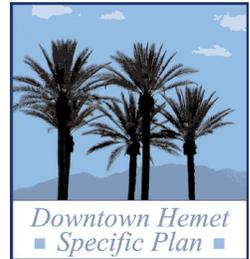


APPENDIX 3
Adopting Ordinance



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**CITY OF HEMET
Hemet, California**

ORDINANCE BILL NO. 17-008

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, ESTABLISHING THE DOWNTOWN HEMET SPECIFIC PLAN (SP 16-001) FOR 360+ ACRES LOCATED BETWEEN GILBERT STREET ON THE WEST, OAKLAND AVENUE ON THE NORTH, SANTA FE STREET ON THE EAST AND ACACIA AVENUE ON THE SOUTH (APN Various)

WHEREAS, an application for Specific Plan No. 16-001 to establish the Downtown Hemet Specific Plan (SP 16-001) has been duly filed by:

Applicant:	City of Hemet
Lot Area:	360.0+/- Acres
Location:	Between Gilbert Street on the west, Oakland Avenue on the north, Santa Fe Street on the east, and Acacia Avenue on the south.
APN:	Various;

WHEREAS, the Planning Commission has the authority per Section 90-986 of the Hemet Municipal Code to recommend action on Specific Plan No. 16-001 to establish the Downtown Hemet Specific Plan (SP 16-001); and

WHEREAS, in accordance with Government Code Section 65090, on February 10, 2017, the City gave public notice by advertising in the Press Enterprise and by mailing to property owners within 300 feet, of the holding of a public hearing at which the project would be considered by the Planning Commission; and

WHEREAS, in accordance with Government Code Section 65453, on February 21, 2017 and March 21, 2017, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the Specific Plan No. 16-001 for establishing the specific plan on the site plan area and text; and

WHEREAS, at this public hearing on February 21, 2017 and March 21, 2017, the Planning Commission considered, heard public comments on, and recommended that the City Council approve Specific Plan No. 16-001 with the recommended adoption of a

1 Mitigated Negative Declaration and Mitigation Measure Monitoring Plan for the project
2 by Resolution; and
3

4 **WHEREAS**, in accordance with Government Code Section 65453, on April 11,
5 2017, the City Council held the noticed public hearing at which interested persons had
6 an opportunity to testify in support of, or opposition to, the Downtown Hemet Specific
7 Plan No. 16-001; and,
8

9 **NOW THEREFORE**, the City Council of the City of Hemet, California, does
10 determine, find, and resolve as follows:
11

12 **SECTION 1: ENVIRONMENTAL FINDINGS**

13

14 The Planning Commission, in light of the whole record before it, including but not limited
15 to, the City's Local CEQA Guidelines and Thresholds of Significance, the
16 recommendation of the Community Development Director as provided in the Staff
17 Reports dated February 21, 2017 and March 21, 2017 and documents incorporated
18 therein by reference, and any other evidence (within the meaning of Public Resources
19 Code Sections 21080(e) and 21082.2) within the record or provided at the public
20 hearing of this matter, hereby finds and determines as follows:
21

- 22 1. **CEQA**: The approval of this Specific Plan is in compliance with requirements of
23 the California Environmental Quality Act ("CEQA"), in that on April 11, 2017, at a
24 duly noticed public hearing, the City Council approved Specific Plan No. 16-001
25 and adopted a Mitigated Negative Declaration and Mitigation Monitoring
26 Program, reflecting its independent judgment and analysis and documenting that
27 there was not substantial evidence, in light of the whole record, from which it
28 could be fairly argued that the project may have a significant effect on the
29 environment. The documents comprising the City's environmental review for the
30 project are on file and available for public review at Hemet City Hall, 445 E.
31 Florida Avenue, Hemet, California 92543.
32
- 33 2. **Multiple Species Habitat Conservation Plan (MSHCP)**: The project is found to
34 be consistent with the MSHCP. The project is located outside of any MSHCP
35 criteria area and mitigation is provided through payment of the MSHCP Mitigation
36 Fee.
37

38 **SECTION 2: SPECIFIC PLAN AMENDMENT FINDINGS**

39

- 40 1. **That the Specific Plan or Amendment systematically implements and is
41 consistent with the latest adopted General Plan:**
42

43 The proposed project is in conformance with the General Plan for the City of
44 Hemet as amended by GPA 16-001 and with the Downtown Mixed-Use Area No.
45 6, Low Density Residential (LDR), Medium Density Residential (MDR),
46 Community Commercial (CC), Office Professional (OP), School (SCH), and Park

1 (P) land use designations by incorporating into Specific Plan No. 16-001 mixed
2 use residential, commercial development and public land uses. The specific plan
3 includes a master plan of development incorporating pedestrian and multi-modal
4 amenities both internal and external to the project. In addition, Specific Plan No.
5 16-001 was designed at a human scale and incorporated buffering in the form of
6 landscaping, setbacks and building orientation, and design consideration for
7 sustainable development. The proposed Specific Plan No. 16-001 will implement
8 the goals of providing residential, commercial and recreational amenity and
9 services for the community at large.

