

1 **IV. PUBLIC HEARINGS**

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3 **A. VESTING TENTATIVE TRACT MAP NO. 31280 / ENVIRONMENTAL**
4 **ASSESSMENT NO. 03-32 (Continued from April 20, 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 _____
14 Assistant Planner Maureen Losey recommended a continuance on this map.

15 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Searl to
16 continue Vesting Tentative Tract Map No. 31280 to the June 1, 2004, Planning
17 Commission meeting.
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19 The MOTION was carried by the following vote:

20
21 AYES: Vice Chairman Jones, and Commissioners Rhoten, Searl, and Calkins
22 NOES: None
23 ABSTAIN: None
24 ABSENT: Chairman Duistermars
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27 **B. TENTATIVE TRACT MAP NO. 31737**

28 APPLICANT: Victoria Homes, Inc.
29 LOCATION: West side of Palm Avenue between Eaton and
30 Esplanade Avenues (approximately 900-feet south of
31 Esplanade Avenue - APN's 441-100-021 & 441-090-
32 051)
33 PLANNER: Maureen Losey
34 DESCRIPTION: A request for a tentative tract map to subdivide 19.32+
35 acres into 19 lots for single-family residential
36 development.
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38 Assistant Planner Maureen Losey recommended a continuance on this map.

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40 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Searl to
41 continue Tentative Tract Map No. 31737 to the May 18, 2004, Planning Commission
42 meeting.
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1 The MOTION was carried by the following vote:

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3 AYES: Vice Chairman Jones, and Commissioners Rhoten, Searl, and Calkins
4 NOES: None
5 ABSTAIN: None
6 ABSENT: Chairman Duistermars
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8 **C. TENTATIVE TRACT MAP NO. 31864 / CONDITIONAL USE PERMIT NO.**
9 **03-16 / ENVIRONMENTAL ASSESSMENT NO. 03-67 (Continued from**
10 **April 6, 2004)**

11 APPLICANT: Lighthouse Communities, LLC
12 LOCATION: Northeast corner of Madrid Street and Devonshire
13 Avenue
14 PLANNER: Maureen Losey
15 DESCRIPTION: A request for a tentative tract map to subdivide 7.4
16 acres into one (1) lot in order to process a conditional
17 use permit for the development of a 100-unit
18 townhouse apartment project, with adoption of a
19 Negative Declaration for the proposed projects.
20

21 Assistant Planner Losey gave an overview of the project. This Item was heard on March
22 18, 2004. Concerns on this project were parking, landscaping, grading, and recreation.
23 They do meet the code for parking. Landscaping and recreation meet the guidelines as
24 well. Condition #18 addresses the use of garages. Exhibits have been provided to show
25 the grade differential.
26

27 Commissioner Calkins asked for clarification on the grading, particularly the slope offsite.
28

29 Don Bender, Tierra West Commercial, 4110 E. Florida, Hemet, California, 92544. Mr.
30 Bender said there was about a foot difference in the elevation, maybe a foot and a half
31 on the far east end.
32

33 Commissioner Calkins raised the concern that the applicant would have to get an
34 easement in order to do the grading work on the adjacent property.
35

36 Theo Bluhm, TA Bluhm & Associates, 4331 N. Goldenstate Blvd., Fresno, California,
37 93722. Mr. Bluhm said they have a friendly relationship with the adjacent property
38 owners and they are confident that they will have access for grading.
39

40 Planning Director Masyczek said that if the map is approved with this kind of situation
41 without the easement being secured, then the City would have to secure the easement
42 on behalf of the applicant. The options are to go with that, or to show all grading on-site.
43

44 Planning Director Masyczek said this is a significant issue and would not recommend an
45 offsite grading plan without the applicant getting an easement. He recommends
46 continuing the project.
47
48

1 Jim Unland, Unland & Associates, said an alternative is to put in a low retaining wall with
2 a 6 foot garden wall on top. If they can get an easement, they will do the slope. They
3 thought they had the option to do either one.

4
5 Discussion continued about the grading.

6
7 Jim Gray, Euclid Industry Company, 195 N. Euclid Ave., Upland, California, addressed
8 the concern about the parking. Tenants will have two parking spaces per unit, one
9 garage and one covered space. A parking provision will be in the lease that says the
10 tenant will have to have room in their garage to park. The provision will be enforced by
11 on-site management.

12
13 Principal Planner Sawyer explained the multi-family design guidelines and our code
14 requirements for recreation. The project meets the minimum requirements.

15
16 Vice Chairman Jones opened the public hearing at 6:43 p.m.

17
18 Vice Chairman Jones closed the public hearing at 6:43 p.m.

