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2 **III. PRESENTATION OF PLANNING COMMISSION RESOLUTION OF**  
3 **APPRECIATION**

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5 **A. PRESENTED TO ASSISTANT PLANNER MAUREEN LOSEY**

6 A presentation by the Planning Commission Chairman, on behalf of the  
7 Planning Commission, of a Resolution of Appreciation to Assistant Planner  
8 Maureen Losey for 25 years of dedicated service to the City of Hemet, and  
9 an offer of congratulations on her retirement announcement.

10  
11 Presented by Commissioner Rhoten to recently retired Assistant Planner Maureen Losey.  
12

13  
14 **IV. HEMET UNIFIED SCHOOL DISTRICT UPDATE**  
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16 The Hemet Unified School District update was given by Facilities Planner, Tina Koonce,  
17 who advised the Commission that a study was being presented this evening before the  
18 school board regarding the viability of the November school bond. She indicated that a  
19 lot of work had been done on this project and that she hoped it would be successful.  
20

21 Ms. Koonce advised the Commission that the HUSD's summer projects were in full swing,  
22 and that approximately 20 relocatable classrooms would be delivered to various school  
23 sites over the next few weeks in the middle of the night.  
24

25 Ms. Koonce proceeded with her update, indicated that the Special Development Academy  
26 & Professional Service Center were moving forward and that the HUSD was continuing to  
27 work with city staff regarding this project.  
28

29 Ms. Koonce noted that HUSD would soon be taking ownership of the Gibbel Elementary  
30 School Site, which would be the next school under construction in the District. She added  
31 that the HUSD staff had been working very hard to make this happen and were very  
32 anxious to move forward.  
33

34 Ms. Koonce further advised the Commission that the HUSD was in the process of Installing  
35 a new and improved playground at Little Lake Elementary School South for the special  
36 needs kids. She noted that this would be very exciting for those students.  
37

38 Vice Chairman Jones advised the audience that the HUSD's Measure C had failed by 400  
39 votes, which was a detriment for the HUSD.  
40

41 Ms. Koonce indicated that if the bond in November did not pass, the HUSD would have to  
42 go back to year round schools with roaming teachers that would not have their own  
43  
44

1 classrooms. She noted that it would be very difficult for both the teachers and the students  
2 if this were to happen.

3  
4 A brief discussion of the November bond ensued, and how educating the public might help  
5 obtain more votes.

6  
7 The Commission thanked Ms. Koonce for her update.

8  
9  
10 **V. PUBLIC HEARINGS**

11  
12 **D. ZONING ORDINANCE AMENDMENT NO. 06-002**

13 APPLICANT: City of Hemet  
14 LOCATION: City-wide  
15 PLANNER: Tom Jex / Tamara Alaniz  
16 DESCRIPTION: A proposed zoning ordinance amendment related to the  
17 conversion of senior housing into non-senior facilities.  
18

19 The staff report was briefly presented by Assistant City Attorney Jex, who indicated that  
20 the item would be continued.

21  
22 Vice Chairman Jones opened the public hearing at 6:09 p.m.

23  
24 Felix Pierre, 621 South Santa Fe Street, Hemet, California indicated that while he saw that  
25 there was an amendment he wanted to know exactly what the amendment was.

26  
27 Mayor Robin Lowe and Council Member Lori VanArsdale approached the lectern together.  
28 Council Member VanArsdale advised the Commission as well as the audience that both  
29 she and Mayor Lowe were long-time advocates of senior-housing. Mayor Lowe requested  
30 that the item be continued and work studied with the City Council prior to a  
31 recommendation of approval by the Planning Commission.  
32

33 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner McBride to  
34 table Zoning Ordinance Amendment No. 06-002 until such time that it had been reviewed  
35 at a work study session by the City Council.  
36

37 The MOTION was carried by the following vote:

38  
39 AYES: Vice Chairman Jones and Commissioners McBride, Mendoza and Rhoten  
40 NOES: None  
41 ABSTAIN: None  
42 ABSENT: Chairman Duistermars  
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**A. CONDITIONAL USE PERMIT NO. 04-14B**

APPLICANT: John Guell – Southland Development  
AGENT: Bernard Furlow – Thomas Riggle Design Group  
LOCATION: Southeast corner of Sanderson and Devonshire Avenues  
DESCRIPTION: A request for a approval of a conditional use permit to construct and operate a 50,000 square-foot LA Fitness building consisting of one (1) basketball court, five (5) racquetball courts, circuit training, aerobics and free weight areas, a four (4) lane lap pool, locker rooms and restrooms, and other associated uses for a fitness center located on Parcel 2 of Map No. 31668.

The staff report was presented by Associate Planner Domenigoni who provided various details regarding the project and discussed the unresolved issues that would be satisfied by the conditions of approval that were being recommended by staff, which followed the original approval of the conditional use permit. She displayed a copy of the plans, but noted that staff was recommending approval of the project as conditioned and not as indicated in the displayed plan.