10
11 Specific Plan No. 16-001 incorporates the Planning and Design Principles listed
12 on page 2-51 of the General Plan which call for creating a unique sense of place,
13 preservation of the historic integrity, appropriate land use mix, encouragement of
14 government and cultural uses in the downtown, utilization of urban design
15 elements to identify entries, edges and districts. The Plan protects the character
16 of lot sizes and the street grid layout. The Plan proposes establishment of a
17 mobility transit hub which will serve all forms of transportation. The Plan calls for
18 converting Florida Avenue into a complete street with better pedestrian and traffic
19 calming amenity. The sign ordinance in the Plan regulate the appropriate scale
20 and appearance of future signage. The street tree plan will foster increased
21 shade in the pedestrian environment. The design guidelines for residential will
22 promote high quality residential design and property maintenance. The
23 circulation plan will create connections between land uses which will make
24 alternatives to the automobile safe and attractive. The Plan will also encourage
25 the creation and improvement of various cultural and recreational resources that
26 are unique to Downtown Hemet.

27
28 Specific Plan No. 16-001 implements the following Goals and Policies of the
29 2030 General Plan:

30
31 **Land Use:**

- 32
- 33 • **Goal LU-1.1 Land Use Mix.** *Encourage a diverse mix of land uses throughout the City.*
 - 34
 - 35 • **LU-1.4 Walkable Neighborhoods.** *Create walkable neighborhoods that integrate*
36 *pedestrian paths and trails into a safe, cohesive and varied transportation system that*
37 *provides connectivity to nearby land uses and encourages physical activity and less*
38 *dependence on the automobile.*
 - 39
 - 40 • **LU-1.5 Strong Sense of Place.** *Foster distinctive, attractive community districts and*
41 *neighborhoods with a strong sense of place.*
 - 42
 - 43 • **LU-1.7 Integrate Land Use and Transportation Networks.** *Provide a variety of*
44 *transportation choices to serve adjacent land uses and integrate a comprehensive*
45 *system of streets, transit, passenger rail, bike paths and pedestrian connections to serve*
46 *the community.*

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- **LU-1.8 Balance Land Uses with Services.** Accommodate and locate the types, densities, and appropriate mix of land uses that can be adequately supported by the associated transportation network, utility infrastructure and public services such as schools, parks and emergency services.

7 SP 16-001 continues the diverse mix of land uses currently found in the downtown area. The
8 proposed land use amendments will bring the General Plan land uses into better alignment with
9 the existing and anticipated land use patterns. The proposed Plan will develop a strong sense of
10 place through the implementation of the design standards and guidelines found in the Specific
11 Plan.

- 12
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14
- **Goal LU-2 Smart Growth Principles.** Provide for new and infill development in compliance with Smart Growth Principles and in accordance with infrastructure and public service capacities.

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18 The proposed plan incorporates current smart growth principles and sustainability principles
19 throughout the document such as complete streets, shade, and solar orientation.

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- **Goal LU-3 Compatible Land Development.** Avoid land use conflicts and provide for compatible development.
 - **LU-3.1 Residential Variety.** Encourage a variety of residential development types which are physically and functionally compatible with surrounding neighborhoods.
 - **LU-3.2 Preservation of Stable, Existing Neighborhoods.** Preserve the integrity, quality and livability of Hemet's existing residential neighborhoods by requiring that new and infill development be designed to complement existing residential uses, density and character.
 - **LU-3.5 Buffering of New Development.** Require new development to provide a transition from adjoining development of different lands uses and intensity through the use of buffers, setbacks, edge treatments, site design, landscaping and building scale and orientation.
 - **LU-3.9 Incompatible Uses.** Prohibit uses that lead to deterioration of residential neighborhoods, or adversely affect it's safety or residential character.

40 The Specific Plan preserves and enhances existing residential neighborhoods by requiring
41 compatible building scale and massing, adequate buffering, and quality of construction.

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- **Goal LU-4 Revitalize and enhance older deteriorating neighborhoods and business districts.**
 - **LU-4.1 Building Rehabilitation.** Encourage building rehabilitation and maintenance, façade improvements and landscaping improvements, to revitalize Hemet's older neighborhoods and districts.

