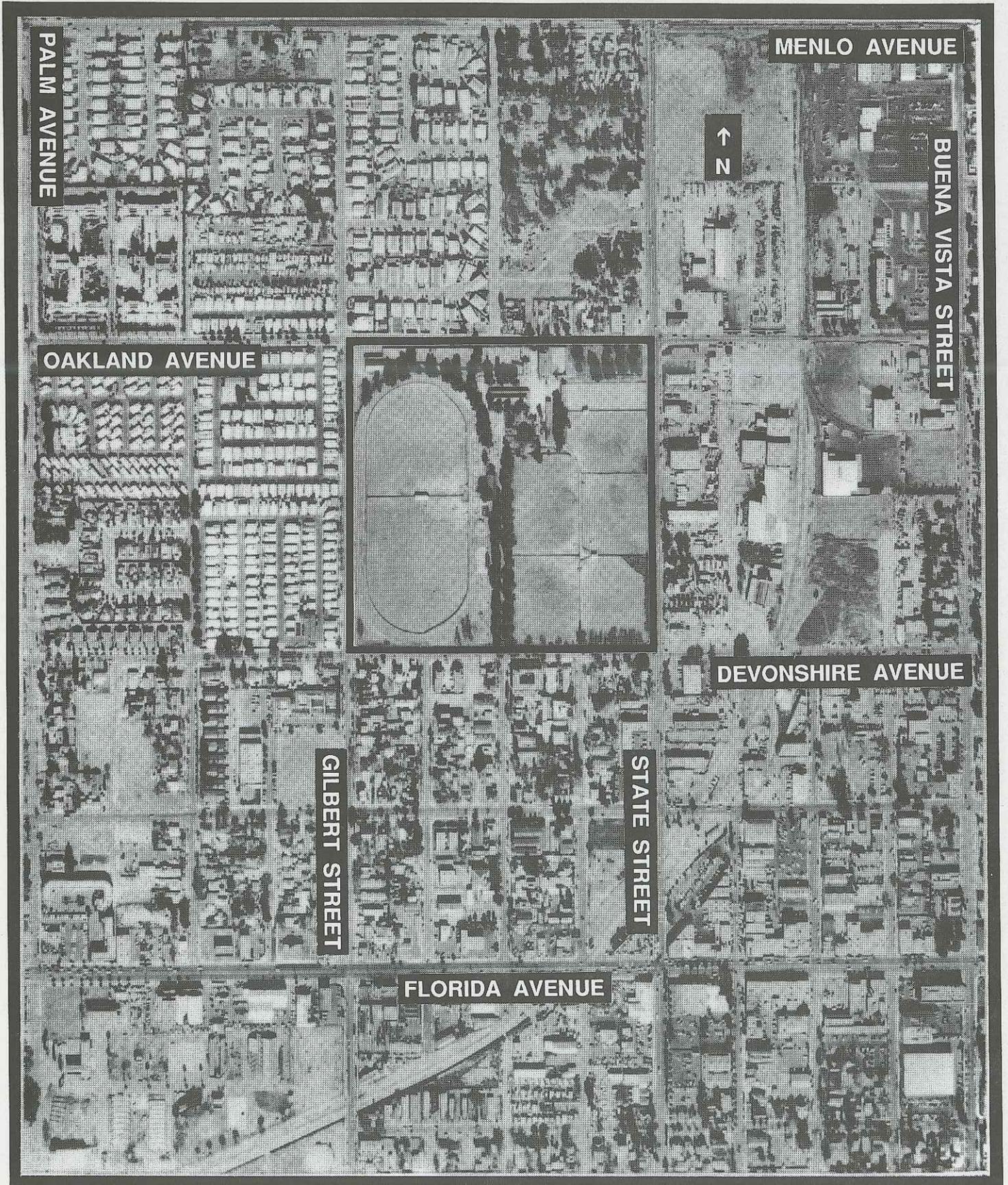
1. Adopt a Negative Declaration.
2. Adopt Resolution No. 89-___ recommending approval to the City Council of Zone Change No. 89-19, based on the aforementioned findings.
3. Adopt Resolution No. 89-___ approving Tentative Parcel Map No. 25239 based on the aforementioned findings and attached conditions of approval.