A discussion ensued regarding the unresolved issue of the retention basin.

Principal Engineer Biagioni approached the lectern and indicated that the City would prefer the underground retention basin, such as had been required in the original conditional use permit.

Commissioner Mendoza expressed his concern with the traffic issues that would be magnified with approval of the project.

Associate Planner Domenigoni read a letter of opposition into the record from Bonnie Nelson of 2826 Carl Drive, Hemet, California, who had expressed her frustration and concern with the additional traffic that would be created by the project.

Principal Planner Sawyer discussed the traffic study for the project and explained how it would help to resolve traffic concerns.

Associate Planner Domenigoni elaborated on details within the traffic study.

1 Vice Chairman Jones opened the public hearing at 6:22 p.m. and asked the applicant to  
2 approach the lectern.

3  
4 Thomas Riggle of TR Design Group approached the lectern as a representative for the  
5 applicant.

6  
7 Commissioner Mendoza asked Mr. Riggle that construction of the project be restricted  
8 between the hours of 6am and 9am in order to avoid problems with traffic while parents  
9 were transporting their children to school or traveling to work.

10  
11 Principal Planner Sawyer suggested that a condition be added to require a traffic  
12 management plan so that any traffic issues would be avoided, as follows:

13  
14 **Condition No. 88: "A construction traffic management plan shall be**  
15 **submitted to the Planning Department for review and**  
16 **approval by the Public Works Department with emphasis**  
17 **on maintaining an adequate flow of traffic on any adjacent**  
18 **streets."**

19  
20 Vice Chairman Jones inquired regarding the applicant's issue with the retention basin.

21  
22 Mr. Riggle explained why they were hoping to have the retention basin above-ground.

23  
24 Vice Chairman Jones indicated that the City would find it more aesthetically pleasing to  
25 locate the retention basin underground.

26  
27 Since there were no members of the public who wished to speak regarding the project,  
28 Vice Chairman Jones closed the public hearing at 6:26 p.m. and asked for a motion.

29  
30 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner McBride to  
31 adopt *Planning Commission Resolution Bill No. 06-23*, approving Conditional Use Permit  
32 No. 04-14B, as conditioned and amended.

33  
34 The MOTION was carried by the following vote:

35  
36 AYES: Vice Chairman Jones and Commissioners McBride, Mendoza and Rhoten

37 NOES: None

38 ABSTAIN: None

39 ABSENT: Chairman Duistermars

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41 ***Planning Commission Resolution No. 06-24.***

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**City of Hemet Planning Commission Minutes  
JULY 18, 2006**

1           **B.     TENTATIVE TRACT MAP NO. 34117**

2           APPLICANT:         David Dudek Cap Appraisal  
3           AGENT:             Scott Peters – Sterling Land Services  
4           LOCATION:            Southeast corner of Thornton Avenue and Buena Vista  
5                                Street (525 East Thornton Avenue)  
6           PLANNER:         Loretta Domenigoni  
7           DESCRIPTION:     A request for review and approval of a tentative tract  
8                                map to convert an existing 16-unit apartment complex  
9                                into 16 condominium units.

10  
11   The staff report was presented by Associate Planner Domenigoni who advised the  
12   Commission that the applicant had submitted a letter requesting that their item be  
13   continued in order to resolve some additional issues. She noted that a copy of the letter  
14   had been distributed to each of the Commissioners for their reference prior to the meeting,  
15   and that staff would like the hearing to be continued to the Planning Commission meeting  
16   of September 5, 2006. She then read a letter of support of the project into the record that  
17   had been submitted by Amelia Malcolm of 680 East Barber Street, Hemet California.

18  
19   Vice Chairman Jones opened the public hearing at 6:29 p.m. and asked for a MOTION to  
20   continue the item to September 5, 2006.

21  
22   It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to  
23   continue Tentative Tract Map No. 34117 to the Planning Commission meeting of  
24   September 5, 2006.

25  
26   The MOTION was carried by the following vote:

27  
28   AYES:             Vice Chairman Jones and Commissioners McBride, Mendoza and Rhoten  
29   NOES:             None  
30   ABSTAIN:         None  
31   ABSENT:          Chairman Duistermars



1 Vice Chairman Jones opened the public hearing at 6:33 p.m.

2  
3 Since there were no members of the public who wished to speak regarding the issue, Vice  
4 Chairman Jones closed the public hearing at 6:33 p.m. and asked for a MOTION.

5  
6 It was MOVED by Commissioner Mendoza and SECONDED by Commissioner Rhoten to  
7 adopted *Planning Commission Resolution No. 06-23* recommending approval of Zoning  
8 Ordinance Amendment No. 06-003 to the City Council, as presented.

