

1 **IV. PUBLIC HEARINGS**

2
3 **A. VESTING TENTATIVE TRACT MAP NO. 31280 / ENVIRONMENTAL**
4 **ASSESSMENT NO. 03-32 (Continued from April 6, 2004)**

5 _____ APPLICANT: Orangewood Investment Partners
6 LOCATION: West side of Pine Avenue between Commonwealth
7 and Esplanade Avenues
8 PLANNER: Maureen Losey
9 DESCRIPTION: A request to subdivide 16.18 acres into 13 lots for
10 single-family residential development with adoption of
11 a Mitigated Negative Declaration for the project.
12

13 Assistant Planner Losey gave an overview of the project. Staff recommends that the
14 Planning Commission continue the public hearing to the meeting of May 4, 2004, to allow
15 staff time to review and evaluate the applicant's proposed alternative option.
16

17 Chairman Duistermars opened the public hearing at 6:05 p.m.
18

19 Blaine Womer, representing the applicant, showed the Commission the revised
20 alternative option. Some of the neighbors have seen the revised alternative option and
21 are in favor of the new option.
22

23 Chairman Duistermars closed the public hearing at 6:08 p.m.
24

25 It was MOVED by Commissioner Searl and SECONDED by Commissioner Rhoten to
26 continue this item and re-notice Vesting Tentative Tract Map No. 31280 for the Planning
27 Commission meeting of May 4, 2004.
28

29 The MOTION was carried by the following vote:
30

31 AYES: Chairman Duistermars, Vice Chairman Jones, and Commissioners Rhoten
32 and Searl
33 NOES: None
34 ABSTAIN: None
35 ABSENT: Commissioner Calkins
36
37

38 **V. PUBLIC MEETINGS**

39
40 **A. SITE DEVELOPMENT REVIEW NO. 04-4**

41 APPLICANT: Kalpesh Homes, Inc. / Sumer Vardhan
42 LOCATION: Northeast corner of Hemet and Berkeley Streets
43 PLANNER: Loretta Domenigoni
44 DESCRIPTION: A request for review of the site plan and architecture
45 for VTTM 30969.
46
47
48

1 Planning Technician Domenigoni gave an overview of the project. She informed the
2 Commission of a change to the staff report. The staff report referenced that the location
3 is next to Phil's Auto Clinic which was incorrect.

4
5 Chairman Duistermars had a concern about rock treatments not being carried across the
6 front of the homes.

7
8 Vice Chairman Jones had a concern about the side elevations on the two story homes.

9
10 Planning Technician Domenigoni said enhanced elevations will be conditioned.

11
12 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Rhoten
13 to adopt Planning Commission Resolution Bill No. 04-28 with conditions for enhanced
14 elevations.

15
16 Sandeep Vardhan, representing the applicant, said they would be ok with the changes.

17
18 The MOTION was carried by the following vote:

19
20 AYES: Chairman Duistermars, Vice Chairman Jones, and Commissioners Rhoten
21 and Searl

22 NOES: None

23 ABSTAIN: None

24 ABSENT: Commissioner Calkins

25
26 ***Planning Commission Resolution No. 04-21.***

27
28 **B. SITE DEVELOPMENT REVIEW NO. 04-5**

29 APPLICANT: Kalpesh Homes, Inc. / Sumer Vardhan

30 LOCATION: South side of Berkeley Avenue between Soboba and
31 Lake Streets.

32 PLANNER: Loretta Domenigoni

33 DESCRIPTION: A request for review of the site plan and architecture
34 for VTTM 30869.

35
36 Planning Technician Domenigoni gave an overview of the project. Elevations are the
37 same as Site Development Review No. 04-4 except elevations one, two, and three are
38 not a part of this submittal, just four and five. All of the homes will be single story.

39
40 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Searl to
41 adopt Planning Commission Resolution Bill No. 04-29 with the same changes as Site
42 Development Review No. 04-4.