Respectfully submitted,


Mark Goldberg
Director, Community Development

Attachment

36 ACRES HEMET, CALIFORNIA



MENLO AVENUE

PALM AVENUE

BUENA VISTA STREET



OAKLAND AVENUE

DEVONSHIRE AVENUE

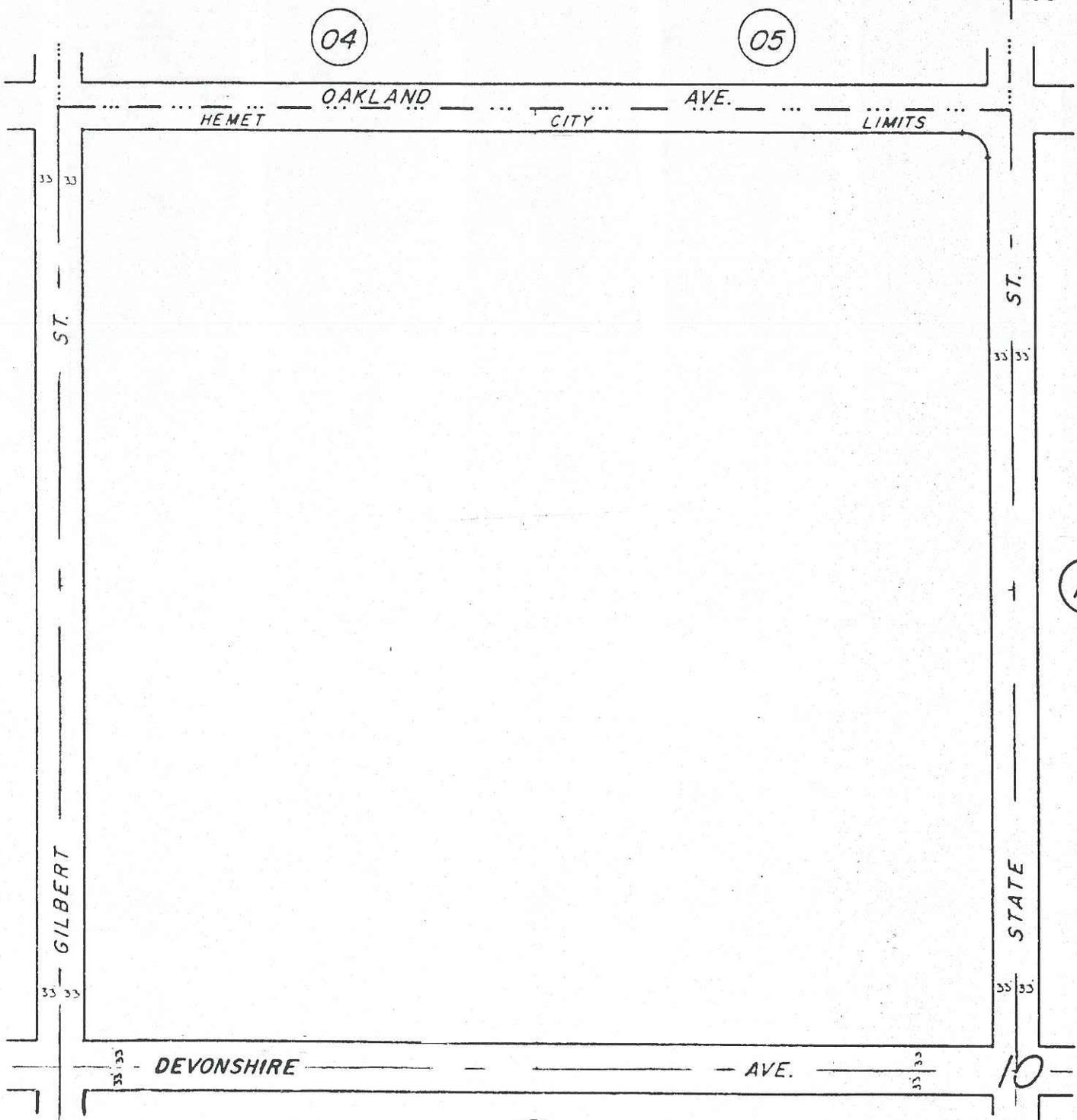
GILBERT STREET

STATE STREET

FLORIDA AVENUE

443-12

POR. RO. SAN JACINTO VIEJO
(S.E.⁴ N.W.⁴ SEC. 10, T.5S, R.1W.)



MB 1/14-15 HEMET LAND Co.

ASSESSOR'S MAP BK. 443 PG. 12
RIVERSIDE COUNTY, CALIF.

BH