9  
10 The MOTION was carried by the following vote:

11  
12 AYES: Vice Chairman Jones and Commissioners McBride, Mendoza and Rhoten

13 NOES: None

14 ABSTAIN: None

15 ABSENT: Chairman Duistermars

16  
17 ***Planning Commission Resolution Bill No. 06-26.***

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19  
20 **VI. PUBLIC MEETINGS**

21  
22 **A. SITE DEVELOPMENT REVIEW NO. 06-21**

23 APPLICANT: Larry Maddox

24 LOCATION: South of Esplanade Avenue and north of Eaton Avenue  
25 on the east side of Palm Avenue

26 PLANNER: Tamara Alaniz

27 DESCRIPTION: A request for approval of a site development review  
28 application to construct and operate a 5,600 square-  
29 foot accessory structure (barn) for residential and  
30 agricultural uses.

31  
32 The staff report was presented by Assistant Planner Alaniz who provided various details  
33 regarding the project and displayed renderings of the proposal.

34  
35 Vice Chairman Jones noted that an awful lot of these types of structures seemed to be  
36 going up along Palm Avenue. He asked that staff make sure that the color of the structure  
37 was compatible with the surrounding neighborhood and ask that additional landscaping  
38 be added around the building itself, which had not been indicated in the plan.

39  
40 Principal Planner Sawyer indicated that a condition could be added requiring that  
41 landscaping be provided adjacent to the building on the side and in the back.



1 Farms development. He asked that this be considered when embarking on any  
2 construction efforts.

3  
4 Principal Planner Sawyer suggested that the same condition of approval be added to this  
5 project as had been added to the earlier project regarding a construction traffic  
6 management plan, as follows:

7  
8 **Condition No. 20: "A construction traffic management plan shall be**  
9 **submitted to the Planning Department for review and**  
10 **approval by the Public Works Department with emphasis**  
11 **on maintaining an adequate flow of traffic on any adjacent**  
12 **streets."**

13  
14 Commissioner Rhoten suggested that additional pop-outs be included since the balconies  
15 appeared very bleak.

16  
17 Associate Planner Domenigoni advised the Commission that she had discussed this  
18 concern with Mr. Heiner prior to the meeting, and that it was agreed that additional  
19 architectural elements would be added to the plan facades. She displayed some  
20 additional renderings and explained what the proposed changes would be.

21  
22 Principal Planner Sawyer elaborated on the changes.

23  
24 Vice Chairman Jones asked if there were any members of the public who wished to speak  
25 regarding the project.

26  
27 Since there were none, Vice Chairman Jones asked for a MOTION.

28  
29 It was MOVED by Commissioner McBride and SECONDED by Commissioner Rhoten to  
30 adopt *Planning Commission Resolution Bill No. 06-20* approving Site Development Review  
31 No. 06-13 as amended.

32  
33 The MOTION was carried by the following vote:

34  
35 AYES: Vice Chairman Jones and Commissioners McBride, Mendoza and Rhoten  
36 NOES: None  
37 ABSTAIN: None  
38 ABSENT: Chairman Duistermars

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40 ***Planning Commission Resolution No. 06-28.***

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**City of Hemet Planning Commission Minutes  
JULY 18, 2006**

1 **VII. CONSENT CALENDAR**

2  
3 **A. MINUTES**

4 1. June 20, 2006

5  
6 It was MOVED by Commissioner Mendoza and SECONDED by Commissioner Rhoten to  
7 approve the consent calendar as presented.

8  
9 The MOTION was carried by the following vote:

10  
11 AYES: Vice Chairman Jones and Commissioners Mendoza and Rhoten

12 NOES: None

13 ABSTAIN: Commissioner McBride

14 ABSENT: Chairman Duistermars

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16  
17 **VIII. PLANNING COMMISSION COMMENTS**

18  
19 Vice Chairman Jones indicated that he would like to take Mayor Lowe up on her offer for  
20 a joint meeting with the City Council, and noted that there were various topics that he  
21 would like to see discussed.

22  
23 Principal Planner Sawyer responded that he would work on getting a joint meeting  
24 scheduled.

25  
26 Vice Chairman Jones inquired regarding the progress of the Sam's Club project.

27  
28 Principal Planner Sawyer provided a brief update, indicating that Sam's Club would be  
29 moving forward after all.

30  
31 Vice Chairman Jones asked if there were any other items coming up that the Commission  
32 should know about.

33  
34 Principal Planner Sawyer provided a brief update regarding various projects that the  
35 Commission could anticipate reviewing in the future.

36  
37  
38 **IX. FUTURE AGENDA ITEMS**

39  
40 None requested.

1 **X. ADJOURNMENT**

2  
3 It was MOVED by Vice Chairman Jones, SECONDED by Commissioner Mendoza and  
4 unanimously agreed to adjourn the meeting at 6:56 p.m. to the regular meeting of the City  
5 of Hemet Planning Commission scheduled for **Tuesday, August 1, 2006 at 6:00 p.m.** to  
6 be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet,  
7 California 92543.  
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14 **Nick Jones, Vice Chairman**  
15 **Hemet Planning Commission**  
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18 **ATTEST:**  
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23 **Nancie Shaw, Minutes Secretary**  
24 **Hemet Planning Commission**  
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