

1 CITY OF HEMET PLANNING COMMISSION MINUTES

2  
3 TUESDAY, MAY 6, 2003

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5 THE REGULAR MEETING OF THE CITY OF HEMET PLANNING COMMISSION WAS  
6 CONVENED BY VICE CHAIRMAN HICKS ON TUESDAY, MAY 6, 2003 AT 6:00 P.M. AT  
7 THE CITY OF HEMET COUNCIL CHAMBERS, 450 EAST LATHAM AVENUE, HEMET,  
8 CALIFORNIA.

9  
10 **Present:** Vice Chairman B.R. Hicks and Commissioners Jim Calkins and  
11 Mayzelle Rhoten

12  
13 **Absent:** Chairman Bob Duistermars and Commissioner Nick Jones

14  
15 **Staff Present:** Assistant Planner Maureen Losey, Planning Director Richard  
16 Masyczek, City Planner Ron Running, Principal Planner David  
17 Sawyer, Minutes Secretary Nancie Shaw, City Engineer Roland  
18 Trietsch and Assistant City Attorney Eric Vail

19  
20 **Invocation and Flag Salute:** Commissioner Calkins

21  
22  
23 **I. PUBLIC COMMENTS:** Anyone who wishes to address the Commission regarding  
24 items not on the agenda may do so at this time. Please line up at the lectern when  
25 the Chair asks if there are any communications from the public. ***When you are***  
26 ***recognized, please give your name, spelling of last name, and address for***  
27 ***accurate recording in the minutes.***

28  
29 Vice Chairman Hicks asked if there were any members of the public who wished to  
30 address the Commission regarding any items not on the agenda.

31  
32 Jim Bouchard, 550 Almarie Way, Hemet, California approached the lectern and advised  
33 the Commission that he had spoken to them on a previous occasion when the zone  
34 change related to Item No. VI. B. - Vesting Tentative Tract Map No. 30869 &  
35 Environmental Assessment No. 03-9, had been proposed. He stated that he and his  
36 neighbors had come to that original meeting with the expectation that they would not be  
37 listened to, but to their surprise the Commission **had** listened and acted accordingly. He  
38 expressed his thanks to the Commission, the Staff and the project applicant, Sumer  
39 Vardhan, for heeding the concerns of the residents in the neighborhood surrounding the  
40 proposed project.

1 **II. HEMET UNIFIED SCHOOL DISTRICT UPDATE:**

2  
3 There was no update given due to the absence of Hemet Unified School District Director  
4 of Facilities, Sandy Packham.

5  
6  
7 **III. AMENDMENTS OR ADDITIONS TO THE AGENDA**

8  
9 Vice Chairman Hicks stated that Item Nos. VI.A, VI.B. and VIII. A. would be pulled from the  
10 agenda due to the lack of a quorum with the ability to vote on items.

11  
12 Planning Director Masyczek added that the public hearings would be re-noticed via both  
13 an advertisement in the newspaper and U.S. mail to the surrounding residents within 10-  
14 days prior to the hearing date to which they were being postponed – May 20, 2003.

15  
16  
17 **IV. CONSENT CALENDAR:**

18  
19 There were no items on the consent calendar for approval.

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21  
22 **V. PUBLIC MEETINGS:**

23  
24 **A. COMMERCIAL DESIGN GUIDELINES**

25 APPLICANT: City of Hemet

26 LOCATION: City-wide

27 PLANNER: David Sawyer

28 DESCRIPTION: Adoption of commercial design guidelines that provide  
29 guidance on architectural details, landscaping, pedestrian amenities and  
30 overall compatibility for commercial projects in the City of Hemet.

31  
32 Principal Planner Sawyer approached the lectern and requested that this item be continued  
33 to the meeting of May 20, 2003 to allow the presence of all Commissioners to participate  
34 in the public meeting.

35  
36 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins to  
37 continue the public meeting of the Commercial Design Guidelines to the regularly  
38 scheduled Planning Commission meeting of May 20, 2003.