1 Building rehabilitation will be emphasized as well as the encouragement of façade landscaping
2 improvements for the existing building stock.
3

- 4 • **Goal LU-5 Mixed Use and Transit-Oriented Development.** *Create opportunities for*
5 *mixed use and Transit-Oriented Development to complement and support vibrant city*
6 *centers, regional commercial nodes, and business districts.*
7
- 8 • **LU-5.1 Siting of Mixed Use Districts.** *Encourage the development of mixed use and*
9 *higher intensity residential, commercial, and employment centers along major*
10 *transportation corridors and near future Metrolink rail stations.*
11
- 12 • **LU-5.3 Specific Plans.** *Promote the use of specific plans as a means to ensure an*
13 *adequate, integrated, and complementing mix of land uses within mixed use districts that*
14 *exhibit a high level of quality design and cohesiveness.*
15
- 16 • **LU-5.4 Multi-Family Residential in Mixed-Use District.** *Design mixed use districts to*
17 *avoid an over-concentration of multi-family units of similar density, scale, and*
18 *architecture; and enhance the visual quality and character of the development with*
19 *extensive landscape features and architectural diversity.*
20
- 21 • **LU-5.5. Public Spaces.** *Establish interesting and attractive focal points, public spaces*
22 *or community uses within mixed use and transit oriented developments that are within*
23 *walking distance and provide a source of activity and identity for the district.*
24

25 The Specific Plan creates a transit-oriented district along the AT&SF railway r.o.w. and mixed
26 use development is allowed and encouraged that will take advantage of their proximity to the
27 future transit mobility hub. The Open Space program in the plan sites existing and future parks
28 and plazas that will be attractive focal points to the community.
29

- 30 • **Goal LU-6 Commercial Centers.** *Establish a comprehensive range of attractive and*
31 *economically viable commercial centers throughout the City that meet the needs of the*
32 *community.*
33

34 The Downtown Village (DV) zone creates a unique commercial center for the City. The variety
35 of commercial uses in the Plan will serve many of the commercial needs of the community
36 within the Plan and of the community as a whole.
37

- 38 • **Goal LU-7 Downtown District.** *Promote the Downtown District as the centerpiece of*
39 *community identity, activity, culture and governance.*
40
- 41 • **LU-7.1 Vibrant Land Use Mix.** *Encourage the revitalization and development of retail,*
42 *office, restaurant, entertainment, cultural, civic, and housing uses within the Downtown*
43 *District that create a pedestrian style living environment and sense of place.*
44
- 45 • **LU-7.2 Downtown Principles.** *Utilize the Downtown Principles concepts and strategies*
46 *to create a major activity “hub” in the Downtown District.*
47
- 48 • **LU-7.3 Civic Focus.** *Support the civic focus of the downtown by keeping the locations of*
49 *government and public facilities within or near the downtown district.*
50

- 1 • **LU-7.4 Cultural Facilities.** *Promote the location of community amenities such as*
2 *libraries, museums, galleries, theatres, entertainment and other cultural activities within*
3 *the historic downtown core.*
- 4
- 5 • **LU-7.5 Nurture Pedestrian Activity.** *Support a vibrant and active downtown core by*
6 *requiring street level uses to be pedestrian friendly such as bookstores, coffee houses,*
7 *restaurants, and specialty stores within appropriate lot sizes.*
- 8
- 9 • **LU-7.6 Auto-related Uses.** *Require uses such as auto sales, drive through restaurants,*
10 *liquor stores, and warehouses to be located outside of the historic downtown core as*
11 *such uses are automobile oriented and detract from the goal of achieving a vibrant and*
12 *active downtown.*
- 13
- 14 • **LU-7.7. Traditional Grid Design.** *Continue the traditional development pattern, grid*
15 *street design, and historic design flavor within the Downtown Core.*
- 16
- 17 • **LU-7.8. Downtown Neighborhoods.** *Maintain the special character and identity of the*
18 *Downtown District as a collection of distinct neighborhoods with unique assets, functions*
19 *and traits, each contributing to the overall image of the community. Support programs*
20 *that meet each neighborhood's needs.*
- 21
- 22 • **LU-7.9 Metrolink Station.** *Actively support the location of a future Metrolink station and*
23 *transit-oriented village within the Downtown District.*
- 24
- 25 • **LU-7.10 Pedestrian Linkages.** *Create a pedestrian link that connects the Metrolink train*
26 *station to various points of interest, activity, and employment in the Downtown District*
27 *and Historic core.*
- 28
- 29 • **LU-7.11 Medical Center.** *Encourage and facilitate the expansion of professional offices,*
30 *medical and associated institutional uses surrounding the Hemet valley Medical Center.*
- 31
- 32 • **LU-7.12 Adaptive Reuse of Buildings.** *Permit the adaptive reuse of buildings such as*
33 *older residential homes converting to low intensity office/retail uses, where consistent*
34 *with the General Plan land use designation.*
- 35
- 36 • **LU-7.13 Centralized Parking Facilities.** *Continue to promote the development of*
37 *centralized parking facilities that can be shared by multiple businesses.*
- 38
- 39 • **LU-7.14 Residential Synergy.** *Encourage the development of new residential uses in*
40 *proximity to supporting uses such as medical offices, transit facilities, community*
41 *centers, parks and grocery stores.*
- 42
- 43 • **LU-7.15 Redevelopment and Revitalization Programs.** *Continue redevelopment and*
44 *other programs for infrastructure and property investment, business recruitment, and*
45 *beautification efforts to stimulate the revitalization of the Downtown District.*
- 46
- 47 • **LU-7.16 Special Events.** *Collaborate with local business organizations to establish*
48 *special events that attract resident and visitors to the Historic Downtown core.*
- 49
- 50 • **LU-7.17 Public Safety.** *Enhance street lighting, improve the condition of pathways and*