43
44 The MOTION was carried by the following vote:

1 AYES: Chairman Duistermars, Vice Chairman Jones, and Commissioners Rhoten
2 and Searl
3 NOES: None
4 ABSTAIN: None
5 ABSENT: Commissioner Calkins
6

7 ***Planning Commission Resolution No. 04-22.***

8
9 **C. SITE DEVELOPMENT REVIEW NO. 04-6**

10 _____ APPLICANT: S.V. Investments / Mark O'Brien
11 LOCATION: West side of Soboba Street near Merlyn Street
12 PLANNER: Loretta Domenigoni
13 DESCRIPTION: A request for review of the site plan and architecture
14 for VTTM 31179.
15

16 Planning Technician Domenigoni gave an overview of the project. All of the homes are
17 single story.
18

19 Planning Director Masyczek informed the Commission that this project does have
20 enhanced elevations.
21

22 Vice Chairman Jones was concerned about the width of the garage. Planning Director
23 Masyczek said the guidelines are not to exceed 40%, however, there are provisions within
24 the guidelines that the 40% provision can be exceeded through other architectural
25 features such as windows within the garage doors.
26

27 Planning Director Masyczek said the applicant has provided windows on the garages and
28 have indented the smaller garage a foot or so in to provide extra architectural relief.
29 These are some design considerations that the Commission can consider in lieu of the
30 40% requirement.
31

32 Mark O'Brien, the project manager for SV Investments, 614 Wagon Wheel Drive, Hemet,
33 California addressed the Commission. He explained the architectural elements and how
34 they have added the window to the side of the garage and truss patios on all of the
35 homes. He was hoping with all the extra elevations and truss patios the Commission
36 would consider exceeding the 40% requirement on the three units out of eight.
37

38 Planning Director Masyczek said elevation #2369 is a better ratio and meets the 40%
39 ratio. On #1746 the option to the Commission is to find that 2 car garages is more
40 appropriate in meeting our design guidelines.
41

42 Wayne Vaughn addressed the Commission. He said #1746 was the same house they
43 put in at Berkeley Avenue and Hemet Street that the Commission approved about a year
44 ago.
45
46
47
48

1 The Commission's consensus is that the garage is too wide for #1746. The Commission
2 said staff can approve the new design minus the garage as long as the floor plan is
3 similar.

4
5 Mark O'Brien addressed the Commission regarding drainage. The ribbon gutter has a 10th
6 of flow and can't be enclosed as requested by Public Works Superintendent Richard
7 Broos at the Staff Review Committee meeting.

8
9 City Engineer Biagioni agreed that the gutter should be open. Staff can strike that
10 condition.

11
12 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Searl to
13 adopt Planning Commission Resolution Bill No. 04-27 with the modification of #1746 and
14 removal of the condition to cover the gutter.

15
16 The MOTION was carried by the following vote:

17
18 AYES: Chairman Duistermars, Vice Chairman Jones, and Commissioners Rhoten
19 and Searl

20 NOES: None

21 ABSTAIN: None

22 ABSENT: Commissioner Calkins

23
24 ***Planning Commission Resolution No. 04-23.***

25
26 Chairman Duistermars turned the meeting over to Vice Chairman Jones and departed at
27 6:35 pm.

28
29
30 **VI. WORK STUDY**

31
32 **A. CONDITIONAL USE PERMIT NO. 03-13 - JUNIPER VILLAS - Maureen**
33 Losey

34 A request for a conditional use permit to develop a 66-unit Home for the
35 Aged and an Adult Day Health Care Facility, located on the north side of
36 Stetson Avenue approximately 170-feet east of Palm Avenue.

37
38 The work study session was initiated by Assistant Planner Losey who gave an overview
39 of the project. This item has been reviewed by the Commission before, but the project
40 has changed with a larger emphasis on the adult day health care. Staff is concerned
41 about the parking. Currently the applicant meets the parking requirements for the 66-unit
42 home for the aged, but not for the adult day health care. Staff is concerned about the
43 future as they expand.

