

1 CITY OF HEMET PLANNING COMMISSION MINUTES

2
3 TUESDAY, APRIL 6, 2004

4
5 THE REGULAR MEETING OF THE CITY OF HEMET PLANNING COMMISSION WAS
6 CONVENED BY CHAIRMAN DUISTERMARS ON TUESDAY, APRIL 6, 2004 AT 6:01
7 P.M. AT THE CITY OF HEMET COUNCIL CHAMBERS, 450 EAST LATHAM AVENUE,
8 HEMET, CALIFORNIA.

9
10 Present: Chairman Bob Duistermars, Vice Chairman Nick Jones, and
11 Commissioners James Calkins and Patrick Searl

12
13 Absent: Mayzelle Rhoten (excused)

14
15 Staff Present: Planning Director Richard Masyczek, Principal Planner David
16 Sawyer, Principal Engineer Jorge Biagioni, Planning Technician
17 Loretta Domenigoni, Assistant Planner Maureen Losey,
18 Battalion Chief Dave Van Verst, Police Captain Rudy Cabrera,
19 Minutes Secretary Lynette LeBrun, and Assistant City Attorney
20 Eric Vail

21
22 Invocation and Flag Salute: Commissioner Searl

23
24
25 I. PUBLIC COMMENTS: Anyone who wishes to address the Commission regarding
26 items not on the agenda may do so at this time. Please line up at the lectern
27 when the Chair asks if there are any communications from the public. ***When you***
28 ***are recognized, please give your name, spelling of last name, and address***
29 ***for accurate recording in the minutes.***

30
31 None.

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33
34 II. HEMET UNIFIED SCHOOL DISTRICT UPDATE: Update given by HUSD
35 Director of Facilities, Sandy Packham

36
37 Sandy Packham advised the Commission that the old stadium is being torn down. Phase
38 2 of that project, which is the grading and off-site improvements, is out to bid. The Hemet
39 Elementary administration building is complete and staff is moving in. HUSD had a
40 meeting with Riverside County Planning, Menifee Elementary, Romoland Elementary,
41 and Perris High School District to talk about future planning of joint parks and school
42 locations. There are two new huge projects in the Winchester corridor and the Newport
43 corridor which will consist of approximately 9,000 homes with build out expected in a
44 couple of years. They are working together to meet the needs of the new communities.
45 Sandy will be out of town on April 20th so she will not be at the next meeting.

1 **III. UPDATE OF CITY COUNCIL ACTIONS ON PLANNING COMMISSION ITEMS:**

2 Update given by Planning Director Richard Masyczek

3
4 **A. DEVELOPMENT IMPACT FEES & DEVELOPMENT REVIEW FEES**

5 City Council has authorized staff to do a Request for Proposal to update the
6 fee program.

7
8 **B. GENERAL PLAN AMENDMENT NO. 03-2 / ZONE CHANGE NO. 03-4 /**
9 **ENVIRONMENTAL ASSESSMENT NO. 03-21 (Corwin)**

10 _____ This item was continued to April 27th.

11
12 **C. GENERAL PLAN AMENDMENT NO. 03-4 / ZONE CHANGE NO. 03-10 /**
13 **ENVIRONMENTAL ASSESSMENT NO. 03-40 (McLaughlin)**

14 This item was continued to May 11th. An Ad Hoc Committee was setup to
15 talk to residents.

16
17 **D. GENERAL PLAN AMENDMENT NO. 03-5 / ZONE CHANGE NO. 03-11 /**
18 **ENVIRONMENTAL ASSESSMENT NO. 03-43 (Petty)**

19 _____ This item was continued to April 27th with direction to meet with residents.

20
21 **E. GENERAL PLAN AMENDMENT NO. 03-7 / ENVIRONMENTAL**
22 **ASSESSMENT NO. 04-2 (City of Hemet)**

23 _____ This items was continued to April 27th.

24
25 **F. DEVELOPMENT AGREEMENT NO. 04-1 (McSweeny Farms)**

26 This item was approved.

27
28 **G. ZONING ORDINANCE AMENDMENT 03-5 (Hotel/Motel Occupancy**
29 **Standards)** This item was continued. There are two hotels that meet the
30 standards of the ordinance.