1 parking areas, and provide a visible presence of law enforcement to foster public safety
2 in the Downtown.
3

- 4 • **LU-7.18 District Identity.** Create and implement streetscape improvement plans that
5 establish distinct identities for various Downtown District neighborhoods, including
6 entries, signage, paving, lighting, landscaping and public art.
7

8 The Downtown Specific Plan establishes the “Downtown District” as a creative center of culture
9 and government. The built environment and proposed open space amenities will allow for
10 scheduling of unique special events. The proposed streetscape plan will provide for safe
11 pathways and parking areas for the general area.
12

- 13 • **Goal LU-8 Florida-Devonshire-Acacia Corridors.** Revitalize and enhance the land
14 uses and appearance of the Florida-Devonshire-Acacia Corridors to create an integrated
15 mix of commercial, office, hospitality and residential uses.
16
- 17 • **LU-8.4 Traffic Connections.** Establish transit connections along Florida Avenue, and
18 require incorporation of transit- and pedestrian-friendly design features.
19

20 Parts of the Florida Avenue and Acacia Avenue corridors are found within the Specific Plan
21 project area. The land use plan will foster an integrated mix of commercial, office, hospitality
22 and residential uses. The streetscape plan will improve the appearance of each.
23

- 24 • **LU-12.5 Downtown as a Tourist Destination.** Support and expand the role of
25 Downtown Hemet in attracting tourism, and continue to improve its economic viability,
26 appearance, function, and mix of retail, dining, and entertainment businesses to foster
27 Downtown as a desirable destination.
28

29 The Downtown Village zone and the surrounding TOD and Hemet Stock Farm zones will help in
30 establishing Downtown Hemet as a tourist destination. The existing and proposed cultural and
31 government amenities make the area a desirable destination.
32

- 33 • **Goal LU-15 Healthy Communities.** Foster a healthy community through land use and
34 urban design practices that support healthy and sustainable lifestyles for all Hemet
35 residents.
36
- 37 • **LU-15.1 Balance of Land Uses.** Through the General Plan Land Use and Zoning Maps,
38 establish a balance of land use opportunities for jobs, housing, and services within the
39 community that help achieve the mobility, access, open space, and air quality goals and
40 policies of the City.
41
- 42 • **LU-15.3 Pedestrian Linkages and Connectivity.** Encourage a built environment that
43 promotes physical activity and access to goods and services while reducing driving and
44 pollution by directing new commercial growth to existing and planned residential area,
45 incorporating pedestrian linkages and connectivity between land uses, and requiring
46 development and design standards that create walkable streets and neighborhoods.
47

48 The Downtown Specific Plan follows the healthy community principles found in the General
49 Plan. The variety of sustainability policies and programs will continue to support healthy and
50 sustainable life styles. The proposed pedestrian and bicycle path network will foster a more

1 healthy life style.
2

3 **Community Design:**
4

- 5 • **Goal CD-3 Streetscape System.** *Develop a streetscape system that provides cohesive*
6 *design, enhances community image, incorporates green street concepts, and develops*
7 *an attractive identity for the various City districts.*
8
- 9 • **CD-3.1 Public Streetscapes.** *Provide public streetscapes that unify the City of Hemet*
10 *and contribute to the unique identity of its neighborhoods, districts, open space corridors,*
11 *and public places.*
12
- 13 • **CD-3.4 Enhanced Pedestrian Environment.** *Promote the transformation of existing*
14 *automobile-dominated corridors into boulevards that are attractive, comfortable, and*
15 *safe for pedestrians.*
16
- 17 • **CD-3.8 Arterial Landscaped Medians.** *Provide for landscaped medians along Florida*
18 *Avenue and other identified arterial corridors that are uniform in design and unique to*
19 *each, and which would incorporate items such as public art, drought resistant*
20 *landscaping and wayfinding signs, as appropriate.*
21
- 22 • **CD-3.11 Street Trees.** *Select species of trees for parkways and medians that creat an*
23 *attractive visual framework, are large enough to provide shade and identity, are water*
24 *conserving, and are relatively low maintenance.*
25

26 The proposed Streetscape plan in Chapter 7 establishes a streetscape system that is cohesive
27 in design which will enhance the community image with a system of street trees, parkways,
28 pathways, parks and plazas. Landscape medians are proposed along the Florida Avenue
29 corridor.
30

