



Citizen Advisory Committee (CAC) Meeting
Hemet Public Library- 2nd Floor
Thursday, November 29, 2012 – 3:30 PM to 5:30 PM

AGENDA

OPPORTUNITY FOR PUBLIC COMMENT: *Members of the public will be given an opportunity to comment on agenda items at the conclusion of each item, as time permits.*

- 1. Call to Order-** *Interim City Manager Mark Orme (substituting for Chair Goodrich and Vice Chair Hall)*

Called to order at 3:37 p.m.

Staff Present: Dave Brown – Police Chief
Deanna Elliano – Community Development Director
Mark Orme – Interim City Manager
Erica Vega – Assistant City Attorney

CAC Present: Jim Connell Norm Kyriss
Patty Drusky Robert Masson
Eva Gifford Sharon McComb
Frank Gorman Carlos Navarro
Eric Gosch Stefany Nelson
Mona Groff Michael Ramirez
Linda Krupa

CAC Absent: Gary Fowler Connie Hall
John Gifford Mary Ann Mari
Dan Goodrich Larry Smith
Larry Graves

2. Comments or corrections to the September 27, 2012 CAC Agenda Recap (distributed via e-mail to CAC members)- CAC members

Approved as presented.

3. Summary Updates on Items from October 25, 2012 CAC Meeting

ICM Orme began the summary update by thanking the County of Riverside and Supervisor Jeff Stone, as well as his Chief of Staff Vern Lawrenson and right hand, Opal Holloway, who were present on behalf of Supervisor Stone to update the CAC regarding the County's program to donate cars to cities, as was discussed at the October CAC meeting.

Vern Lawrenson advised that Supervisor Stone was very interested in assisting wherever possible with enhancement of security and public safety throughout the valley, and had committed to facilitate some retiring vehicles from the Sheriff's Department that can be retrofitted and used. There are several areas in the county that already utilize such retired vehicles for Citizens on Patrol programs, etc., and the supervisor would like to donate some of these vehicles to the Hemet-San Jacinto valley. The county's fleet maintenance department has indicated that there are vehicles ready to be donated now. What is needed to come to terms with is the preferred method of handling the use of these vehicles. Alternative A includes County maintenance of the vehicle titles, their annual renewal, and the provision of maintenance and service work on the vehicles. Alternative B is to transfer title of the vehicle to the City, which would then be responsible for title renewal, service, maintenance, etc. There is currently no detailed data on what the service costs would be for these vehicles. Once decided, the City can contact Bob Hadishell at the County and advise him of the preferred option.

CAC Member Jim Connell: How many vehicles are available?

Mr. Lawrenson: Currently we are told that we can get a couple of vehicles per month, and up to 20 to 25 per year. There are two or three vehicles available right now. If your program determines that you need five or six vehicles, it might take a couple of months to accommodate that.

CAC Member Connell: Who will be driving the cars?

Police Chief Dave Brown: I have had discussions with Vern and Supervisor Stone, and with 25 new police volunteers the vehicles could definitely be put to use immediately, but I don't want to overstep the CAC so I'm open for discussion on how and where they should be utilized.

Mr. Lawrenson: A few of these programs will be sprouting up, and the Supervisor's commitment is to provide you with all of the vehicles that we can get to you. Some will go to Hemet, some to San Jacinto, on a first come-first serve basis, so the City will need to establish the programs that they will be using them for and contact us.

CAC Member Michael Ramirez: Will insurance be provided by the County if the County retains the title?

Mr. Lawrenson: I am uncertain, but I believe the County would maintain liability insurance if they hold the title. There may, however be advantages to the City's taking title, since there may be less restrictions imposed on how the vehicles are used, who can drive them, etc.

ICM Orme: If the CAC agrees, I would like to take this back for discussion amongst staff to consider those options, and report back to the CAC as it relates to what would work in the best interest of the City overall. If the CAC is interested in this type of program, which you appear to be, we will formulate what we believe is the best opportunity on our end and take it to Council for their final authorization.

Discussion ensued regarding how the cars might be used, and the pros and cons of the county maintaining the title vs. the city taking it over.

CAC Member Connell: I participate in the citizen's patrol program in Nuevo, and the cars that we use are controlled by the County who maintains them completely, which has worked effectively.

Mr. Lawrenson explained that the County doesn't just pick up the cost, but rather it is handled through coordination with the Sherriff's Department, and is an item in their budget.