19
20 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins to
21 continue Tentative Tract Map No. 31864 / Conditional Use Permit No. 03-16 /
22 Environmental Assessment No. 03-67, closed, to May 18, 2004.

23
24 The MOTION was carried by the following vote:

25
26 AYES: Vice Chairman Jones, and Commissioners Rhoten, Searl, and Calkins
27 NOES: None
28 ABSTAIN: None
29 ABSENT: Chairman Duistermars

30
31 **D. TENTATIVE TRACT MAP 30158 - EXTENSION OF TIME**

32 APPLICANT: Belmont Vista LLC
33 AGENT: David Golkar - Rox Consulting Group
34 LOCATION: North and south of Fruitvale Avenue on the west side
35 of Buena Vista Street in the City of Hemet
36 PLANNER: Ron Running
37 DESCRIPTION: A request for a one-year extension of time for
38 Tentative Tract Map No. 30158 to subdivide up to
39 seventy three (73) single-family residential lots and a
40 private neighborhood park on 18.62± acres of land.

41
42 City Planner Running gave an overview of the project. The applicant needs a little more
43 time to finalize the map. Staff has received a letter from the Riverside County
44 Transportation Commission. Their concern is that the proposed tract is located adjacent
45 to the railroad tracks which would be the future alignment of the Metrolink train that they
46 are studying. A noise analysis will be required.

1 Commissioner Calkins asked about the two maps that have been submitted on this
2 project. Staff clarified the map issue. The map that the Commission received was of
3 poor quality. Commissioner Calkins would like a readable map.
4

5 Planning Director Masyczek recommended that this item be continued to address the
6 Riverside County Transportation Commission letter.
7

8 David Golkar, Rox Consulting Group, 17341 Irvine Blvd., Tustin, California. He said the
9 plans are being approved, and they're ready to post the bonds and record the map. The
10 map was subject to zoning approval which they got in June, 2002. They asked for the
11 extension of time as a precautionary measure because they are a couple of weeks away
12 from being recorded.
13

14 Vice Chairman Jones opened the public hearing at 7:00 p.m.

15
16 Vice Chairman Jones closed the public hearing at 7:00 p.m.
17

18 It was MOVED by Commissioner Searl and SECONDED by Commissioner Calkins to
19 approve Tentative Tract Map No. 30158 Extension of Time with the condition the
20 applicant comply with the Riverside County Transportation Commission request to
21 provide a noise barrier and acoustical analysis to determine the height of the noise
22 barrier.
23

24 Planning Director Masyczek clarified the condition:
25

26 ***"An acoustical analysis will be completed by the applicant to determine the***
27 ***future noise contours of the Metrolink rail system line. The acoustical***
28 ***analysis shall determine appropriate noise mitigation, including but not***
29 ***limited to provision of sound walls. Additionally, barriers shall be provided***
30 ***at any opening onto the future metrolink tracks."***
31

32 For example where the applicant has an easement going through, that doesn't go over,
33 the applicant will have to provide some type of barrier to keep the kids from going over
34 onto the railroad tracks.
35

36 Vice Chairman Jones requests that the noise barrier be aesthetically pleasing.
37

38 The MOTION was carried by the following vote:
39

40 AYES: Vice Chairman Jones, and Commissioners Rhoten, Searl, and Calkins

41 NOES: None

42 ABSTAIN: None

43 ABSENT: Chairman Duistermars
44

45 ***Planning Commission Resolution No. 04-24.***
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1 **V. PUBLIC MEETINGS**

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3 None.

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6 **VI. WORK STUDY**

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8 **A. NEXT SUMMIT INC. - PROPOSED SUBDIVISION - Loretta Domenigoni**

9 A work study session to review and discuss a proposed zone change from
10 A-1-C-1 to R-1-X to accommodate the subdivision of 5.74 acres into 20 lots
11 ranging in size from 9,000 square-feet to 29,000 square-feet on property
12 located on the north side of Fruitvale Avenue between Palm and Lyon
13 Avenues.

14
15 Planning Technician Domenigoni gave an overview of the work study item. This is a
16 potential zone change and subdivision map. Applicant is looking for direction on a zone
17 change either to R-1-7,200, R-1-10,000, or something at the Planning Commission's
18 request.

19
20 Commissioner Calkins asked about R-1-7,200 and if we approve it, then it may be a
21 problem later on if the plans change.

22
23 Jeff LeGrand, CSL Engineering, 11651 Sterling Avenue, Suite E, Riverside, California.
24 He said they are trying to create a transition zone while still getting a little bit of density.
25 They are not adverse to a 9,000 sq. ft. lot minimum requirement, but are somewhat
26 constricted by the configuration of the property.