31
32
33 **IV. AMENDMENTS OR ADDITIONS TO THE AGENDA**

34
35 There were no amendments or additions to the current agenda. However, Chairman
36 Duistermars asked for an adjustment of future agendas. The Commission agreed that
37 public hearings should be on the agenda just after the Hemet Unified School District
38 update. Amendments or additions to the agenda will precede the HUSD update, then
39 public hearings, public meetings, and internal business such as the Consent Calendar
40 and Planning Director's reports at the end.

1 **V. CONSENT CALENDAR:**

2
3 **A. MINUTES**

- 4
5 1. Minutes of February 17, 2004
6 2. Minutes of March 2, 2004
7 3. Minutes of March 12, 2004
8 4. Minutes of March 16, 2004
9

10 It was MOVED by Commissioner Searl and SECONDED by Commissioner Calkins to
11 approve the items on the Consent Calendar.
12

13 The MOTION was carried by the following vote:

14
15 AYES: Chairman Duistermars, Vice Chairman Jones, and Commissioners Calkins
16 and Searl
17 NOES: None
18 ABSTAIN: None
19 ABSENT: Commissioner Rhoten
20
21

22 **VI. PUBLIC HEARINGS**

23
24 **A. CONDITIONAL USE PERMIT NO. 03-8 (Continued from March 16,**
25 **2004)**

26 APPLICANT: Delta Groups Engineering, Inc.
27 AGENT: Ahmad Smith
28 LOCATION: Northwest corner of Lyon and Acacia Avenues
29 PLANNER: Loretta Domenigoni
30 DESCRIPTION: A request for a conditional use permit to construct a
31 67-foot mono-pine telecommunications facility on
32 property zoned C-M (Commercial-Manufacturing).
33

34 Planning Technician Loretta Domenigoni gave an overview of the project. The applicant
35 has moved the cell tower over to the Raymond side of the site to be less visible from
36 Florida and Lyon. They changed the design from a palm tree to a pine tree per staff's
37 request for co-location purposes. Staff recommends adoption of Resolution Bill No. 04-
38 18.
39

40 Chairman Duistermars opened the public hearing at 6:15 p.m.

41
42 The applicant, Ahmad Smith from Delta Groups Incorporated, asked if he could answer
43 questions about the project.
44

45 Chairman Duistermars asked about stealthing of the pine. He was also concerned about
46 the pine tree not fitting in with the adjacent palm trees.
47
48

1 Planning Director Masyczek addressed the ordinance regarding stealthing. He would
2 recommend the upgraded package and ask for the detail bark.

3
4 Commissioner Searl is in favor of the tower, but has a concern with the proximity to the
5 residents of the park.

6
7 Assistant City Attorney Vail said the ordinance has guidelines and one of them states that
8 major facilities should not be located within 200 feet of a property upon which there is a
9 residential use. This is a guideline and is not mandatory, so the Commission has the
10 ability to assess the facts of this case.

11
12 Commissioner Searl asked the applicant if he had a concern with the location of the site.

13
14 Mr. Smith said he did not.

15
16 The Commission asked if the residents had been noticed. Staff said the hearing had
17 been noticed twice. The park owner would have received the notice, but not the
18 individual park residents.

19
20 The Commission asked the applicant of the necessity of the cell tower. Mr. Smith said
21 there are no Verizon cell sites in Hemet and that the tower is needed.

22
23 Assistant City Attorney Vail said the Commission should determine the impact on the
24 residents, not necessarily the necessity of the cell tower.

25
26 Chairman Duistermars closed the public hearing at 6:25 p.m.

27
28 It was MOVED by Commissioner Searl and SECONDED by Commissioner Calkins to
29 adopt Resolution Bill No. 04-18 with the amended package.

