

# PLANNING COMMISSION

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## MINUTES OF JULY 15, 2008

THE REGULAR MEETING OF THE CITY OF HEMET PLANNING COMMISSION WAS CONVENED BY CHAIRMAN DUISTERMARS ON TUESDAY, JULY 15, 2008 AT 5:59 P.M. AT THE CITY OF HEMET COUNCIL CHAMBERS, 450 EAST LATHAM AVENUE, HEMET, CALIFORNIA.

**Present:** Chairman Bob Duistermars, Vice Chairman Nick Jones, Commissioners Rick Crimeni, Wigsbert Mendoza and Mayzelle Rhoten

**Absent:** None

**Staff Present:** Tom Jex - City Attorney, Ron Running – City Planner, Bernard Chase – Associate Planner, Michele Rambo – Contract Planner, Carole Kendrick – Assistant Planner, Michele Carothers – Planning Minutes Secretary, Mike Gow – Public Works, Randy Young – Police,

**Flag Salute:** Commissioner Rick Crimeni

### I. PUBLIC COMMENTS

None

### II. AMENDMENTS OR ADDITIONS TO THE AGENDA

None

### III. WORK STUDY

**A. Project:** CONDITIONAL USE PERMIT NO. 08-008 MEADOWBROOK  
**Applicant:** John Re Care  
**Agent:** Johnny Sicat  
**Location:** Southwest corner of Johnston Avenue and Buena Vista Street  
**Planner:** Michelle Rambo, Contract Planner

Description: A work study session to allow Planning Commission review and input regarding a conditional use permit application for the proposed 26,688 square foot addition to an existing assisted living facility with associated parking and landscaping

**Staff Presentation:**

The proposed project was presented by Michele Rambo, Contract Planner who provided various details and exhibits.

**Public Discussion:**

Vice Chairman Nick Jones – Asked what were the concerns of the Planning Staff relative to the project?

Michele Rambo – Indicated the concerns were with the proposed building in relation to surrounding uses, parking lay out and circulation and whether the existing landscaping at the western end of property the lines should be kept or walls added.

Chairman Duistermars – Indicated he would like landscaping increased.

Vice Chairman Jones – Questioned the need for a perimeter block wall.

Commissioner Rhoten – Expressed support for the block wall due to the high foot traffic coming through the property.

Vice Chairman Jones – Asked the Police representative about the wrap around drive way in the south side.

Randy Young – Indicated two accesses are better.

Vice Chairman Nick Jones – Emphasized that putting up the block wall would not negate the need for landscaping.

Vice Chairman Jones – Questioned of the applicant was proposing to remove the mature trees.

Ray Clark – Indicated that some mature trees would have to be removed.

Vice Chairman Jones – Questioned if the applicant was planning on removing the mature trees on site?

Commissioner Rhoten – Endorsed support for having a shade structure that was permanent and matched the architecture of the building

Chairman Duistermars – Emphasized the need for graffiti deterrence, increased landscaping and decorative block wall. He indicated that he was comfortable with a two story structure.

- B. Project:** **CONDITIONAL USE PERMIT NO. 08-006 (T-MOBILE @ SCE)**  
Applicant: Omnipoint Communications  
Agent: Trillium Consulting  
Location: Southeast corner of Esplanade and Lyon Avenues at an existing SCE substation  
Planner: Carole Kendrick, Assistant Planner  
Description: Construct installation and operation of a wireless facility consisting of twelve panel antennas on a new 60' mono palm and six electronic cabinets inside an 8' chain link fence enclosure.

**Staff Presentation:**

The proposed project was presented by Carole Kendrick, Assistant Planner who provided various details and exhibits.

**Public Discussion:**

Cristine Gelado, Trillium Consulting – Explained that alternative sites were evaluated but they did not meet the coverage needs of the selected site. She indicated that they were open to alternatives for the style and look of the tower.

Commissioner Rhoten - Asked for an exhibit what a transmission tower would look like.

Ms. Gelado – Provided pictures to the Commission

Chairman Duistermars – Favored the transmission tower option.

Commissioner Crimeni – Requested pictures showing the tree option

Ms. Gelado – Indicated that they are proposing to install five trees.