ICM Orme turned the meeting over to Community Development Director Deanna Elliano for further updates.

CDD Elliano commended the Minutes Secretary, Nancie Shaw, for providing detailed minutes, and then proceeded to discuss the rental database that was brought up at the October meeting. She advised that the low number that had been discussed at that meeting was actually determined to be the number of property owners for various rentals, rather than the number of rental units. The number of rental units was proving to be much closer to what had been estimated utilizing census data.

CAC Member Eric Gosch: If we are not that far off from the original estimate, does that mean that there are approximately 9,000 rental units in the City?

CDD Elliano responded that per census data, it is confirmed that there are approximately 7,000 multi-family rental units in the City. The business license data that was provided earlier this week from our Finance Department is that those multi-family units, plus single-family rentals that we are aware of, plus motel units, and nursing homes or facilities that include the renting of a room, total approximately 20,000.

CAC Member Gosch: So the 20,000 units do not include any single-family rentals that the City is not aware of?

CDD Elliano confirmed that this was correct. As we consolidate all of the information that we are continuing to collect based on the census data, information that we acquire from other sources, and the reporting that the City does, we can then break the data down by single-family, multi-family, mobile home park, etc., and then see where the numbers are. She advised that CAC member Norm Kyriss was very helpfully providing assistance through a private sector database that he has access to, which will help paint an even more accurate picture of the City's rentals.

CAC Member Frank Gorman: Are we planning to proceed with taking the matter of charging a fee on rental units for improving public safety to a ballot vote?

CDD Elliano deferred this question to ICM Orme.

ICM Orme explained that, ultimately, any recommendation from the CAC would have to be taken to the City Council for consideration.

CAC Member Gorman: I believe the CAC concurs that we would like this to move forward, and have you present the idea to the Council. What should be considered, however, is the possibility of making this a structured fee, as many have expressed concern that even \$25 would hurt those senior citizens that are struggling on fixed incomes. Perhaps there can be a reduced fee if there is a senior residing in a rental unit, if that is legally possible. It is important that the people causing the crimes are required to pay the additional fee. We just have to find a way to achieve this.

CDD Elliano explained that the City had been forced to modify or eliminate many ordinances that favored seniors due to housing and discrimination laws. She noted that she would discuss options relating to this with the City Attorney, adding that she would like to carry the topic on for discussion at the January meeting.

CAC Member Gorman: I wouldn't mind sending a poll out to residents – perhaps with their utility bills – to see if they would be amenable to paying the additional fee if it meant a larger police force and better protection.

CDD Elliano moved on to update the CAC, in terms of the evolving rental data base, regarding Council Member's Smith request that staff look into how some other cities deal with their business license fees for rental units. She advised that the City of San Jacinto charges \$70 for the first four units, and one dollar for each unit thereafter, while Beverly Hills charges \$0.012 per each dollar of rental income. She acknowledged that the Beverly Hills method was a completely different mechanism than most inland cities, and is probably very successful for them, but would not work well in Hemet.

CAC Member Gosch: Regarding the database, it is critical that the City Council and the residents have the information out there regarding what the numbers are. We need to do whatever is necessary to establish accurate data in order to make this program work.

CDD Elliano concurred, and stated that they hoped to have accurate information to present at the January meeting.

CDD Elliano then referred to the mention of quarterly mobile home park reports at the October CAC meeting, and noted that those reports are sent to the Finance Department, with Community Development being provided a copy. She further noted that weekend code enforcement coverage had been brought up, and advised that some of the code officer's schedules were being flexed in an effort to provide that coverage. Also the police department has generously offered to utilize some of their volunteers to follow-up on minor code complaints that occur over the weekend.

CAC Member Mona Groff: Is there a weekend number to call for code enforcement?

CDD Elliano responded that if there is something that needs an immediate response, such as a health & safety issue, it would need to go through Police dispatch. Otherwise, there is always someone on call, even when we don't have a regular officer available, and if you submit a complaint via the website, it will be seen over the weekend, and attended to if the matter is urgent.

CDD Elliano referred to the Crime Free Multi-Housing Program, which was also discussed at a prior CAC meeting. She advised that the City of Moreno Valley had recently adopted an ordinance requiring participation in this program by rental

property owners. The program has been used in the City of Hemet on a voluntary basis for some time, and we are currently looking at the potential of funding the program through a CDBG application in order to keep the it in tact. We will report back to the CAC on this matter in January.