30
31 The MOTION failed by the following vote:

32
33 AYES: Commissioners Calkins and Searl
34 NOES: Chairman Duistermars and Vice Chairman Jones
35 ABSTAIN: None
36 ABSENT: Commissioner Rhoten

37
38 **B. VESTING TENTATIVE TRACT MAP NO. 31280 (Continued from March**
39 **16, 2004)**

40 _____ APPLICANT: Orangewood Investment Partners
41 LOCATION: West side of Pine Avenue between Commonwealth
42 and Esplanade Avenues
43 PLANNER: Maureen Losey
44 DESCRIPTION: A request to subdivide 16.18 acres into 13 lots for
45 single-family residential development with adoption of
46 a Mitigated Negative Declaration for the project.
47
48

1 Assistant Planner Losey gave an overview of the project. There were concerns about the
2 project raised at the March 16, 2004 meeting. One of the concerns was Pine Avenue
3 going through and how the other properties around the proposed development would
4 interact with the proposed Tentative Map. Given those concerns, the Planning
5 Commission requested that the Planning Director, the two other property owners with
6 proposed developments, neighbors, and the applicant meet at a separate time to discuss
7 any options. Here are the following options based on that meeting:

8
9 Option #1 - Approve the Vesting Tentative Tract Map as is.

10 Option #2 - Bring Palomino Street up to Street A and over to Lyon Ave.

11 Option #3 - Take Street A from Pine and either cul-de-sac it or stop it at Pine and extend
12 it to Lyon Ave.

13
14 Assistant Planner Losey informed the Commission that Pine is a 60' street and a utility
15 easement. There was no evidence presented to the contrary.

16
17 Chairman Duistermars opened the public hearing at 6:38 p.m.

18
19 Blaine Womer, representing the applicant of the project, addressed the Commission.
20 They have looked at alternatives and they will end up losing a lot to make it work. They
21 are willing to work with Option #2, but their concern is that they get a verification that they
22 don't exceed the maximum cul-de-sac length; they don't want to be required to build a
23 secondary access. They would also like the Commission to consider rural standards for
24 one acre lots, mainly consisting of curb and gutter, no sidewalk, and street lights only at
25 intersections.

26
27 Mr. Womer said Option #2, with a variation, would have the street go out to the
28 development proposed to the west and the one lone lot facing Esplanade would be just
29 that. That is the option they prefer with verification that they won't have a problem with
30 secondary access requirements.

31
32 Mr. Womer was concerned that it might take 2 to 3 months to work out Option #2.
33 Planning Director Masyczek said that would probably be the outside date and would
34 imagine that the previous environmental would still stand, but staff will make a
35 determination on that. Mr. Womer will have to revise the map, go back through a Staff
36 Review Committee meeting, and have it public noticed again with the entire process
37 taking about 2 months.

38
39 Hal Scott Clark, 1271 W. Esplanade Avenue, Hemet, California. He was in that meeting
40 and is in favor of Option #2. He presented colored pictures of how Pine would line up.

41
42 Loretta Domenigoni, 1260 Garry Lane, Hemet, California. She has no objection to Option
43 #2.

44
45 Emil Verbanic, 1440 Pine Avenue, Hemet, California. He has no objection to Option #2.

1 Grant Fluggee, 6 Solara, Rancho Santa Margarita, California. He is the property owner
2 to the west of the project and objects to Option #2. He believes they would have to grant
3 a future easement for a street, and since the City has no idea when a street would go in,
4 there would always have to be an entry off of Commonwealth to those homes. It would
5 effect the layout of his property and development. He prefers Option #1.
6

7 Mel Haugen, 1333 Clysdale Court, Hemet, California. He has no objections to Option #2.
8 It fits in well with his subdivision. He would like to see some kind of rural standards
9 developed in this area.
10

11 Emil Verbanic, 1440 Pine Avenue, Hemet, California. He added that he is concerned
12 about increased traffic with Option #1.
13

14 Chairman Duistermars closed the public hearing at 6:51 p.m.
15

16 Assistant City Attorney Vail replied to questions about Option #2 regarding road issues.
17 He said staff would need to look at appropriate police and fire access. Length of the cul-
18 de-sac and secondary access would have to be approved by Police and Fire.
19

20 Chairman Duistermars suggested this item be continued to get the appropriate
21 information on access.
22

23 Chairman Duistermars re-opened the public hearing at 6:58 p.m.
24

25 Mr. Womer said they are willing to work on revisions and get them to staff in two weeks.
26 The concern he wants to reiterate is they need Fire to approve the length of cul-de-sac.
27

28 Chairman Duistermars said they should look at extending it to Lyon.
29

30 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Searl to
31 continue this item open and renote the project due to the change of design to the
32 subdivision.
33