Chairman Duistermars – Asked for an illustration of the equipment and how it would be screened.

Ms. Gelado – Indicated that the screen could be wood slats, painted and covered.

Commissioner Crimeni – Favored grey paint to blend in with the Edison equipment.

- C. Project:** **CONDITIONAL USE PERMIT NO. 07-019 (NORTH DIAMOND PLAZA)**  
Applicant: Sam Kert  
Agent: Russel Rumanoff – Herron Rumanoff Architecture  
Location: East side of State Street. South of Stetson Avenue (1230 South State Street)  
Planner: Bernie Chase, Associate Planner

Description: A work study session to allow Planning Commission review and input regarding the construction and operation of a 21,619-square foot, multiple-building commercial center on a 1.85-acre lot

**Staff Presentation:**

The proposed project was presented by Bernard Chase, Associate Planner who provided various details and exhibits.

**Public Discussion:**

Vice Chairman Jones – Expressed concern regarding public safety issues.

Commissioner Crimeni – Explained concerns over potential fire hazard.

Vice Chairman Jones – Asked for Police Department staff input.

Police Sergeant Randy Young – Indicated the biggest concerns with the current proposal was the rear parking lot to the east and the walkway area behind the east set of buildings.

Russell Rumansoff – Indicated that the applicant has tried to deal with the safety issues. There is a required 10' set back to meet code requirements but there are no rear doors accessing that space. The applicant has contacted the DMV and at this time they do not want to grant reciprocal access.

Commissioner Crimeni – Asked if the project could be designed in a “U” shape.

Russell Rumansoff – Indicated he did not think it would work

Ron Running – Asked if the DMV would allow “Emergency” only access.

Russell Rumansoff – Agreed to contact the DMV with that suggestion.

**D. Project: CONDITIONAL USE PERMIT NO. 08-002 (BURGER KING)**

Applicant: Jerry W. Kittrell Trust

Agent: Frank Nin

Location: Southwest corner of Florida Avenue and Yale Street

Planner: Bernie Chase, Associate Planner

Description: A request for Planning Commission work study review of a conditional use permit allowing the construction and operation of a 2,681-square foot drive-through restaurant on an outer-parcel within an existing shopping center site

**Staff Presentation:**

The proposed project was presented by Bernard Chase, Associate Planner who provided various details and exhibits.

**Public Discussion:**

Vice Chairman Jones – Asked the Public Works Director for an update on the Florida and Yale intersection

Public Works Director Mike Gow – Indicated that additional right-of-way for a dedicated right turn lane would be asked for.

Chairman Duistermars – Asked if the drove way would be walled off from the rest of the parking lot.

Bernard Chase – Indicated that those details were being worked on.

Ron Running – Indicated that a reciprocal parking and access agreement with the shopping center would be required.

Chairman Duistermars – Expressed concern over the small size of the lot and pedestrian safety.

Al Rishart, Architect – spoke about the differences between the originally proposed configuration and the currently proposed design

- E. Project: PLANNING COMMISSION ISSUES AND CONCERNS**  
Applicant: City of Hemet Planning Commission  
Location: City-wide  
Planner: Richard Masyczek, Planning Director  
Description: A work study session to allow the Planning Commission discussion of the Commission's issues and concerns for future study

**Work study was removed from the agenda due to the absence of the Planning Director.**

**IV. PLANNING COMMISSION COMMENTS**

**None**

**V. FUTURE AGENDA ITEMS**

**None**

**VI. ADJOURNMENT:**

It was **MOVED** by Chairman Bob Duistermars, **SECONDED** by Commissioner Mayzelle Rhoten and unanimously agreed to adjourn the meeting to the regularly scheduled meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, August 5, 2008 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California, 92543.

**APPROVED AT THE  
NOVEMBER 18, 2008**

**Bob Duistermars, Chairman  
Hemet Planning Commission**

**ATTEST:**

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**Michele Carothers, Minutes Secretary  
Hemet Planning Commission**

Note: All Planning Commission meetings are digitally recorded. Copies of these recordings, in their entirety, on compact disc are available upon request from the Planning Department. Contact (951) 765-2375 for more information.