

1 Regarding the Hemet High School stadium project, Ms. Packham reported that the
2 asphalt under the bleachers would be done this week, and that the southern bleacher
3 would be arriving for installation of the bleachers to begin on August 8th. She further
4 advised that the final grading was being done in preparation for the parking lot asphalt
5 and that the synthetic turf was on its way for an installation date of August 15th. She added
6 that the Riverside County Flood Control was finishing their work, that the street work would
7 be starting in approximately two weeks, that the block sound wall on the north side was
8 done and the stadium light poles had been installed.

9
10 Ms. Packham reported that the framing on the block buildings for the West Valley High
11 School pool was underway, and that the tile on the sidewalls and the bottom of the pool
12 was in progress. She happily noted that the HUSD had received notification that their grant
13 application for the shade structure had been accepted, and that the recipients would be
14 announced in the month of August. She added that the underground electrical work had
15 been completed.

16
17 Ms. Packham reported, regarding the West Valley High School turf, that the underground
18 drainage system was complete, and that the drainage system for the turf was in progress.
19 She stated that the base was being installed, and that the turf was scheduled to arrive on
20 Monday for installation.

21
22 Regarding the Tahquitz High School and Rancho Viejo Middle School project, Ms.
23 Packham reported that the grading was continuing and that the underground utilities had
24 been started.

25 Ms. Packham reported that the last of the relocatables had been delivered earlier in the
26 day, and that the facilities were scrambling to do final connections. She advised that the
27 relocatable restrooms might be a little late.

28
29 Regarding the new school sites, Ms. Packham advised the Commission that the HUSD
30 was working on eight sites, which were undergoing toxic, biological and geotechnical
31 testing. She further advised that several reviews were in progress, including seismic, flood,
32 hazards and CEQA.

33
34 Ms. Packahm concluded her report with an update on the Hamilton School 2-story building
35 which would add new classrooms, a library, a computer lab and restrooms to the Hamilton
36 K-8 campus. She explained that the site work was out to bid, with a bid opening scheduled
37 for the following week, and noted that after the installation of the building was complete,
38 some very old Butler buildings that were on the campus would be demolished.

39
40 Since this was Ms. Packham's last update, due to her retirement, the Commission thanked
41 her for a job well done in her many years of service to the HUSD.

1 **IV. PUBLIC HEARINGS**

2
3 **A. TENTATIVE PARCEL MAP NO. 32132**

4 APPLICANT: Glen and Anna Marie Dalbey
5 AGENT: Alex Alatorre - Alatorre & Associates
6 LOCATION: West side of Soboba Street approximately 223-feet
7 south of Lincoln Avenue
8 DESCRIPTION: A request for approval of a tentative parcel map to
9 subdivide 3.99 acres into four (4) lots for the future
10 development of single-family homes.
11

12 The staff report was presented by Principal Planner Sawyer on behalf of Associate Planner
13 Loretta Domenigoni who was unable to attend the meeting.
14

15 Alex Alatorre of Alatorre & Associates approached the lectern as a representative of the
16 applicant and asked the Commission for a two-week continuance on the project.
17

18 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
19 continue Tentative Parcel Map No. 32132 to the Planning Commission meeting of August
20 16, 2005.
21

22 The MOTION was carried by the following vote:
23

24 AYES: Vice Chairman Jones and Commissioners Calkins, Mendoza and Rhoten
25 NOES: None
26 ABSTAIN: None
27 ABSENT: Chairman Duistermars
28

29 **B. CONDITIONAL USE PERMIT NO. 04-20**

30 APPLICANT: Western States Mobile Home Parks, General
31 Partnership
32 AGENT: Ben Miller
33 LOCATION: South side of Florida Avenue, easterly and westerly of
34 Myers Street
35 PLANNER: Maureen Losey
36 DESCRIPTION: A request for approval of a Conditional Use Permit to
37 add 73 spaces to an existing mobile home park (Hemet
38 West MHP).
39

40 Planning Director Masyczek advised the Commission that the item need to be continued
41 as the City Council had not yet reviewed the project, as had been anticipated at the time
42 the public hearing was advertised.
43
44

1 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins to
2 continue Conditional Use Permit No. 04-20 to the regularly scheduled Planning
3 Commission meeting of September 6, 2005.

4
5 The MOTION was carried by the following vote:

6
7 AYES: Vice Chairman Jones and Commissioners Calkins, Mendoza and Rhoten
8 NOES: None
9 ABSTAIN: None
10 ABSENT: Chairman Duistermars

11
12 **C. ZONING ORDINANCE AMENDMENT NO. 05-01**

13 APPLICANT: City of Hemet
14 LOCATION: City-wide
15 PLANNER: Richard Masyczek
16 DESCRIPTION: An ordinance amendment to revise the City's Density
17 Bonus Ordinance to reflect recent, mandatory State
18 requirements.

19
20 The staff report was presented by City Attorney Vail who provided some details regarding
21 the project.

22
23 Vice Chairman Jones opened the public hearing at 6:10 p.m.