1 Rita Burton, representing Choice Professionals, 7211 Santa Monica Blvd., Suite 700, Los
2 Angeles, California, addressed the Commission. She explained that they have 42 parking
3 spaces where only 40 are required. They have redesigned the facility so they can add
4
5 8 to 9 additional parking spaces for a total of 10 to 11. The mandated “*staff-to-*
6 *participant*” ratio is 1 to 15, which means they need 10 parking spaces for the adult day
7 health care facility.

8
9 Planning Director Masyczek clarified that the City’s zoning ordinance is geared toward
10 parking for certain types of facilities, indicating, for example, that for an assisted living
11 facility there are “x” amount of parking spaces per bed. The applicant’s proposed use is
12 not really covered in our zoning ordinance. Staff would recommend the applicant provide
13 a parking analysis.

14
15 Ms. Burton said they would provide staff with a parking analysis.

16
17 **B. CONDITIONAL USE PERMIT NO. 01-6 (AMENDMENT)- SPIRIT OF JOY**
18 **CHURCH** - Maureen Losey

19 A request for an amendment to Conditional Use Permit No. 01-6 to provide
20 child day care on the proposed church site located at the northeast corner
21 of Sanderson and Johnston Avenues.

22
23 The work study session was initiated by Assistant Planner Losey who gave an overview
24 of the project.

25
26 The Commission expressed concerns that the child day care is in the flight line of the
27 airport.

28
29 Staff asked the applicant to provide an airport compatibility study associated with the child
30 day care center. The applicant has concluded the study.

31
32 Arnie Metcalf, the project manager for the church, addressed the Commission. They
33 hired Michael Brandman Associates to do the airport analysis.

34
35 Thomas McGill, regional manager for Michael Brandman Associates, addressed the
36 Commission and presented the airport compatibility study.

37
38 Vice Chairman Jones said this is a staff and legal issue and the Commission will need
39 further analysis before moving forward.

1 **VII. CONSENT CALENDAR**

2
3 **A. MINUTES**

- 4 1. September 16, 2003
5 2. January 6, 2004
6 3. April 6, 2004
7

8 It was agreed that Item No. A should be approved as presented.
9

10
11 **B. CONDITIONAL USE PERMIT NO. 03-8 - RESOLUTION OF DENIAL**

12 The motion for approval of this item failed due to a 2-2 vote at the April 6,
13 2004 Planning Commission meeting. A resolution of denial (*PC Resolution*
14 *Bill No. 04-18*) has been prepared to reflect this action, entitled: ***“A***
15 ***RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF***
16 ***HEMET, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 03-8***
17 ***FOR THE CONSTRUCTION OF A 67-FOOT MONO-PINE***
18 ***TELECOMMUNICATIONS FACILITY ON PROPERTY ZONED C-M***
19 ***(COMMERCIAL MANUFACTURING) LOCATED ON THE NORTHWEST***
20 ***CORNER OF LYON AND ACACIA AVENUES (APN: 441-260-009).”***
21

22 Ahmad Smith, representing the applicant, requested that this item be pulled from the
23 consent calendar and re-reviewed on a future Planning Commission agenda to allow him
24 to present new information to the Commission.
25

26 It was MOVED by Commissioner Searl and SECONDED by Commissioner Rhoten to
27 have staff re-notice this item and have it brought back to the May 18, 2004, meeting.
28

29 The MOTION was carried by the following vote:

30
31 AYES: Commissioners Rhoten and Searl
32 NOES: Vice Chairman Jones
33 ABSTAIN: None
34 ABSENT: Commissioner Calkins. Duistermars
35

36 Vice Chairman Jones stated that he would be in Sacramento on May 18, 2004, and
37 asked for an excused absence for that meeting.
38
39

