



1 **III. DISCUSSION**

2  
3 **A. AREAS OF CONCERN**

4 \_\_\_\_\_ A discussion of the joint areas of concern between the City of Hemet and  
5 City of San Jacinto, including but not limited to items, such as: trails, design  
6 standards & guidelines, transportation, Highway 79, General Plan status of  
7 both cities, land uses along Esplanade, continuity of streetscapes along  
8 common roadways, etc.

9  
10 Vice Chairman Jones initiated a discussion regarding trails.

11  
12 Planning Director Hultz embarked on a discussion of earthquake faults within the valley  
13 and the types of recreation that might be ideal within the fault zones. A map indicating the  
14 faults was displayed, followed by a map of various types of trails. A discussion regarding  
15 a Parks Master Plan followed. It was noted that the General Plan for the City of San  
16 Jacinto had not kept up with the other documents that had been established.

17  
18 Chairman Duistermars inquired regarding the meaning of the dashed lines and solid lines  
19 on the map that was displayed.

20  
21 Planning Director Hultz pointed out what the lines meant.

22  
23 Chairman Duistermars asked if there were any pedestrian trails on the map.

24  
25 Planning Director Hultz responded that this particular map was strictly for bike trails.

26  
27 Chairman Duistermars asked if the area by Park Hill was still open and available for use.

28  
29 Planning Director Hultz responded that he believed there were still some opportunities  
30 within that area, though the land was privately owned.

31  
32 Commissioner Rhoten asked if the pedestrian trail would be adjacent to the bike trail or  
33 under a separate trail system.

34  
35 Planning Director Hultz indicated that they would be comingled.

36  
37 Planning Director Masyczek distributed a copy of the Alquist Priolo Zone Map, and also  
38 displayed the map on the overhead projector. He indicated that the City of Hemet did not  
39 have a formal policy on how to deal with the presence of a fault line relative to  
40 development. He displayed a copy of the trail system for the City of Hemet, and indicated  
41 the various trails within the City, explaining what types of trails they were as he went. He  
42 noted that the desire of the city was to tie into the regional trail system that was being  
43 developed to the south in the Diamond Valley Lake area.

1 Chairman Rao asked if the trail that ran along Cawston Avenue and connected to the  
2 regional system was a Class 1 trail.

3  
4 Planning Director Masyczek responded that it was, and displayed a rendering that  
5 indicated the dimensions of a Class 1 trail.

6  
7 Chairman Duistermars asked if there was an opportunity for the City to tie in an equestrian  
8 trail along the MWD pipeline, since MWD would only allow passive recreation along that  
9 line.

10  
11 Planning Director Masyczek noted that, in talking with MWD, he had learned that they were  
12 opposed to ball fields and any type of recreation that required a fixed object to be installed.  
13 He suggested that equestrian trails would likely be more agreeable, noting that a problem  
14 that often came up with equestrian facilities was that a large number of complaints were  
15 often generated.

16  
17 Vice Chairman Jones suggested that the riverbed could be an ideal location for an  
18 equestrian trail, stating that at least if they had something on the map it would show that  
19 the City was open to some type of ingress and egress for equestrian purposes.

20  
21 Planning Director Hultz advised that the City of San Jacinto had asked Flood Control to  
22 consider, as they worked on a river plan, allowing passive recreation, such as equestrian  
23 trails, along the riverbed areas.

24  
25 Commissioner Mendoza asked if there were any environmental issues that should be  
26 addressed when considering the trails.

27  
28 Planning Director Masyczek responded that environmental issues were many when dealing  
29 with a trail next to a body of water. He noted that the Water Quality Control Board did not  
30 like to have horse trails along the bottom of a riverbed or streambed, so as to avoid  
31 contamination of Canyon Lake, which was where the riverbeds drained to.

32  
33 The discussion continued regarding trails.

34  
35 Chairman Rao asked if the City of Hemet had established standards for trails.

36  
37 Planning Director Masyczek displayed the City of Hemet standards for multi-use trails.

38  
39 Commissioner Warneke inquired as to how the City of San Jacinto stood where this was  
40 concerned.