34 The MOTION was carried by the following vote:
35

36 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Searl
37 and Calkins

38 NOES: None

39 ABSTAIN: None

40 ABSENT: Commissioner Rhoten
41

42 **C. CONDITIONAL USE PERMIT NO. 04-1**

43 APPLICANT: PLGS, LLC - Paula Lawrence

44 AGENT: Richart Design Group - Don Richart

45 LOCATION: Northwest corner of Florida and Meridian Avenues
46 (4000 E. Florida Avenue)
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1 PLANNER: Loretta Domenigoni
2 DESCRIPTION: A request for a conditional use permit to rehabilitate
3 an existing 22,970 square-foot building by adding eight
4 lease spaces in Phase 1, a 17,438 square-foot fitness
5 center in Phase II, a 3,100 square-foot retail building
6 in Phase III, and two (2) additions to the existing
7 building totaling 5,718 square-feet in Phase IV.
8

9 Planning Technician Domenigoni gave an overview of the project. The applicant is in
10 Phase I and has done extensive interior and exterior rehabilitation on the building. Staff
11 needs to make a change to the staff report and the resolution. All references in regards
12 to CEQA Section 15310 needs to be stricken from all reports and resolutions and
13 replaced with Section 15332. Staff recommends the Planning Commission adopt
14 Resolution Bill No. 04-25.
15

16 Chairman Duistermars opened the public hearing at 7:05 p.m.
17

18 Chairman Duistermars closed the public hearing at 7:05 p.m.
19

20 Assistant City Attorney Vail said that due to the change in language to the resolution, he
21 recommends they put the revised resolution on the Consent Calendar.
22

23 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Searl to
24 approve Resolution Bill No. 04-25 with the revised language.
25

26 The MOTION was carried by the following vote:
27

28 AYES: Chairman Duistermars, Vice Chairman Jones, Commissioners Searl and
29 Calkins
30 NOES: None
31 ABSTAIN: None
32 ABSENT: Commissioner Rhoten
33

34 ***Planning Commission Resolution No. 03-20.***
35

36 **D. TENTATIVE TRACT MAP NO. 31864 / CONDITIONAL USE PERMIT**
37 **NO. 03-16 / ENVIRONMENTAL ASSESSMENT NO. 03-67**

38 APPLICANT: Lighthouse Communities, LLC
39 LOCATION: Northeast corner of Madrid Street and Devonshire
40 Avenue

41 PLANNER: Maureen Losey

42 DESCRIPTION: A request for a tentative tract map to subdivide 7.4
43 acres into one (1) lot in order to process a conditional
44 use permit for the development of a 100-unit
45 townhouse apartment project, with adoption of a
46 Negative Declaration for the proposed projects.
47
48

1 Planning Assistant Losey gave an overview of project. The project was changed from
2 condos to apartments. She said the project is in compliance with our guidelines.

3
4 Commissioner Searl was concerned that there were only 220 parking spaces for
5 approximately 280 bedrooms. Staff said the parking meets the requirements.

6
7 Planning Director Masyczek said the Commission can condition additional parking since
8 this is a Conditional Use Permit.

9
10 Vice Chairman Jones was concerned about this type of development. Planning Director
11 Masyczek said that based on the new ordinance amendments they do comply with the
12 new standards adopted by the City, but the Commission can make a finding of whether
13 it is a use appropriate for the particular location.

14
15 Vice Chairman Jones asked about law enforcement and how many officers would need
16 to be hired to protect the community. Police Captain Cabrera said the population is 1
17 officer per 900 citizens, so in this case, maybe one-third of an officer.

18
19 Commissioner Searl thought the recreation area was lacking for that amount of people.
20 Planning Director Masyczek said the project exceeds the minimum open space
21 requirements with the patio areas, paseo areas, and the pool complex.

22
23 The Commission was concerned about parking, law enforcement, and traffic. Residents
24 at some apartment complexes in town are using garages for storage instead of their
25 intended use, which has resulted in the excessive parking of cars on the street.

26
27 Planning Assistant Losey informed the Commission of the revised conditions. All
28 references to condos have been taken out.

29
30 Chairman Duistermars opened the public hearing at 7:19 p.m.

31
32 Don Bender, Tierra West Commercial, 4110 E. Florida Avenue, Hemet, California. He
33 represented the applicant. He mentioned the architect and civil engineer were here as
34 well.