ICM Orme introduced Carlos Navarro as the new representative for the Hemet Unified School District, and replacement for Valerie Velez, who, he noted, had done a commendable job as a member of the Citizens Advisory Committee, but had to step down.

CAC Member Carols Navarro further introduced himself as the Director of Educational Services for the Hemet Unified School District and provided a brief biography. He stated that he was looking forward to working with the CAC in their efforts to better the community.

4. Presentation: Status Report on Hemet ROCS Field Operations Task Force Efforts –*Community Development Director Deanna Elliano & Police Chief Dave Brown*

ICM Orme introduced the topic of the Field Operations Task Force, and deferred the report to CDD Elliano and Police Chief Dave Brown.

CDD Elliano began the presentation by providing an overview regarding where things stand from a Code Enforcement perspective with the Hemet ROCS Field Operations Task Force, which is designed as an implementation team for all of the ordinances that have been adopted thus far through the CAC's efforts. The task force includes a gathering of leaders from various departments, who review and determine the status of the City's problem properties. Tier 1 properties are the worst offenders. The Police Department usually takes the lead on these properties, and then Code Enforcement jumps in after the criminal element has been dealt with. Tier 2 properties are more code related, and do not typically require any police response. These properties tend to require inspections, and may have health & safety issues, building code violations, property maintenance issues, etc. The properties have been divided up in this manner so that the Police Department's scarce resources are not utilized where they are not necessary.

CDD Elliano went on to provide some statistical information regarding the two property tiers. Our initial effort has identified 13 properties of which Tier 1 is comprised. Currently, Tier 1 includes 377 units, while there are 618 units in Tier 2, for a total of 995 rentals on the unit list for inspection. To date, inspections have been completed on 664 of the units, including four Tier 1 properties: the Diamond Inn, the Carson Street apartments, some Inez Street apartments, and the Hemet Garden apartments on Johnston Avenue. We are scheduled to inspect Town &

Country Mobile Home Park in December, along with another mobile home park, and some other neighborhoods in the downtown area. We are required by law to give a 60 day notice to mobile home parks that we are coming to inspect, so typically the mobile home parks have some advance notice that we are coming. Some of the things that we have found in our inspections include numerous health & safety code violations, building code violations, graffiti, inoperative vehicles, cockroach infestations, lack of landscaping and overall blight, which have resulted in citations, various other actions, and for one property, the Carson Street Apartments, new ownership. We feel that so far the task force has been very successful, although we have to use different tools from our toolbox, depending on the cooperation of the property owner.

Police Chief Brown: Advised the CAC regarding the ROCS truck, noting that a special DMV permit is required due to the air brakes, so it hasn't been getting around much. He clarified that a number of staff members were in the process of obtaining the appropriate permit, so the issue would soon be resolved.

Police Chief Brown went on to explain exactly how a task force works. For the Diamond Inn inspection, law enforcement officers from various agencies were present, including the City, County, ATF, CHP, and Parole Division. Eight people, all of who were either parolees or probationers, were arrested, and two firearms were confiscated. The Diamond Inn was determined to be a chronic nuisance. He commended the CAC for their efforts and dedication, as the Chronic Nuisance ordinance was one of the first approved following the committee's conception.

CAC Member Mona Groff: What was the response of the motel manager? Are they cooperating?

Police Chief Brown: Yes, they have been cooperative.

CAC Member Gorman: Is the motel locally owned, or does it have an out-of-town owner?

CDD Elliano: Responded that County records indicated both a Hemet address as well as a Chino Hills address for the property owner.

Discussion ensued regarding the plans and efforts of the task force, and it was noted that the City must be very careful with their inspection and enforcement process so that all efforts are in compliance with the policies and requirements of local, state and federal laws. If a number of rules aren't followed, the City is put at risk. There will often be concerns that can't be immediately resolved as it takes time to follow protocols, so it is important for the citizens to keep that in mind and be patient.

Discussion followed regarding the drivers for the Hemet ROCS vehicle.

CAC Member Patty Drusky: Suggested that the Chamber of Commerce could put a “shout-out” to some of the business owners, as many have permits to drive vehicles with air brakes and could volunteer.

Police Chief Brown clarified that police department staff were going through training to get their DMV permits, so the truck would be back in business soon.