- 31 • **Goal CD-5 Attractive Community Design.** *Promote attractive community design to*
32 *make Hemet a more desirable place to live.*
33
- 34 • **CD-5.1 Complete and Well-Structured Neighborhoods.** *The City shall promote the*
35 *design of complete and well-structured neighborhoods whose physical layout and land*
36 *use mix promote walking to services, biking, and transit use, foster community pride,*
37 *enhance neighborhood identity; ensure public safety, and address the needs of all ages*
38 *and abilities.*
39
- 40 • **CD-5.4 Public Space Design.** *Encourage design that improves public spaces,*
41 *encourages pedestrian activity, and enhances sense of place within neighborhoods and*
42 *commercial districts.*
43
- 44 • **CD-5.5 Specific Plans.** *Require specific plans to promote cohesive and integrated*
45 *patterns of development for large undeveloped standards to ensure higher quality*
46 *building and site design.*
47

48 Chapter 7 of the Specific Plan establishes a masterplan for streetscape and open space areas.
49 Chapter 6 – Circulation and Parking assists in providing the structure that promotes pedestrian
50 activity and transit use to local and regional destinations.

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- **Goal CD-8 Walking Environment.** *Facilitate good community design featuring pedestrian access and amenities that offer a pleasurable walking environment, and encourages residents to consider alternatives to the automobile.*

6 Chapter 7 of the Specific Plan establishes a masterplan for streetscape and open space areas.
7 Chapter 6 – Circulation and Parking assists in providing the access that promotes pedestrian
8 activity and transit use to local and regional destinations.
9

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- **Goal CD-9 Public Spaces.** *Maintain and create public spaces for people to gather within the City.*

14 Chapter 7 of the Specific Plan provides the master plan for existing and future public spaces
15 within the project boundaries. Weston Park will serve as the traditional green open space. The
16 Civic Plaza will be a more urban alternative.
17

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20
- **Goal CD-10 Mixed-Use Development Standards.** *Establish mixed-use development standards that facilitate design excellence and compatibility with neighboring uses.*

21 The standards and guidelines in Chapters 4 (Mixed Use and Commercial) and 5 (Residential)
22 specifically deal with mixed-use development. The design guidelines contain criteria for
23 establishing adequate buffers and land use compatibility.
24

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27
- **Goal CD-11 Safescape and Defensible Space.** *Utilize the principles of safescape and defensible space to improve community image and personal safety.*

28 The standards and design guidelines in Chapters 4, 5, 6 and 7 contain the criteria to promote
29 the development of safescape and defensible spaces.
30

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34
- **Goal CD-12 Infill in Existing Neighborhoods.** *Preserve and enhance the character of existing neighborhoods and districts while incorporating infill development and revitalization.*

35 The standards and guidelines in Chapter 5 (Residential Zones) address the issues of
36 compatibility with existing neighborhoods with infill development.
37

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40
- **Goal CD-13 Downtown District.** *Enhance the vitality and appearance of the Downtown District through Community Design.*

41 The concepts shown in Chapter 7 (Streetscape and Open Space) will enhance the vitality and
42 appearance of the Downtown District by having a master plan of street trees, streetscape
43 palette and establishing wayfinding and gateway areas.
44

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46
47
- **Goal CD-14 Transit Village.** *Develop the future metrolink station area as a mixed use transit village.*

48 The Downtown Specific Plan proposed a transit mobility hub in the Transit-Oriented District.
49

50
Circulation:

- 1 • **Goal C-1 Balanced Transportation System.** *Build and maintain a transportation*
2 *system that is designed to meet the current and future needs of Hemet’s residents and*
3 *businesses while providing a balance between mobility, cost, and the quality of the City’s*
4 *living environment.*
- 5
- 6
- 7 • **C-1.1 Complete Streets.** *Support the implementation of complete streets through a*
8 *multi-modal transportation network that balances the needs of pedestrians, bicyclists,*
9 *transit riders, mobility-challenged person, older people, children, and vehicles while*
10 *providing sufficient mobility and abundant access options for existing and future users of*
11 *the street system.*
- 12
- 13 • **C-1.2 Comprehensive Design.** *Street improvement projects shall be designed in a*
14 *comprehensive fashion to include consideration of street trees, pedestrian walkways,*
15 *bicycle lanes, equestrian pathways, signing, lighting, noise, and air quality wherever any*
16 *of these factors are applicable.*
- 17
- 18 • **C-1.10 Center Median Design.** *Implement the design and construction of center*
19 *landscaped medians with appropriate breaks for full turning movements along Florida*
20 *Avenue, Stetson Avenue, Sanderson Avenue, Domenigoni Parkway, Warren Road, and*
21 *other arterial corridors consistent with the General Plan’s Circulation Map.*
- 22
- 23 • **C-1.12 Maintain Grid System.** *Maintain and encourage the existing grid system of*
24 *streets to facilitate neighborhood accessibility, emergency response, and transportation*
25 *capacity.*
- 26
- 27 • **C-1.16 Mixed Use District Street Design.** *To facilitate transit- and pedestrian-oriented*
28 *street design in the Mixed Use District, consider the implementation of off-street shared*
29 *parking with parking signage improvements, consolidation of driveways, installation of*
30 *raised landscaped median, bus turnouts, traffic signal enhancements, special pavement*
31 *treatments at pedestrian crossings and intersections, curb extensions, enhanced*
32 *crosswalks, wider sidewalks, and other appropriate measures which enhance traffic flow,*
33 *transit efficiency, and pedestrian movements.*