39  
40 The MOTION was carried by the following vote:

41  
42 AYES: Vice Chairman Hicks and Commissioners Calkins & Rhoten

43 NOES: None

44

1 ABSTAIN: None  
2 ABSENT: Chairman Duistermars and Commissioner Jones  
3  
4

5 **VI. CONTINUED PUBLIC HEARINGS (From April 15, 2003):**  
6

7 **A. ZONE CHANGE NO. 02-5 & ENVIRONMENTAL ASSESSMENT NO. 03-6**

8 APPLICANT: Sumer Vardhan / Kalpesh Homes, Inc.  
9 LOCATION: Northeast corner of Hemet Street and Berkley Avenue  
10 PLANNER: Matthew Bassi  
11 DESCRIPTION: A proposal to change the zoning on a 10-acre parcel  
12 from the existing classification of A-1-C (Light-Agricultural) to R-1 (Single-  
13 Family Residential) and R-1-20,000 (Single-Family Residential, 20,000  
14 square-foot minimum lot size).  
15

16 This item was pulled from the agenda due to the lack of a quorum with the ability to vote  
17 on the project.  
18

19 **B. VESTING TENTATIVE TRACT MAP NO. 30869 & ENVIRONMENTAL**  
20 **ASSESSMENT NO. 03-9**

21 APPLICANT: Sumer Vardhan / Kalpesh Homes, Inc.  
22 LOCATION: South side of Berkley Avenue between Soboba and  
23 Lake Streets  
24 PLANNER: Matthew Bassi  
25 DESCRIPTION: A proposal to subdivide 10 acres into 17 lots for future  
26 ½-acre single-family residential development on property zoned A-1-C (Light-  
27 Agricultural).  
28

29 This item was pulled from the agenda due to the lack of a quorum with the ability to vote  
30 on the project.  
31

32 **C. GENERAL PLAN AMENDMENT NO. 02-3, SPECIFIC PLAN AMENDMENT**  
33 **NO. 02-2 AND ENVIRONMENTAL ASSESSMENT NO. 02-10**

34 APPLICANT: Nat Harty / Stowe Passco Development  
35 LOCATION: East side of Sanderson Avenue approximately 400-feet  
36 south of Stetson Avenue  
37 PLANNER: Ron Running  
38 DESCRIPTION: A proposed General Plan Amendment and Specific Plan  
39 Amendment to the Page Ranch Planned Community Master Plan (PCD 79-  
40 93) for a 103± acre site, changing the General Plan Land Use designation  
41 from R-II (7-17 du/ac), Commercial, Open Space/Park to R-I (7 du/ac), and  
42 a Master Plan designation of High-Medium Density (17 du/ac), Medium  
43  
44

1 Density (10 du/ac), Recreation/Commercial, Open Space/Recreation to Low-  
2 Medium Density (5 du/ac).

3  
4 City Planner Running approached the lectern and advised the Commission that the Airport  
5 Land Use Commission (ALUC) had continued the project at their recent meeting, and that  
6 because of this the Commission would not be able to vote on the project at this time. He  
7 requested that the Commission continue the item to the Planning Commission meeting of  
8 June 3, 2003, which would allow the ALUC time to review the project and either grant their  
9 approval or denial prior to the City's review.

10  
11 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins to  
12 continue General Plan Amendment No. 02-3, Specific Plan Amendment No. 02-2 and  
13 Environmental Assessment No. 02-10 to the regularly scheduled Planning Commission  
14 meeting of June 3, 2003.

15  
16 The MOTION was carried by the following vote:

17  
18 AYES: Vice Chairman Hicks and Commissioners Calkins and Rhoten  
19 NOES: None  
20 ABSTAIN: None  
21 ABSENT: Chairman Duistermars and Commissioner Jones

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23  
24 **VII. PUBLIC HEARINGS:**

25  
26 **A. CONDITIONAL USE PERMIT NO. 03-3**

27 APPLICANT: Valley Health Systems  
28 LOCATION: 1117 East Latham Avenue  
29 PLANNER: Maureen Losey  
30 DESCRIPTION: A request to construct a 4,000 square-foot expansion  
31 and 11,700 square-foot remodel of the existing  
32 emergency room at Hemet Valley Medical Center,  
33 located in the I (Institutional) zone.

