



1 **IV. PUBLIC HEARINGS**

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3 **A. TENTATIVE TRACT MAP NO. 30204 - EXTENSION OF TIME**

4 APPLICANT: Philip Frey Jr., Trustee of the Frey Living Trust  
5 AGENT: Jim Unland - Unland & Associates  
6 LOCATION: South side of Esplanade Avenue between Palm  
7 Avenue and State Street  
8 PLANNER: Loretta Domenigoni  
9 DESCRIPTION: A request for a one (1) year time extension to  
10 subdivide 11.3 acres into 14 commercial lots on  
11 property zoned C-M (Commercial Manufacturing)  
12

13 Planning Technician Domenigoni gave an overview of the project. Staff recommends that  
14 the Planning Commission continue this item to the meeting of June 1, 2004.  
15

16 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins  
17 to continue Tentative Tract Map No. 30204 Extension of Time to the June 1, 2004,  
18 Planning Commission meeting.  
19

20 The MOTION was carried by the following vote:  
21

22 AYES: Chairman Duistermars, and Commissioners Rhoten, Searl, and Calkins  
23 NOES: None  
24 ABSTAIN: None  
25 ABSENT: Vice Chairman Jones  
26

27 **B. VARIANCE NO. 04-1 AND VESTING TENTATIVE TRACT MAP NO. 31466**

28 APPLICANT: JDP Development  
29 AGENT: John Petty  
30 LOCATION: Northwest corner of Florida Avenue and Lake Street  
31 PLANNER: Loretta Domenigoni  
32 DESCRIPTION: A request for a variance on the minimum lot widths on  
33 five (5) lots of Vesting Tentative Tract Map No. 31466  
34 due to constraints with the Bautista Creek Wash  
35 directly adjacent to the subject property and a request  
36 to subdivide 21.0 acres into 86 lots for residential  
37 development located on the northwest corner of Lake  
38 Street and Florida Avenue.  
39

40 Planning Director Masyczek updated the Commission on the status of the project, in  
41 particular, the fire response time. Some mitigation options will be presented to the City  
42 Council on May 25, 2004. Due to state law requirements, new mitigation measures will  
43 require that the negative declaration be re-circulated. After that process has been  
44 completed, then staff will bring it back to the Planning Commission.  
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1 It was MOVED by Commissioner Searl and SECONDED by Commissioner Calkins to  
2 table Variance No. 04-1 and Vesting Tentative Tract Map No. 31466.

3  
4 The MOTION was carried by the following vote:

5  
6 AYES: Chairman Duistermars, and Commissioners Rhoten, Searl, and Calkins

7 NOES: None

8 ABSTAIN: None

9 ABSENT: Vice Chairman Jones

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11 **C. TENTATIVE TRACT MAP NO. 31864 / CONDITIONAL USE PERMIT NO.**  
12 **03-16 / ENVIRONMENTAL ASSESSMENT NO. 03-67 (Continued from**  
13 **May 4, 2004)**

14 APPLICANT: Lighthouse Communities, LLC

15 AGENT: Don Bender - Tierra West

16 LOCATION: Northeast corner of Madrid Street and Devonshire  
17 Avenue

18 PLANNER: Maureen Losey

19 DESCRIPTION: A request for a tentative tract map to subdivide 7.4  
20 acres into one (1) lot in order to process a conditional  
21 use permit for the development of a 100-unit  
22 townhouse apartment project, with adoption of a  
23 Negative Declaration for the project.

24  
25 Assistant Planner Losey gave an overview of the project. Options to address the grading  
26 were to: 1) have the applicant obtain a slope easement or a permission to grade letter;  
27 or, 2) have the applicant construct a retaining wall on the property. Staff recommends  
28 not putting a condition on obtaining a slope easement to relieve the City of any  
29 responsibility for the easement. The City Engineer will not issue a grading permit unless  
30 one of those two things are done by the applicant.

31  
32 Assistant Planner Losey addressed the concern of open spaces. The applicant is  
33 proposing to remove four (4) units in order to provide more open space/recreation area.  
34 They will now be able to put in a full basketball court on the northern portion of the  
35 property.

36  
37 Chairman Duistermars opened the public hearing at 6:13 p.m.

38  
39 Don Bender, Tierra West Commercial, 4110 East Florida Avenue, Hemet, California. Mr.  
40 Bender said they accept all the conditions, except Condition #63. City Engineer Biagioni  
41 said Condition #63 can be removed because that condition has been met.

42  
43 Discussion ensued regarding the Multi-Family Design Guidelines. This is the first time  
44 the Planning Commission has reviewed a project under the new guidelines. Planning  
45 Director Masyczek said the applicant has generally met the standards.