34 Chapter 6 (Circulation and Parking) and Chapter 7 (Streetscape and Open Space) establishes a
35 network of complete streets with adequate capacity for automobile traffic, bicycle and pedestrian
36 usage.
37

- 38
- 39 • **Goal C-2 Regional Transportation Plans.** *Coordinate and cooperate in the*
40 *implementation of regional and inter-jurisdictional transportation plans and regional*
41 *transportation systems.*
- 42
- 43 • **C-2.6 Metrolink Extension.** *Promote the extension of Metrolink service on the*
44 *Burlington Northern Santa Fe Railway line from Riverside to stations located near the*
45 *realigned SR79 and downtown Hemet.*

46 Section 6.G (Transit Circulation) coordinates and fosters cooperation in the implementation of
47 regional transportation plans.
48

- 49 • **Goal C-4 Alternative Transportation Modes.** *Promote and support modes of*
50

1 transportation that offer an alternative to single-occupancy automobile use and help
2 reduce air pollution and road congestion.

- 3
- 4 • **C-4.1 Sustainable Urban Design.** Promote urban design measures that encourage
5 alternatives to single-occupancy vehicle transportation and direct new growth along
6 transportation corridors as a means of reducing roadway congestion, air pollution, and
7 non-point source water pollution.
- 8
- 9 • **C-4.15 Transit-oriented Development Design Features.** Require new development to
10 incorporate transit-oriented design features and attractive, accessible, and appropriate
11 transit, bicycle, and pedestrian amenities to promote and support public transit and
12 alternate modes of transportation.
- 13

14 Chapter 6 (Circulation and Parking) of the Specific Plan plans for alternative transportation
15 modes including pedestrian, bicycle and neighborhood electric vehicles.

- 16
- 17 • **Goal C-5 Bicycle and Pedestrian Accessways.** Develop, expand, and maintain a
18 network of bicycle and pedestrian accessways that provide safe and comfortable travel
19 between residential neighborhoods, parks, schools, and commercial and office centers.
- 20
- 21 • **C-5.1 Bikeway and Pedestrian Network.** Maintain an extensive trails network that
22 supports bicycles and pedestrians and links residential neighborhoods, schools,
23 commercial centers and employment centers by implementing the City's Bikeway
24 Circulation Plan and including the provision and dedication of bikeways and pedestrian
25 walkways in conjunction with development permits.
- 26
- 27 • **C-5.2 Expand Bikeway Network.** Seek opportunities to acquire land and build new
28 bikeways, including using floodways, easements, and abandoned rights-of-way and
29 modifying and widening existing roadways and shoulders to accommodate bikeways, in
30 accordance with the Bikeway Circulation Plan.
- 31

32 Sections 6.E (Pedestrian Circulation), 6.F (Bicycle Circulation) and 6.G (Transit Circulation)
33 establish as framework for a network of alternative transportation modes.

34
35 **Community Services & Infrastructure:**

- 36
- 37 • **Goal CSI-1 Community Services & Infrastructure.** Coordinate new development and
38 redevelopment with the provision of adequate infrastructure for water, sewer,
39 stormwater, energy, and communications.
- 40
- 41 • **CSI-1.2 Infrastructure Adequacy.** Ensure that new development and redevelopment
42 provides infrastructure for water, sewer, and stormwater that adequately services the
43 proposed uses and that has been coordinated with affected infrastructure providers.
- 44

45 Chapter 8 of the Specific Plan outlines the needed infrastructure system for the Downtown area.

46
47
48 **Historic Resources:**

- 49 • **Goal HR-1 Historic Resources.** Identify, maintain, protect, and enhance elements of
- 50

1 Hemet's cultural, historic, social, economic, architectural, agricultural, archaeological,
2 and scenic heritage.
3

4 Cultural resource preservation mitigation measures are recommended in the proposed Mitigated
5 Negative Declaration which address the protection of cultural, historic, and archaeological
6 resources.
7