35
36 Planning Assistant Losey gave Mr. Bender a copy of the revised conditions. He asked
37 about Conditions #12 and #17 on the Tentative Tract Map. He asked that if the property
38 owner maintained everything on the outside of the perimeter wall would they have to be
39 part of LLMD.

40
41 Planning Director Masyczek said projects are annexed into a LLMD for a variety of
42 reasons. The City needs some formal agreement for maintenance.

43
44 Chairman Duistermars asked why the project was changed from condos to apartments.
45 Mr. Bender said they did extensive planning, but the 20 foot setback requirement was a
46
47
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1 problem. They would have to lose 14 units to make it work, so it was not financially
2 feasible to keep the project as condos.

3
4 Chairman Duistermars was concerned about second story apartments overlooking the
5 residential side.

6
7 Theo Bluhm, 4331 N. Goldenstate Blvd., Fresno, California. He is the architect for the
8 project. They have attempted to get the apartments away from property line as far as
9 possible giving a buffer zone to address the issue of the second story apartments
10 overlooking the residential side.

11
12 Jim Unland, from Unland & Associates addressed grading issues. They will be up a
13 couple of feet which he thinks will be similar to the adjacent property.

14
15 Chairman Duistermars closed the public hearing at 7:36 p.m.

16
17 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Searl to
18 continue the public hearing until the May 4th meeting to resolve parking issues.

19
20 The MOTION was carried by the following vote:

21
22 AYES: Chairman Duistermars, Vice Chairman Jones, Commissioners Searl and
23 Calkins

24 NOES: None

25 ABSTAIN: None

26 ABSENT: Commissioner Rhoten

27
28 **E. ZONING ORDINANCE AMENDMENT NO. 04-1**

29 APPLICANT: City of Hemet

30 LOCATION: City-wide

31 PLANNER: David Sawyer

32 DESCRIPTION: An amendment of the Hemet Municipal Code adding
33 Sections 90-895(h) and 90-1045(i), establishing
34 regulations for outdoor storage areas located in all
35 commercial and industrial zones.
36

37 Principal Planner Sawyer gave an overview of the ordinance amendment. He showed a
38 power point presentation to the Commission of various nuisance issues and talked about
39 the City's current regulations. Many properties are not in compliance.
40

41 Some feedback from the Commission included the suggestion that containers should
42 require a temporary use permit. More permanent use should have to follow some
43 guidelines.
44

45 Landscape screening on inside of chain link fencing is a good option. Decorative block
46 wall may be cost prohibitive for some businesses.
47
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1 Vice Chairman Jones suggested going to the Chamber and getting the business
2 community involved.

3
4 No reportable action was taken by the Commission.
5

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7 **VII. PUBLIC MEETINGS**

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9 None.
10

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12 **VIII. WORK STUDY**

13
14 **A. SPECIFIC PLAN 96-001 - DIAMOND VALLEY GATEWAY SPECIFIC**
15 **PLAN (John Karubian) - Maureen Losey**

16 Review and discussion of permitted uses in the Specific Plan area located
17 at the northeast corner of Gibbel Road and State Street.
18

19 Planning Director Masyczek recommending that this item be continued to the next
20 meeting since the applicant was not present.
21

22
23 **IX. PLANNING DIRECTOR ITEMS**

24
25 **A. UPDATE ON MASTER PLAN OF PARKS COMMITTEE**

26
27 Recommendation by City Council was to put the Master Plan of Parks Committee on
28 hold.
29

30
31 **X. PLANNING COMMISSION COMMENTS**

32
33 Commissioner Calkins asked for an excused absence for the next meeting. He will be
34 out of town.
35

36
37 **XI. FUTURE AGENDA ITEMS**

38
39 None.
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1 **XII. ADJOURNMENT:**

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3 It was MOVED by Commissioner Searl, SECONDED by Commissioner Calkins and
4 unanimously approved to adjourn the meeting at 8:35 p.m. to the regular meeting of the
5 City of Hemet Planning Commission, scheduled for Tuesday, April 20, 2004 at 6:00 p.m.
6 to be held at the City of Hemet Council Chambers, 450 East Latham Avenue, Hemet,
7 California, 92543.
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12 _____
13 Bob Duistermars, Chairman
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15 ATTEST:

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19 _____
20 Lynette LeBrun, Minutes Secretary
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