1 Mr. Bender addressed the Commission again. He said they have been working on this  
2 project for over a year and a half. They have met with staff six times, and have been  
3 through three Staff Review Committee meetings and two Planning Commission meetings.  
4

5 Planning Director Masyczek went over some of the guidelines on the overhead. Part of  
6 the intent of the design guidelines is to provide variety, orientation, and compatibility with  
7 the surrounding area.  
8

9 Mr. Bender said they have worked with staff to address the concerns of open space and  
10 parking. They have exceeded the open space and parking requirements and have  
11 reduced the density. They feel they have a quality, gated development.  
12

13 Chairman Duistermars requested that in the future, staff look more closely at setbacks,  
14 articulation, views, and variation with the applicants.  
15

16 Theo Bluhm, TA Bluhm Associates, 4331 North Goldenstate Boulevard, Fresno,  
17 California. Regarding the views, anytime you are in an urban situation you are going to  
18 be surrounded by buildings which might make it difficult to get views from some sites.  
19 Regarding staggering and jogs, economy of construction is a factor. They have  
20 incorporated as much articulation and design elements as they could to make the project  
21 visually appealing.  
22

23 Chairman Duistermars said it is important to note we are looking for quality of what is  
24 going on the ground.  
25

26 Planning Director Masyczek recommends the following clause be added to Condition #63  
27 that says "if dedication has not already occurred".  
28

29 Chairman Duistermars closed the public hearing at 6:35 p.m.  
30

31 Commissioner Calkins agreed that the project has gone a long way through the process,  
32 but is disturbed that more area was not dedicated to open space. The 10-foot strip  
33 around the perimeter seems to not serve any purpose and could have been put to better  
34 use.  
35

36 Mr. Bluhm addressed the setback issue. This project was required to have a 20-foot  
37 setback. It serves as a buffer area and extra green space which will provide additional  
38 landscaping and trees.  
39

40 Planning Director Masyczek recommended the fencing be changed to wrought iron or  
41 view fencing from the back patio area to the block wall. The applicant said they could  
42 eliminate the back fence of the patio and just do divider walls between the units to open  
43 it up.  
44

45 It was **MOVED** by Commissioner Searl and **SECONDED** by Commissioner Calkins to  
46 to adopt Resolution Bill No. 04-3EA as amended.  
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1 The MOTION was carried by the following vote:

2  
3 AYES: Chairman Duistermars, and Commissioners Rhoten, Searl, and Calkins  
4 NOES: None  
5 ABSTAIN: None  
6 ABSENT: Vice Chairman Jones  
7

8 ***Planning Commission Resolution No. 04-8EA.***

9  
10 It was MOVED by Commissioner Searl and SECONDED by Commissioner Calkins to  
11 to adopt Resolution Bill No. 04-10 as amended.  
12

13 The MOTION was carried by the following vote:

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

20 ***Planning Commission Resolution No. 04-25.***

21  
22 It was MOVED by Commissioner Searl and SECONDED by Commissioner Calkins to  
23 to adopt Resolution Bill No. 04-11.  
24

25 The MOTION was carried by the following vote:

26  
27 AYES: Chairman Duistermars, and Commissioners Rhoten, Searl, and Calkins  
28 NOES: None  
29 ABSTAIN: None  
30 ABSENT: Vice Chairman Jones  
31

32 ***Planning Commission Resolution No. 04-26.***

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34 **D. CONDITIONAL USE PERMIT NO. 03-8**

35 APPLICANT: Delta Groups Engineering, Inc.  
36 AGENT: Ahmad Smith  
37 LOCATION: Northwest Corner of Lyon and Acacia Avenues  
38 PLANNER: Loretta Domenigoni  
39 DESCRIPTION: A request for a conditional use permit to construct a  
40 67-foot mono-pine telecommunications facility on  
41 property zoned C-M (Commercial-Manufacturing).  
42

43 Planning Technician Domenigoni gave an overview of the project. This item was heard  
44 on April 6, 2004, but failed by a 2 to 2 vote. The applicant is presenting new information  
45 about the plans for the subject property and has also brought in mono-pine and mono-  
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1 palm limb and bark samples. Staff recommends the Planning Commission either adopt  
2 Resolution Bill No. 04-18 approving Conditional Use Permit No. 03-8 with a mono-pine,  
3 adopt Resolution Bill No. 04-31 denying Conditional Use Permit No. 03-8, or direct staff  
4 to prepare a resolution modifying the proposal to a mono-palm.  
5

6 Commissioner Rhoten asked about the plans for the subject property. Planning  
7 Technician Domenigoni explained that the former owner of this property went to a work  
8 study to explore the idea of converting the property into a multi-family complex. However,  
9 the new property owner is going to leave it as a recreational vehicle park.  
10