27
28 Ken Godhelph, Next Summit Inc., 12008 Shaw Valley Road, San Diego, California 92130.
29 He said the transition from 7,200 to 20,000 was the intent, but they are willing to work with
30 the Commission and the local community to create something everyone likes.

31
32 The surrounding area is rural and predominantly one acre lots. The Commission
33 suggests the applicant meet with the community to get their feedback on the project.

34
35 Planning Director Masyczek suggested the applicant combine Parcels 11 and 12 into one
36 lot and Parcels 13 and 14 into one lot.

37
38 **B. RICO ENTERPRISES DEVELOPMENT - Maureen Losey**

39 A work study session to review and discuss the commercial portion of
40 Conditional Use Permit No. 02-7 for Rico Enterprises located south of
41 Florida Avenue between Cawston & Sanderson Avenues.

42
43 Assistant Planner Losey gave an overview of the work study item. This was reviewed by
44 the Planning Commission back in September of 2003, and there was a parcel map to
45 divide it into two parcels. The one parcel to the south was approved for a home for the
46 aged. The parcel to the north was planned for commercial development.

1 Keith Suchow, architect. He presented minor modifications on the home of aged portion
2 of project. For safety purposes, he would like to flip the garages and carports, and
3 change the location of the security fence. Also, he wants to add a second bedroom and
4 second bathroom on four units.

5
6 Mr. Suchow then showed the commercial portion's design and landscaping and how
7 pedestrian friendly the project was. The parking is behind the buildings.

8
9 Vice Chairman Jones asked how the Commission can ensure that the project will look like
10 the proposed plan. Mr. Suchow said they want a nicely designed project and he will be
11 coming to the Commission with a Conditional Use Permit on the projects.

12
13 Planning Director Masyczek said the Conditional Use Permit can prohibit certain uses of
14 the buildings and hours of operation.

15
16 **C. D.R. HORTON (Stowe Passco) - Ron Running**

17 _____ A work study session to review and discuss the proposed architectural and
18 site design related to the Sanderson Lakes development located east of
19 Sanderson Avenue between Stetson Avenue and Domenigoni Parkway.

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21 The applicant requested a continuance to the June 1, 2004, Planning Commission
22 meeting.

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25 **VII. CONSENT CALENDAR**

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27 **A. MINUTES**

28 1. April 20, 2004

29
30 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Searl to
31 approve the consent calendar as presented.

32
33 The MOTION was carried by the following vote:

34
35 AYES: Vice Chairman Jones and Commissioners Rhoten and Searl

36 NOES: None

37 ABSTAIN: Commissioner Calkins

38 ABSENT: Chairman Duistermars

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

2 - Update given by Planning Director Richard Masyczek

3
4 **A. ZONING ORDINANCE AMENDMENT NO. 03-5 - OCCUPANCY**
5 **STANDARDS**

6
7 The City Council approved a modified version of the ordinance. The number of rooms
8 were lowered from 75 to 40 and some of the details were changed from standards to
9 guidelines.

10
11 **B. CONDITIONAL USE PERMIT NO. 03-19 - APPEAL (Walgreens)**

12
13 The City Council upheld the Planning Commission's approval of Walgreens - no
14 modification.

15
16 **C. TENTATIVE TRACT MAP NO. 31796 - APPEAL (Bosworth)**

17
18 The City Council modified the Commission's approval and the modifications primarily
19 dealt with the removal of the pocket park and requirement of payment-in-lieu fees
20 rather than installation of the park. The Council directed staff to setup a 2+2+2
21 Committee meeting to discuss the park issue in a little more detail.

22
23 Also, a modification on Fruitvale that they have special conditions triggering
24 improvements going into the project to make sure they have adequate access into the
25 project.

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28 **IX. PLANNING DIRECTOR ITEMS**

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30 None.

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33 **X. PLANNING COMMISSION COMMENTS**

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35 Vice Chairman Jones asked about the gas station guy with a sign. That particular project
36 is L&L Market and they are scheduled for the June 1, 2004, Planning Commission
37 meeting so that issues can be addressed.

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40 **XI. FUTURE AGENDA ITEMS**

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42 There were no future agenda items requested.
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1 **XII. ADJOURNMENT:**

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3 It was MOVED by Vice Chairman Jones, SECONDED by Commissioner Rhoten and
4 unanimously approved to adjourn the meeting at 7:50 p.m. to the regular meeting of the
5 City of Hemet Planning Commission scheduled for **Tuesday, May 18, 2004 at 6:00 p.m.**
6 to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,
7 Hemet, California 92543.

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12 _____
13 Nick Jones, Vice Chairman
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15 ATTEST:

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19 _____
20 Lynette LeBrun, Minutes Secretary
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