24
25 Since there were no members of the public who wished to speak regarding the project,
26 Vice Chairman Jones closed the public hearing at 6:10 p.m. and asked for a motion.

27
28 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
29 adopt Planning Commission Resolution Bill No. 05-06-EA recommending approval to the
30 City Council of Environmental Assessment No. 05-38 to adopt a Negative Declaration for
31 Zoning Ordinance Amendment No. 05-01.

32
33 The MOTION was carried by the following vote:

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

39
40 ***Planning Commission Resolution No. 05-03EA.***

1 It was moved by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
2 adopt Planning Commission Resolution Bill No. 05-37 recommending approval to the City
3 Council of Zoning Ordinance Amendment No. 05-01.

4
5 The MOTION was carried by the following vote:

6
7 AYES: Vice Chairman Jones and Commissioners Calkins, Mendoza and Rhoten
8 NOES: None
9 ABSTAIN: None
10 ABSENT: Chairman Duistermars

11
12 ***Planning Commission Resolution No. 05-25.***

13
14 **D. ZONING ORDINANCE AMENDMENT NO. 05-06**

15 APPLICANT: City of Hemet
16 LOCATION: City-wide
17 PLANNER: Bernard Chase
18 DESCRIPTION: An ordinance of the City of Hemet, California amending
19 Hemet Municipal Code Sections 90-1613 and 90-1622
20 regarding wireless telecommunications facilities located
21 on public property.

22
23 The staff report was presented by City Attorney Vail who provided some details regarding
24 the project.

25
26 Vice Chairman Jones opened the public hearing at 6:13 p.m.

27
28 Commissioner Calkins inquired regarding existing facilities.

29
30 City Attorney Vail responded that the zoning ordinance amendment would affect only
31 private telecommunications facilities locating on public, or city-owned/operated property.

32
33 Vice Chairman Jones closed the public hearing at 6:14 p.m. and asked for a motion.

34
35 It was MOVED by Commissioner Calkins and SECONDED by Commissioner Rhoten to
36 adopt Planning Commission Resolution Bill No. 05-38 recommending approval to the City
37 Council of Zoning Ordinance Amendment No. 05-06.

38
39 The MOTION was carried by the following vote:

40
41 AYES: Vice Chairman Jones and Commissioners Calkins, Mendoza and Rhoten
42 NOES: None

1 ABSTAIN: None
2 ABSENT: Chairman Duistermars

3
4 ***Planning Commission Resolution No. 05-26.***

5
6
7 **V. WORK STUDY**

8
9 **A. ZONE CHANGE NO. 03-13 / TENTATIVE TRACT MAP NO. 31064**

10 ***(Continued from 07-19-05)*** - D. Sawyer

11 A work study session with possible direction to staff regarding a request to
12 change the zoning from A-1-C-1 (Heavy-Agricultural) to R-1 (Single-Family
13 Residential) and adoption of a Mitigated Negative Declaration, including the
14 Mitigation Monitoring Program for the proposed project, with the concurrent
15 processing of tentative tract map to subdivide 39 acres into 150 Single-family
16 Residential lots.

17
18 The work study session was initiated by Principal Planner Sawyer, who displayed an aerial
19 photo indicating the location of the proposed project, and advised the Commission that the
20 project applicant, Dan Koby, would be conducting the work study presentation for the
21 Commission.

22
23 Mr. Koby approached the lectern and advised the Commission of his proposal, explaining
24 some of the details.

25
26 The concept of a public park was discussed.

27
28 Commissioner Rhoten stated that she would like to see 15,000 square-foot lots for the
29 project, in order to provide compatibility with the surrounding neighborhood.

30
31 Mr. Koby indicated that he was proposing 10,000 square-foot lots, which he noted were
32 acceptable to the surrounding neighbors that he had spoken with.

33
34 Vice Chairman Jones asked Police Lieutenant Cabrera if the Police Department had any
35 comments regarding the project.

36
37 Police Lieutenant Cabrera approached the lectern and advised the Commission that he
38 had not reviewed the project in much depth, but that he was concerned with access.

39
40 Commissioner Calkins inquired regarding meandering sidewalks.

41
42 Vice Chairman Jones asked Planning Director Masyczek to respond.
43
44

1 Planning Director Masyczek advised the Commission that as a result of the 2+2
2 Committee's discussion, interior streets for this tract would not be required to have
3 meandering sidewalks, but Lyon Avenue, Kirby Street and along Commonwealth Avenue,
4 which were the perimeter streets, would include the meandering sidewalks.

5
6 A discussion ensued regarding lot sizes and streets.

7
8 Commissioner Rhoten indicated that she would like to see access to the site off of Kirby
9 Avenue.

10
11 Vice Chairman Jones advised the applicant that he should work with the City staff
12 regarding access and streets.

13
14 A discussion ensued regarding the transitioning of lot sizes.

15
16 Principal Engineer Biagioni indicated that he had a problem with the curving of the streets.

17
18 Planning Director Masyczek stated that the curving of the streets within this project was
19 mild and would be required to meet the Engineering Division's requirements.