11 Chairman Duistermars opened the public hearing at 6:50 p.m.  
12

13 Ahmad Smith, Delta Groups Engineering, showed examples of the pine and palm trees.  
14 He clarified that the mono-palm could have an additional carrier co-located on it, but it  
15 would not be as disguised as it would be on the pine tree. Mr. Smith said the owner of  
16 the property was here to address the Commission.  
17

18 Grant Stokes, 15950 East Greenway Road, Scottsdale, Arizona. Mr. Stokes said they  
19 acquired the property in October of 2003. They are an RV Resort ownership group that  
20 has several properties around the country. Their plan for this property is to rehabilitate  
21 it and make it look new again. Their intent is to make it all it can be and sell it within 7 to  
22 10 years.  
23

24 Chairman Duistermars closed the public hearing at 6:55 p.m.  
25

26 Planning Director Masyczek said Condition #19 is for the ground facility to accommodate  
27 the co-location. If there is a co-location on the palm itself, it has to come back to the  
28 Commission for review as a modification to the Conditional Use Permit.  
29

30 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins  
31 to modify Resolution Bill No. 04-18 by changing the mono-pine to a mono-palm.  
32

33 The MOTION was carried by the following vote:  
34

35 AYES: Chairman Duistermars, and Commissioners Rhoten, Searl, and Calkins  
36 NOES: None  
37 ABSTAIN: None  
38 ABSENT: Vice Chairman Jones  
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40 ***Planning Commission Resolution No. 04-27.***  
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1 **V. CONSENT CALENDAR**

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3 **A. MINUTES**

- 4 1. December 16, 2003  
5 2. May 4, 2004  
6

7 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Searl to  
8 approve the consent calendar as presented.  
9

10 The MOTION was carried by the following vote:

11  
12 AYES: Chairman Duistermars, and Commissioners Rhoten, Searl, and Calkins  
13 NOES: None  
14 ABSTAIN: None  
15 ABSENT: Vice Chairman Jones  
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18 **VI. UPDATE OF CITY COUNCIL ACTIONS ON PLANNING COMMISSION ITEMS -**  
19 **Update given by Planning Director Richard Masyczek**

20  
21 **A. GENERAL PLAN AMENDMENT NO. 03-4 / ZONE CHANGE NO. 03-10 -**  
22 **Athalon Properties / Charlie McLaughlin**  
23

24 Planning Director Masyczek said the City Council upheld the Planning Commission's  
25 recommendation for denial.  
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28 **VII. PLANNING DIRECTOR ITEMS**

29  
30 **A. INITIATION OF COMPREHENSIVE GENERAL PLAN AMENDMENT**  
31

32 Planning Director Masyczek said the City Council authorized a budget of approximately  
33 \$850,000 which would include an EIR, traffic studies, and land use element update. The  
34 City Council has setup an Oversight Committee comprised of two council members and  
35 is requesting that each Commission appoint a Commissioner to serve on the Oversight  
36 Committee. Planning Director Masyczek and Public Works Deputy Director Mike Gow  
37 would also serve on the committee. The General Plan Amendment will take about about  
38 two to two-and-a-half years to complete.  
39  
40

41 **VIII. PLANNING COMMISSION COMMENTS**  
42

43 Chairman Duistermars talked about the 2+2+2 Committee. At the next meeting the Park  
44 District and School District will be invited to attend. Fees will be discussed at that  
45 meeting.  
46  
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1 Commissioner Calkins said the Traffic Commission has asked the Planning Commission  
2 to be cautious about subdivisions where lots face relatively busy streets. They are having  
3 complaints from residents where the traffic is fast and heavy and the residents can't back  
4 out of their garages onto the street.

5  
6 Commissioner Calkins expressed his concern about the apartment project and asked  
7 Planning Director Masyczek how the design on these types of projects could be improved.  
8 Assistant City Attorney Vail said that the design guidelines are good, but the problem is  
9 how staff should interpret them because the guidelines have latitude for interpretation.  
10 Mr. Vail suggested staff and the Commission workshop through each design guideline  
11 so staff knows what the Commission has in mind.

12  
13 Planning Director Masyczek addressed Commissioner Calkins concern about R-3 zoning  
14 and said it should be looked at.

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17 **IX. FUTURE AGENDA ITEMS**

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19 None requested.

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22 **XII. ADJOURNMENT:**

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24 It was **MOVED** by Commissioner Searl, **SECONDED** by Commissioner Rhoten and  
25 unanimously approved to adjourn the meeting at 7:18 p.m. to the regular meeting of the  
26 City of Hemet Planning Commission scheduled for **Tuesday, June 1, 2004 at 6:00 p.m.**  
27 to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,  
28 Hemet, California 92543.

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34 Bob Duisternars, Chairman

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36 **ATTEST:**

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41 Lynette LeBrun, Minutes Secretary