8 **Art & Culture:**
9

- 10 • **Goal AC-1 Art & Culture.** *Promote art and culture as a means of improving the quality*
11 *of life for City residents.*
- 12
- 13 • **AC-1.3 Public Spaces and Facilities.** *Use artistic elements in coordination with the*
14 *City's transportation network and pedestrian linkages, landscaping, lighting, paving, and*
15 *signage at the City's gateways and other public spaces to strengthen Hemet's identity*
16 *and image.*
- 17
- 18 • **AC-1.4 Downtown Focus.** *Encourage the development of downtown Hemet as the art*
19 *and cultural center of the City. Encourage the preservation, renovation and reuse of the*
20 *downtown area's historic structures and cultural facilities.*
21

22 The land use section of the Specific Plan established the Downtown Village as the location for
23 establishment of an art and culture center. Chapter 7 (Streetscape and Open Space) establish a
24 framework for pedestrian linkages and gateways.
25

26 **Housing:**
27

- 28 • **Goal H-1 Housing.** *Provide for the attainment of quality housing within a satisfying living*
29 *environment for households of all socio-economic, age, and ethnic types in Hemet.*
- 30
- 31 • **H-1.2 Housing Variety.** *Promote a variety of housing types to meet the special needs of*
32 *persons with disabilities, elderly households, and others who may need assisted living,*
33 *group home, institutional care, and other alternative residential environments.*
34

35 The Land Use Plan and Chapter 5 (Residential Zones) of the Specific Plan establish standards
36 and design guidelines for maintaining and enhancing high quality of housing in a variety of
37 types.
38

- 39 **2. The Specific Plan provides for the development of a comprehensively**
40 **planned project that is superior to development otherwise allowed under**
41 **the conventional zoning classifications.**
42

43 The proposed Specific Plan No. 16-001 involves establishing a network of
44 pedestrian and vehicular linkages designed to connect the area to a variety of
45 multi-modal transportation amenities. The proposed mixed use project will allow
46 for the creation of needed employment opportunities, retail sales tax revenue,
47 and flexibility in housing choices.
48

- 1 3. **The proposed Specific Plan provides for the construction, improvement, or**
2 **extension of transportation facilities, public utilities and public services**
3 **required by the long-term needs of the project and/or other area residents,**
4 **and complements the orderly development of the city beyond the project**
5 **boundaries.**

6
7 The project, as conditioned will, improve the area in a manner that is consistent
8 with the General Plan Circulation, Community Services and Infrastructure
9 elements which will serve the circulation and public services needs of the
10 proposed commercial, residential and public development. The traffic analysis
11 for the Specific Plan has determined that the streets and circulation system in the
12 area will be adequate to handle the future anticipated traffic needs with the
13 provision of the suggested mitigation measures. Regional drainage needs,
14 recreational amenity and utility services are also planned and provided for.
15

16 The proposed Specific Plan for the project area is compatible with the existing
17 development constructed within the project area and the immediate
18 surroundings. The Specific Plan will guide development so that the streets and
19 circulation system in the area will be adequate to handle the future anticipated
20 traffic and community services needs with the provision of the suggested
21 mitigation measures.
22

23 24 **SECTION 3: ADOPTION OF THE SPECIFIC PLAN**

- 25
26 1. The Downtown Hemet Specific Plan No. 16-001 is hereby adopted as indicated
27 in Exhibit 1A, on property described in Exhibit 1B.
28

29 **SECTION 4: SEVERABILITY**

30
31 If any section, subsection, subdivision, sentence, clause, phrase or portion of this
32 ordinance, is for any reason held to be invalid or unconstitutional by the decision of any
33 court or competent jurisdiction, such decision will not affect the validity of the remaining
34 portions of this ordinance. The City Council hereby declares that is would have adopted
35 this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or
36 portion thereof, irrespective of the fact that any one or more sections, subsections,
37 subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or
38 unconstitutional.
39

40 **SECTION 5: PUBLICATION**

41
42 The City Clerk is authorized and directed to cause this Ordinance to be published within
43 fifteen (15) days after its passage in a newspaper of general circulation and circulated
44 with the City in accordance with Government Code Section 36933(a), or to cause this
45 Ordinance to be published in the manner required by law using the alternative summary
46 and posting procedure authorized under Government Code Section 39633(c).

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SECTION 6: EFFECTIVE DATE

This ordinance will become effective 30 days after its adoption.

INTRODUCED at the regular meeting of the Hemet City Council on _____, 2017.

APPROVED AND ADOPTED this _____ day of _____, 2017, by the following vote:

Signatures on next page.