20
21 The Commission thanked Mr. Koby for his presentation.

22
23
24 **VI. CONSENT CALENDAR**

25
26 **A. MINUTES**

- 27 1. December 7, 2004
28 2. May 17, 2005
29 3. June 21, 2005
30 4. July 19, 2005
31

32 It was MOVED by Commissioner Calkins and SECONDED by Chairman Duistermars to
33 approve the Consent Calendar as presented.

34
35 The MOTION was carried by the following vote:

36
37 **AYES:** Chairman Duistermars, Vice Chairman Jones and Commissioners Calkins,
38 Mendoza and Rhoten

39 **NOES:** None

40 **ABSTAIN:** Commissioner Mendoza abstained from the December 7, 2004 Minutes
41 since he was not present; Vice Chairman Jones abstained from the May 17,
42 2005 Minutes since he was not present; Chairman Duistermars abstained
43 from the
44

1 June 21, 2005 Minutes since he was not present; and Commissioner Rhoten
2 abstained from the July 19, 2005 Minutes since she was not present

3 ABSENT: None
4
5

6 **VII. UPDATE OF CITY COUNCIL ACTIONS ON PLANNING COMMISSION ITEMS -**

7 Update given by Planning Director Richard Masyczek
8

9 **A. MUNICIPAL CODE AMENDMENT NO. 05-02 - AMENDMENT TO MSHCP**
10 **FEE ORDINANCE**
11

12 Planning Director Masyczek advised the Commisison that this project had been approved,
13 with the 2nd reading of the ordinance scheduled for August 9, 2005.
14

15 **B. ZONING ORDINANCE AMENDMENT NO. 05-02 - GASOLINE STATION**
16 **STANDARDS**
17

18 Planning Director Masyczek advised the Commission that this project had been approved,
19 with the 2nd reading of the ordinance scheduled for August 9, 2005.
20

21 **C. GENERAL PLAN AMENDMENT NO. 04-01, ZONE CHANGE NO. 04-01,**
22 **CONDITIONAL USE PERMIT NO. 04-20 AND ENVIRONMENTAL**
23 **ASSESSMENT NO. 04-02 - HEMET WEST MOBILE HOME PARK**
24

25 Planning Director Masyczek advised the Commission that this project had been continued
26 to the City Council meeting of August 23, 2005.
27
28

29 **VIII. PLANNING DIRECTOR ITEMS**
30

31 **A. REVISED TENTATIVE TRACT MAP NO. 32955 LOCATED WITHIN THE**
32 **CITY OF HEMET'S SPHERE OF INFLUENCE, BETWEEN WARREN ROAD**
33 **AND CAWSTON AVENUE BORDERING BOTH ESPLANADE AVENUE**
34 **AND SEVENTH STREET IN SAN JACINTO.**
35

36 Planning Director Masyczek referred to the public hearing notice from the City of San
37 Jacinto that had been included with their agenda packet, and initiated a discussion
38 regarding the proposed project.
39

40 **B. DISCUSSION OF ITEMS REQUESTED BY PLANNING COMMISSION:**
41 Including 1) Water conservation within the City of Hemet; 2) Concerns
42 regarding Esplanade Avenue relative to consistency and definition of
43 densities between the City of Hemet and City of San Jacinto; 3) Design
44 Guidelines; 4) Traffic Calming; 5) RTA Bus Turnouts; 6) Planned Unit

1 Developments vs. Specific Plans for smaller lot subdivisions; 7) What
2 happened to City Councils for both the City of Hemet and City of San Jacinto
3 reviewing projects along Esplanade.
4

5 Planning Director Masyczek initiated a discussion regarding items that had been requested
6 by the Planning Commission to be agendized.
7

8 It was agreed that Planning Director Masyczek would prepare a memo to the City Council
9 from the Planning Commission regarding the items in question, and e-mail the draft to
10 Chairman Duistermars for review and approval.
11

12
13 **IX. PLANNING COMMISSION COMMENTS**

14
15 Vice Chairman Jones inquired regarding the Code Enforcement activity within the City.
16

17 Planning Director Masyczek provided the Commission with an overview of what Code
18 Enforcement was currently focusing on.
19

20
21 **X. FUTURE AGENDA ITEMS**

22
23 There were no future agenda items requested.
24

25
26 **XI. ADJOURNMENT:**
27

28 It was MOVED by Commissioner Mendoza, SECONDED by Commissioner Calkins and
29 unanimously approved to adjourn the meeting at 6:54p.m. to the special joint meeting of
30 the City of Hemet City Council and Planning Commission scheduled for August 8, 2005 at
31 6:00 p.m. to be held in the City of Hemet Council Chambers located at 450 E. Latham
32 Avenue, Hemet, California 92543.
33

34
35
36
37 _____
38 Bob Duistermars, Chairman
39 Hemet Planning Commission

40 ATTEST:

41
42 _____
43 Nancie Shaw, Minutes Secretary
44 Hemet Planning Commission