1 Planning Director Hultz responded that the City of San Jacinto did not yet have any  
2 equestrian standards. He noted that, like the City of Hemet, they were trying to establish  
3 standards that would tie into the Riverside County standards for a regional trail system.  
4

5 Planning Director Masyczek suggested that a "to-do" list be established from this meeting,  
6 noting that one item that should be added was for himself and Planning Director Hultz to  
7 meet with Sam Goepp of Valley-Wide Recreation and Parks District regarding parks and  
8 trails.  
9

10 Chairman Duistermars indicated that it was time to move on to the subject of Design  
11 Standards and Guidelines.  
12

13 Planning Director Masyczek advised the Commissions that the City of Hemet had adopted  
14 design guidelines for multi-family residential, commercial, and soon-to-be single-family  
15 residential development. He noted that there had been a great deal of confusion with text-  
16 only documents, which had brought them to the decision to add various pictures and  
17 renderings indicating what was and was not wanted by the City, as far as certain guidelines  
18 were concerned. He further noted that they were looking at various other design guidelines  
19 for other areas while considering their SFR Design Guidelines.  
20

21 A lengthy discussion of different types of design guidelines ensued.  
22

23 Vice Chairman Jones suggested that since both cities were tending to see the same  
24 developers, they could perhaps establish some of the same types of design guidelines.  
25

26 Chairman Rao agreed that this might be a good idea. He noted that the City of San  
27 Jacinto had acquired design guidelines from various other cities, as well, to see what the  
28 developers were dealing with in other places.  
29

30 Chairman Duistermars noted that the City of Hemet had always been a wide-open town,  
31 and that as restrictions and standards were added to the City's design guidelines,  
32 developers were claiming that they were killing development.  
33

34 Planning Director Hultz discussed some of the standards that had been put in place for the  
35 City of San Jacinto, including traffic-calming and landscape design guidelines. He noted  
36 that the City of San Jacinto had a pre-development committee that was in charge of  
37 reviewing potential applications before they were submitted, and that developers had  
38 commented that they would prefer to see comprehensive guidelines so that they could be  
39 more successful in the pre-development committee process.  
40

41 Chairman Rao advised that the City of San Jacinto was becoming concerned with the  
42 homes that had a large amount of square-footage being placed on smaller lots, which was  
43 something that various developers were wanting to come in with recently.  
44

1 Commissioner Warneke added that they were considering a requirement that 2-story  
2 homes could not have more than five bedrooms.

3  
4 Vice Chairman Jones noted that the City of Hemet's City Attorney had advised the  
5 Commission that they could not limit the number of bedrooms.

6  
7 City Attorney Vail corrected Vice Chairman Jones, explaining that he had advised that the  
8 Commission could not govern a "family". He noted that they could govern the floor area  
9 of a home, and they could restrict the number of bedrooms, but that none of these things  
10 were currently being regulated.

11  
12 Chairman Rao inquired regarding the City of Hemet's method of determining the open  
13 space requirement for small-lot projects.

14  
15 Chairman Duistermars explained that in the City's design guidelines a ratio was included  
16 that indicated that the smaller the square-footage of the lot, the greater the open space  
17 area would need to be.

18  
19 Planning Director Masyczek displayed the open space/park requirements for small-lot  
20 projects (less than 7,200 square-feet), which were part of the design guidelines. He  
21 explained how the City of Hemet implemented that portion of the design guidelines, and  
22 noted that they were learning to require averages rather than minimums, since the  
23 developers tended to gravitate towards the "minimum".

24  
25 Commissioner Rhoten asked what the City of San Jacinto was currently doing regarding  
26 2-story homes along main thoroughfares.

27  
28 Chairman Duistermars advised regarding what the City of Hemet was doing to resolve this  
29 issue.

30  
31 Commissioner Cope noted that the City of San Jacinto had reduced the number of 2-story  
32 homes that were allowed within a development.

33  
34 Chairman Rao added that they had not contemplated limiting developments to include only  
35 single-story homes along Sanderson Avenue, but that they were trying to mitigate the view.

36  
37 Commissioner Calkins noted that the City of Hemet Planning Commission had considered  
38 having only single-story homes along the perimeter of a development, but that they had  
39 since discovered that this idea would not work. He explained that they had compromised  
40 by breaking up the one- and two-story homes.

41  
42 Vice Chairman Jones added that the line-of-sight was often an issue with two-story homes.  
43  
44

1 Planning Director Masyczek advised that the City of Hemet would be requiring a "line-of-  
2 sight" rendering as part of their updated submittal requirements.

3  
4 Chairman Duistermars suggested that the two Commissions should meet on a more  
5 regular basis, stating that if this was agreeable, they could perhaps rotate and focus on  
6 positive discussions that could help provide for a livable valley.

7  
8 Commissioner Cope inquired regarding the City of Hemet's standards for garage doors.

9  
10 Chairman Duistermars explained that the City of Hemet followed what they referred to as  
11 the "60/40 Rule", explaining that garages could not be more than 40% of the home's  
12 frontage.

13  
14 Chairman Rao suggested that if there was occupiable space above a garage, the garage  
15 should be finished off. He asked Planning Director Hultz to clarify this requirement.