Linda Krupa, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah McComas, City Clerk

Eric S. Vail, City Attorney

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State of California)
County of Riverside)
City of Hemet)

I, Sarah McComas, City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the ____ day of _____, 2017 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Sarah McComas, City Clerk

EXHIBIT "A"

DOWNTOWN SPECIFIC PLAN DESCRIPTION

BLOCKS 137, 138, 139, 144, 145, 146, 149, 150 AND 151 OF THE LANDS OF THE HEMET LAND COMPANY, WITHIN SECTION 10, T.5S., R.1W., OF THE SAN BERNARDINO MERIDIAN, AND OF THE RANCHO SAN JACINTO VIEJO, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 14 AND 15 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTERLINE INTERSECTION OF GILBERT STREET AND OAKLAND AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF OAKLAND AVENUE, A DISTANCE OF 3,960 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF SANTA FE STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF SANTA FE STREET, A DISTANCE OF 3,960 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF ACACIA AVENUE;

THENCE WEST ALONG SAID CENTERLINE OF ACACIA AVENUE, A DISTANCE OF 3,960 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH SAID CENTERLINE OF GILBERT STREET;

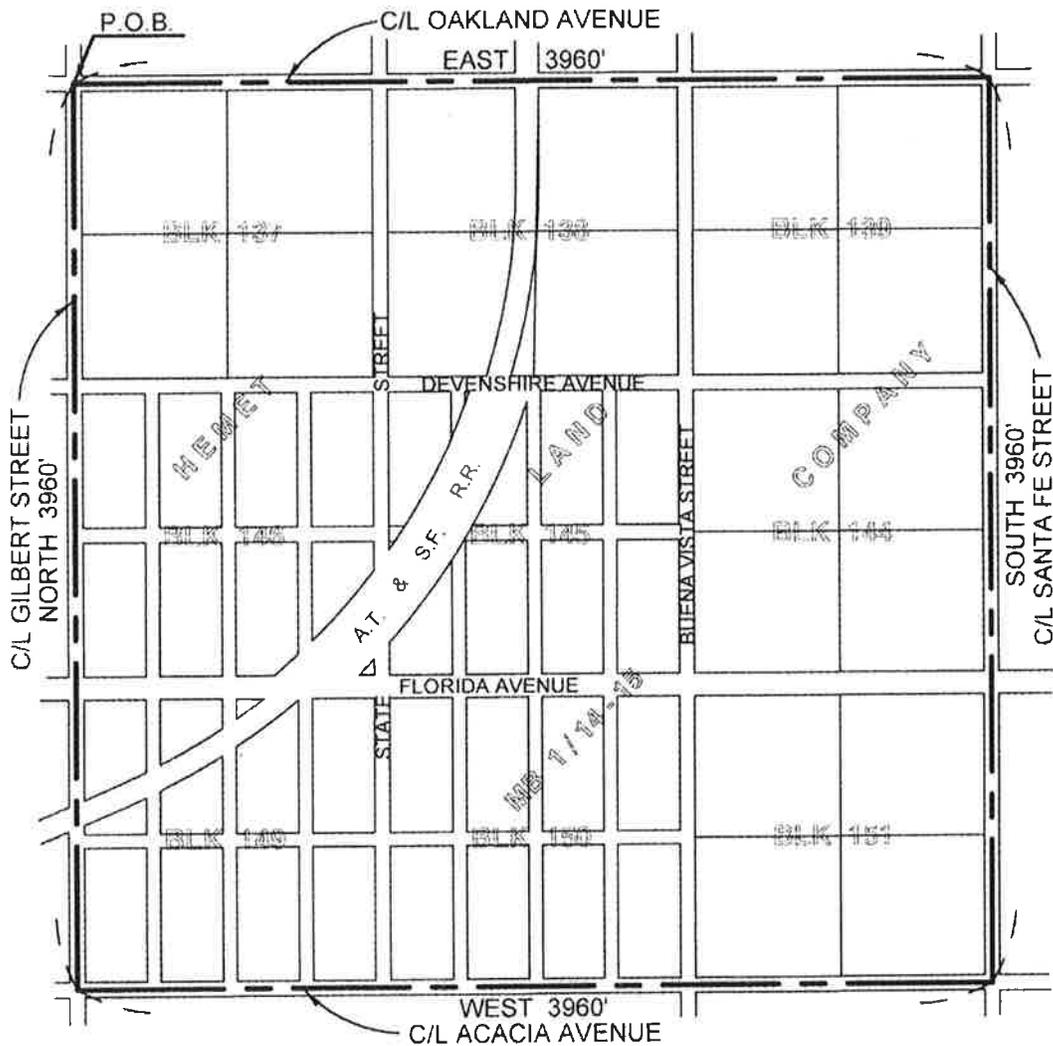
THENCE NORTH ALONG SAID CENTERLINE OF GILBERT STREET, A DISTANCE OF 3,960 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

CONTAINS 360 ACRES, MORE OR LESS.

EXHIBIT 'B'



NORTH



BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Hemet, CA 92344 41555 E Florida Ave. Suite G Phone (951) 655-1727 Fax (951) 628-0347
Park City, UT 84096, 5150 Cove Canyon Dr, #902, Phone (801) 859-6755, Fax (801) 261-2216

DOWNTOWN HEMET SPECIFIC PLAN
DESCRIPTION PLAT

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