34  
35 Assistant Planner Losey presented the staff report, explaining some details of the project  
36 to the Commission, including the fact that because the project was located in an  
37 Institutional zone a Conditional Use Permit was required for any expansion or remodeling  
38 of the building. She added that the City Council would also need to grant their approval  
39 of the project for the same reason. She advised the Commission that staff was also  
40 wishing to have the signage for the project reviewed and approved as part of this project,  
41 in an effort to eliminate the requirement for the applicant to come back to the Commission

1 and Council for approval of signage at a later date. She stated that the project was in  
2 compliance with all City requirements and that Staff was recommending approval.

3  
4 Vice Chairman Hicks opened the public hearing at 6:22 p.m.

5  
6 Patrick Searl of the Hemet Valley Medical Center Board of Directors approached the  
7 lectern and expressed his support of the project, asking that the Commission grant  
8 approval expeditiously as the expansion was greatly needed.

9  
10 Barry Kline of Newport Architectural, 2234 Newport Blvd., Newport Beach, California  
11 approached the lectern as the project architect and explained some of the details of the  
12 project design, reiterating the great need for expansion.

13  
14 Vice Chairman Hicks closed the public hearing at 6:25 p.m.

15  
16 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins to  
17 adopt **Resolution No. 03-20** recommending approval to the City Council of Conditional  
18 Use Permit No. 03-3.

19  
20 The MOTION was carried by the following vote:

21  
22 AYES: Vice Chairman Hicks and Commissioners Calkins and Rhoten

23 NOES: None

24 ABSTAIN: None

25 ABSENT: Chairman Duistermars and Commissioner Jones

26  
27  
28 **VIII. WORK STUDY:**

29  
30 **A. VESTING TENTATIVE TRACT MAP 30969 - Matt Bassi**

31 A work study session to review the revised 33-lot residential subdivision  
32 related to Zone Change No. 02-5.

33  
34 This item was pulled from the agenda due to it's relation to the public hearing for Zone  
35 Change No. 02-5, which was pulled from the agenda due to the lack of a quorum with the  
36 ability to vote on the project.

1           **B.     SANDERSON/ACACIA MIXED USES PROJECT - Matt Bassi**

2           A work study review of a proposed mixed use development consisting of  
3           20,000 square-feet of retail and 156 multi-family units on 10.3 acres located  
4           at the northwest corner of Sanderson and Acacia Avenues.

5  
6           Principal Planner Bassi addressed the Commission, giving a brief description of the  
7           proposed project which, he explained, had not yet been submitted for review. He added  
8           that the project applicant, Leo Todd, was available to give a presentation and answer any  
9           questions.

10  
11          Commissioner Calkins asked if parking had been considered.

12  
13          Principal Planner Bassi responded that it had not yet been considered, but that the project  
14          would need to meet all of the parking requirements as designated in the City's zoning  
15          ordinance.

16  
17          Vice Chairman Hicks asked if Staff had any idea what the ALUC would think of the project.

18  
19          Principal Planner Bassi responded that the project would require a discretionary review by  
20          the ALUC, but explained that they had not been presented with it as of yet.

21  
22          Vice Chairman Hicks suggested that the applicant should be aware that the two-story  
23          design of the townhomes may be an issue with the ALUC.

24  
25          Planning Director Masczek advised the Commission that he had been meeting with Mr.  
26          Todd for several months regarding the project at hand. He added that the newly adopted  
27          Dutras Bill was requiring that down-zoning in one area of a City would require up-zoning  
28          in another area, and explained that this project would satisfy some of these requirements.