CAC Member Gosch: Regarding the issue of rental properties, perhaps welcome letters could be generated and sent to new owners of known rental properties, with signatures from all CAC members.

Police Chief Brown acknowledged that something like this could be powerful.

ICM Orme concluded the presentation, advising that staff had strategically compiled a list of the problem properties in the City, but had to be very careful about releasing information to the public too early.

5. Report on Draft Alcoholic Beverage Ordinance – Community Development
Director Elliano and City Attorney Erica Vega

ICM Orme introduced the topic of the Alcoholic Beverage Ordinance, and then deferred the presentation to CDD Elliano.

CDD Elliano advised the CAC that staff had completed drafting of the ordinance which would be reviewed at a public hearing by the Planning Commission on December 4th, for a recommendation to the City Council at their January 8th meeting. A very exhaustive analysis was completed. Typically, the number of licenses allowed in a combined census tract is 83, but the number issued in the City of Hemet is 166, which is twice the permitted amount. When the Planning Commission reviewed the conceptual ordinance at a work study session in October, they all agreed that something needed to be done to reduce the over-concentration in the City, but had expressed concerns regarding how that should be accomplished without hindering business. The Planning Commission also requested that we look at both San Jacinto and the County of Riverside to ascertain that our standards are in line with theirs. That review has indicated that they are, indeed, in alignment, and staff believes the proposed ordinance has adequately addressed the concerns that were expressed by the Commission.

6. Report on Draft Social Host Ordinance – *Community Development Director Elliano and City Attorney Erica Vega*

CDD Elliano advised the CAC that staff had been working diligently with Michael Ramirez and the Citizens Action Network, who has provided copies of a number of social host ordinances from other cities. Staff hopes to have a draft ordinance to provide to the CAC at their January meeting that can move forward for adoption by the City Council in February.

ICM Orme recognized new Press Enterprise journalist, Craig Schultz, and thanked him for his interest in the City.

7. CAC Roundtable – *CAC Chair & Committee Members*

(CAC Roundtable is the opportunity for the CAC to state topics of primary concern or interest to CAC members and suggested topics or speakers for future meetings.)

CAC Member Mona Groff: Discussed a newspaper article that she had read regarding an ordinance adopted in Murrieta or Menifee to assist with the removal of squatters who have taken over vacant homes.

CDD Elliano: Murrieta is aggressive in their enforcement of this program. Squatting is also a problem in Hemet, although occasionally it has been determined that the tenants are fraud victims who think they have a valid rental agreement.

CAC Member Frank Gorman: Lake Hemet Municipal Water District has a requirement that the registered property owner sign the agreement for water service, rather than just the tenant, to ensure that the water is being turned on for a rental that is valid.

Discussion ensued regarding the possibility of implementing a similar requirement for the City of Hemet.

CAC Member Eric Gosch: Requested an update regarding Code Enforcement.

CDD Elliano: Advised that there are currently three full-time code officers. She explained that four officers are authorized, but one is currently on medical leave, and has been replaced with a temporary part-time officer. Two of the full-time code officer positions are funded by CDBG. While there have been a number of volunteer offers, and there are plenty of open desks, the problem has been the provision of an up-to-date computer, and we are working with our Information Technology Division to resolve this issue. We will hopefully be in a position to bring volunteers into the office very soon.

CAC Member Eva Gifford: Can any of the work be done off-site?

CDD Elliano: Explained that the code enforcement division utilizes a special database that could not be installed on external computers.

CAC Member McComb: Suggested that if even one work station were established, several volunteers could share the station at different times.

8. Identification of Agenda Items for Next Meeting- *CAC and City Staff*

No specific items were identified under this portion of the agenda, but various topics were mentioned throughout earlier discussions.

9. Comments from the Public regarding items not on the agenda – *Interim City Manager Mark Orme*

(This is an optional portion of the agenda at the discretion of the Chair, and allowed as time permits.)

Donna Banks: Addressing the proposed \$25 fee for Mobile Home Park residents, I would like to note that most MHP residents own their homes and pay property taxes, but lease the land within the MHP. I think that many of the homeowners would be offended if this \$25 fee were charged to them when they are technically homeowners rather than renters.

10. Adjournment to the meeting of January 24, 2012- *Interim City Manager Mark Orme*

It was unanimously agreed to adjourn the meeting at 4:37 PM.