16  
17 A discussion ensued regarding garage doors.

18  
19 Chairman Duistermars moved the discussion on to the subject of transportaion.

20  
21 Vice Chairman Jones inquired as to how long it would be before there was a resolution  
22 regarding the realignment of SR-79.

23  
24 Planning Director Masyczek responded that the County was currently in the process of  
25 doing the EIR, but that they were going through some major shifts. He displayed a map,  
26 and pointed out the various alignments that had been considered, noting which had been  
27 eliminated and which were continuing to be considered. He indicated the City of Hemet's  
28 preferred alternative, and discussed various possibilities and probabilities. He referred to  
29 the "hybrid" route that was being endorsed by the EPA and considered by many of the  
30 regulatory agencies. He suggested that the project was probably 3 to 3½ years from  
31 having a chosen preferred alternative, but noted that the City of Hemet had adopted an  
32 Interim Urgency Ordinance placing restrictions on development for approximately 3,000  
33 acres of land within the western portion of the City that was in the alignment area.

34  
35 Planning Director Hultz noted that it was much easier dealing with the SR-79 in the City of  
36 San Jacinto. He stated that their preferred route was Sanderson Avenue, and indicated  
37 on the displayed map the route that the City of San Jacinto's preferred alternative followed.  
38 He discussed what they were hoping would evolve, and indicated the access points to the  
39 highway that they would like to see.

40  
41 Planning Director Masyczek noted that both cities were looking at similar preferred routes.  
42 He explained the procedures that would have to be followed, and noted that, if all went  
43 well, construction of the highway would begin around the year 2009. He discussed the  
44

1 issues that had come to light with MWD and the aqueduct system, as well as some  
2 toxicities that had been discovered in certain areas.

3  
4 Vice Chairman Jones asked for an explanation on what would happen with the Interim  
5 Urgency Ordinance at the end of 45 days, inquiring as to whether it would go back to the  
6 City Council with the same game plan. He noted that there had been meetings with  
7 developers regarding this subject, and that he understood that at the end of 45 days, the  
8 City Council would have the option of extending the Interim Urgency Ordinance for 22  
9 months. He added that there were a couple of developers that were understandably upset,  
10 since they were well into the development process of their projects, but that if even one  
11 developer was allowed to move forward independently, the entire process could become  
12 a disaster.

13  
14 Planning Director Hultz advised that he had not brought a map indicating how Mid-County  
15 Parkway would intersect with the Ramona Expressway and SR-79, because he had not  
16 been given authorization to do so. He discussed some of the possibilities.

17  
18 Planning Director Masyczek noted that the project design team had been instructed not to  
19 include the area north of the river, as it would totally change the complexity of the project.

20  
21 Chairman Duistermars advised that the City of Hemet had been discussing bus routes and  
22 pull-outs on major streets. He noted that the Planning Department staff would be looking  
23 at the manner in which RTA chose their bus stops, and whether the bus stops could be  
24 moved off of major thoroughfares so as not to disrupt traffic. He added that it had been  
25 discovered that decisions were made by appointed boards, which went back to the Council  
26 members that were appointed to the various boards.

27  
28 Planning Director Masyczek noted that the boards had indicated that for this year they  
29 would be dictating where the bus routes would go, but that this may change in the future,  
30 as the policy tended to go from year to year.

31  
32 Commissioner Cope stated that he liked the idea of pull outs and taking a more forward  
33 stance.

34  
35 Chairman Duistermars initiated a discussion of land uses along Esplanade Avenue.

36  
37 Planning Director Hultz pointed out the various developments that were in process on the  
38 City of San Jacinto side of Esplanade Avenue, as indicated on the City's zoning map.

39  
40 Planning Director Masyczek did the same on the City of Hemet zoning map. He noted the  
41 "disconnect" between the two cities in certain areas. He discussed some possible  
42 resolutions to this issue.

1 Chairman Rao noted that the Specific Plan that was being processed in the area of  
2 Esplanade and Sanderson Avenues may have smaller lot sizes, but that it also had some  
3 very positive aspects to it, with a lot of open space.

4  
5 Planning Director Hultz noted that there was also a commercial development that had  
6 recently been approved at the intersection of Sanderson and Esplanade Avenues.

7  
8 Vice Chairman Jones reminded everyone that Esplanade Avenue was a critical artery to  
9 the valley and that the two cities should try to resolve any issues that may come up.

10  
11 A discussion ensued regarding this concept.

12  
13 Chairman Rao asked Planning Director Hultz for clarification that the City of San Jacinto  
14 had required a 25-foot setback on Lyon and Esplanade Avenues.

15  
16 Planning Director Hultz confirmed that this was correct.