29  
30          Leo Todd, 9988 Red Block Court, San Diego, California approached the lectern as a  
31          representative of the Target Shopping Center and the applicant for the project. He gave  
32          the Commission a brief historical overview of the proposed project. He explained that the  
33          property was first brought to him about 4 years earlier, and that it had taken a little over a  
34          year to complete the acquisition of the Target Shopping Center. He added that he had  
35          spent a considerable amount of time driving around the community to get a feel for the  
36          "flavor" of the City of Hemet, and that he had met with Planning Director Masyczek  
37          regarding the project in an effort to get an idea of what the City might like to see at this  
38          particular site. He explained that they had entertained several different ideas, including  
39          single-family detached homes, Class-A office space, industrial warehousing, specialty use,  
40          single-purpose buildings, a mini-storage facility, and others, but that all of these other ideas  
41          were eliminated for one reason or another, and that they had zeroed in on the proposed  
42          idea which seemed to be one that would work for the site. He added that he had

1 approached Planning Director Masyczek with the proposal in October of 2002, who had  
2 offered some suggestions to which they had responded accordingly to come up with the  
3 design that the Commission was seeing at this meeting. He went on to give some more  
4 descriptive details of the project, including the fact that it would be fully fenced with  
5 controlled gates, that the detention basin would be designed to drain within 72 hours and  
6 that when it was not being utilized as a detention basin it would be a fully irrigated park  
7 facility where residents could take their children to play.

8  
9 Vice Chairman Hicks asked if the wrought iron fencing met the design guidelines for multi-  
10 family residential projects.

11  
12 Planning Director Masyczek responded that it did.

13  
14 Vice Chairman Hicks asked what kind of plants were being proposed for the landscaping.

15  
16 Mr. Todd stated that they had not yet put together a plant palette.

17  
18 Vice Chairman Hicks suggested that he work with the City Staff when considering this  
19 issue.

20  
21 Mr. Todd agreed that he would be happy to do this. He added that, with the drought that  
22 Southern California was currently suffering, they were considering drought tolerant foliage  
23 for the project.

24  
25 Vice Chairman Hicks inquired about parking.

26  
27 Mr. Todd explained that the only parking that would not be covered was the guest parking.

28  
29 Commissioner Calkins inquired regarding the elevations of the garages, suggesting that  
30 they would need to see them in order to make a decision.

31  
32 Mr. Todd advised the Commission that the proposed units were 16-feet in height and that  
33 the garages would be 10-feet in height. He added that they would be happy to provide  
34 those elevations to the Commission at a future meeting.

35  
36 Commissioner Calkins expressed his concern that some of the elevations did not seem to  
37 be compatible with each other and stated that it would be nice if they matched.

38  
39 Mr. Todd gave the Commission an overview regarding the property owners of the project,  
40 whose company was called "3-D Development". He explained that of their innumerous  
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42  
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44

1 projects, none of the properties owned by 3-D Development were without both a resident  
2 manager and an assistant resident manager.

3  
4 The Commission thanked Mr. Todd for his presentation.

5  
6 **C. ACCESSORY STRUCTURES - David Sawyer**

7 \_\_\_\_\_ A work study session to review the recent amendment to the City's  
8 regulations regarding residential accessory structures and direction regarding  
9 potential additional amendments.

10  
11 Vice Chairman Hicks suggested that this item should be continued to the next Planning  
12 Commission meeting so that the work study session would have the attention of the full  
13 Planning Commission.

14  
15 Both Staff and the rest of the Commission agreed.

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18 **IX. DIRECTOR'S REPORT:**

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20 There was no Director's report given.

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23 **X. PLANNING COMMISSION DISCUSSION**

24  
25 There was no additional discussion by the Commission.

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27  
28 **XI. FUTURE AGENDA ITEMS**

29  
30 There were no requests for future agenda items.

31  
32 **XII. ADJOURNMENT:** It was MOVED by Commissioner Rhoten, SECONDED by  
33 Commissioner Calkins and unanimously approved to adjourn the meeting at 7:00  
34 p.m. to the regular meeting of the City of Hemet Planning Commission, scheduled  
35 for May 20, 2003 at 6:00 p.m. to be held at the City of Hemet Council Chambers,  
36 450 E. Latham Avenue, Hemet, California 92543.

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39 \_\_\_\_\_  
B.R. Hicks, Vice Chairman

40 ATTEST:

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42 \_\_\_\_\_  
43 Nancie Shaw, Minutes Secretary

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**Planning Commission Minutes**  
**May 6, 2003**