40 **C. CONDITIONAL USE PERMIT NO. 04-1 - RESOLUTION NO. 04-20**

41 This resolution was adopted with revisions by a 4-0 vote at the April 6, 2004
42 Planning Commission meeting. The Commission must provide their
43 consent in order to validate the revised resolution, entitled: ***“A***
44 ***RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF***
45 ***HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO.***
46 ***04-1 TO REHABILITATE AN EXISTING 22,970 SQUARE-FOOT***
47 ***BUILDING BY ADDING EIGHT LEASE SPACES IN PHASE I, A 17,438***
48

1 **SQUARE-FOOT FITNESS CENTER IN PHASE II, A 3,100 SQUARE-**
2 **FOOT RETAIL BUILDING IN PHASE III, AND TWO ADDITIONS TO THE**
3 **EXISTING BUILDING TOTALING 5,718 SQUARE-FEET IN PHASE IV,**
4 **LOCATED ON THE NORTHWEST CORNER OF MERIDIAN STREET**
5 **AND FLORIDA AVENUE (APN: 438-102-025)."**
6

7 Resolution No. 04-20 was approved as presented.
8

9 It was MOVED by Commissioner Searl and SECONDED by Commissioner Rhoten to
10 approve Item A. and Item C. on the consent calendar.
11

12 The MOTION was carried by the following vote:
13

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

20 **VIII. UPDATE OF CITY COUNCIL ACTIONS ON PLANNING COMMISSION ITEMS**

21 - Update given by Planning Director Richard Masyczek
22

23 **A. ZONING ORDINANCE AMENDMENT NO. 03-5 - HOTEL/MOTEL**
24 **OCCUPANCY STANDARDS**
25

26 The City Council had concerns with the ordinance being overly restrictive. The
27 ordinance will have a portion of it rewritten to reduce the number of rooms from 75 to
28 40 and some of the provisions being stricken.
29

30 **B. UPDATE ON SUBDIVISION ORDINANCE PROCESSING**
31

32 The City Council approved an amendment to the subdivision ordinance that
33 essentially says if there is a zone change, general plan amendment, or combination
34 thereof that is done concurrently with a Tentative Tract Map or Tentative Parcel Map,
35 then the Planning Commission would no longer be the approval body for the map, but
36 would serve, instead, as an advisory body.
37
38

39 **IX. PLANNING DIRECTOR ITEMS**
40

41 Vice Chairman Jones asked about the sign on the corner of Gilbert and Stetson.
42 Planning Director Masyczek said it was a conditional use permit that was never approved
43 by the Planning Commission. There is a stop work order on the project and Code
44 Enforcement is going through the legal process. The applicant will be scheduled for the
45 June 1, 2004, meeting to address the issues.
46
47
48

1 Planning Director Masyczek said there are a lot of projects coming through and a map
2 will be developed showing the new developments.
3
4

5 **X. PLANNING COMMISSION COMMENTS**
6

7 Vice Chairman Jones asked if the Commission can send a letter to the County to express
8 their opposition about stopping the usage at Lake Skinner. Planning Director Masyczek
9 will draft a letter on the Commission's behalf to City Council and suggest they make the
10 recommendation.
11

12
13 **XI. FUTURE AGENDA ITEMS**
14

15 There were no future agenda items requested.
16

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18 **XII. ADJOURNMENT:**
19

20 It was MOVED by Commissioner Rhoten, SECONDED by Commissioner Searl and
21 unanimously approved to adjourn the meeting at 7:16 p.m. to the regular meeting of the
22 City of Hemet Planning Commission scheduled for **Tuesday, May 4, 2004 at 6:00 p.m.**
23 to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,
24 Hemet, California 92543.
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29 _____
30 Bob Duistermars, Chairman

31
32 ATTEST:
33

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36 _____
37 Lynette LeBrun, Minutes Secretary
38
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