17  
18 Vice Chairman Jones indicated that perhaps the City of Hemet should consider utilizing  
19 these types of setbacks.

20  
21 Chairman Rao referred to the City of San Jacinto's landscape guidelines and noted that  
22 they'd had a work shop with Eastern Municipal Water District a year earlier, and as a result,  
23 were now making an effort to install drought-scape landscaping.

24  
25 Discussion ensued regarding this concept.

26  
27 Vice Chairman Jones initiated a discussion regarding the fact that the product that was  
28 initially promised by developers was not what ended up being built.

29  
30 Chairman Duistermars stated that it would be nice to be able to hold the developers to  
31 building what was promised at the time of approval.

32  
33 Planning Director Masyczek suggested that the City needed to go into a mode where more  
34 information was required up-front despite the additional cost that the developers would  
35 have to endure with engineering and architectural expenses.

36  
37 Chairman Duistermars inquired regarding what the City of San Jacinto's standards on  
38 parks were, and asked what they were looking for in establishing a Master Plan.

39  
40 Planning Director Hultz responded that they were looking at Valley-Wide as the recreation  
41 provider, and the City as the resource provider. He noted that they had asked their  
42 consultant, who was designing their Master Plan, to bring a professional sports expert into  
43 the design. He suggested that their Park Master Plan would be a take-off of their  
44

1 recreational element, which would complement their General Plan. He further noted that  
2 a variety of different parks would be referenced, as well as where they should be sited. He  
3 added that they did not want to see children having to cross major thoroughfares to get to  
4 a park in their community, and that he hoped to include at least two regional parks of at  
5 least 50 acres within the City. He indicated that the plan would include how many public  
6 pools might be needed, how many baseball diamonds, and etc. He suggested that while  
7 every basin that was going in right now had some type of recreational component within  
8 it, they were not giving much park credit for them because they were so small and did not  
9 provide any acreage.

10  
11 Chairman Rao noted that one of the first developments that they had seen in the City that  
12 included pocket parks was the Durango development, which was very successful with  
13 various, highly used pocket parks confined within the community.

14  
15 Commissioner Calkins inquired as to how the Durango parks were maintained.

16  
17 Planning Director Hultz responded that the parks within the City of San Jacinto were  
18 maintained by L&LMD's and L&LPD's, and that the Durango parks were actually being  
19 maintained by the City.

20  
21 Commissioner Warneke noted that one of the biggest hurdles that they'd had to overcome  
22 with the developers was the provision of parking areas for the parks.

23  
24 Commissioner Cope indicated that lighting was another hurdle.

25  
26 Commissioner Calkins advised that, regarding parks within subdivisions, the City of Hemet  
27 did not necessarily want people driving to the parks, but would prefer to see them walking  
28 there. He explained that they wished to avoid having members outside of the subdivision  
29 going to the pocket parks.

30  
31 Commissioner Warneke explained that when the City of San Jacinto required parking it  
32 was usually for the larger parks that included soccer fields.

33  
34 Vice Chairman Mansperger noted that there had, at times, been issues with people parking  
35 in front of homes in order to access some of the parks that did not include parking  
36 provisions.

37  
38 Vice Chairman Jones advised Planning Directors Masyczek and Hultz that he would like  
39 it if they could meet with the people of the cemetery, since there were not many  
40 accommodations left to care for the deceased in the valley.

1 Planning Director Masyczek discussed the use of basins as park sites, noting that it was  
2 required by the General Plan that a park site of approximately one acre be provided within  
3 a mile of any community.  
4

5 Chairman Rao thanked the City of Hemet Planning Commission for hosting the meeting,  
6 and stated that he would like to see such meetings occurring on a more regular basis.  
7

8 Chairman Duistermars suggested that if City of San Jacinto Planning Commission could  
9 present this concept to their Planning Commission, and the City of Hemet Planning  
10 Commission could present it to theirs, perhaps more formal arrangements could be made  
11 for regular meetings.  
12

#### 13 14 **IV. ADJOURNMENT** 15

16 It was MOVED by Vice Chairman Jones, SECONDED by Commissioner Rhoten and  
17 unanimously agreed to adjourn the meeting at 7:54 p.m. to the regular meeting of the City  
18 of Hemet Planning Commission scheduled for ***Tuesday, June 7, 2005 at 6:00 p.m.***, to be  
19 held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet,  
20 California 92543.  
21

22  
23  
24 \_\_\_\_\_  
25 Bob Duistermars, Chairman  
26 Hemet Planning Commission

27 ATTEST:  
28

29 \_\_\_\_\_  
30 Nancie Shaw, Minutes Secretary  
31 Hemet Planning Commission  
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