

1 pool was in progress. She added that they had received notification that their grant
2 application for the shade structure had been accepted and that the recipients would be
3 announced sometime during the month of September.

4
5 Ms. Koonce updated the Commission regarding the Tahquitz High School and the Rancho
6 Viejo Middle School, advising that the grading was continuing and that the underground
7 utilities had been started. She noted that the footings and slabs had been placed for some
8 of the buildings and that the off-site improvements were approximately 60% complete.

9
10 Ms. Koonce continued her report with an update regarding the Hamilton 2-story classroom
11 building, which would add new classrooms, a library, a computer lab and restrooms to the
12 Hamilton K-8 campus. She advised the Commission that the bids for the project had been
13 opened and were on the School Board's agenda for this evening. She explained that after
14 the installation of the new 2-story building was completed, they would be demolishing some
15 very old Butler buildings that were currently existing on the campus.

16
17 Ms. Koonce concluded her report with an update regarding the new school sites. She
18 noted that the HUSD was requesting a letter confirming that the schools were in
19 accordance with the Hemet General Plan. She added that they were currently doing toxic
20 and biological tests along with geotechnical studies for seismic activity, flooding and
21 hazards, as well as going through the CEQA process for 8 possible school sites.

22 23 24 **IV. PUBLIC HEARINGS**

25 26 **A. ZONE CHANGE NO. 05-09**

27 _____ APPLICANT: City of Hemet / Fanberg
28 LOCATION: 651 W. Devonshire Ave. & 290 Tahquitz St. (APN: 443-
29 181-019)
30 PLANNER: Tamara Alaniz
31 DESCRIPTION: A city-initiated request to change the zoning from R-1
32 (Single-Family Residential Zone) to R-P (Residential-
33 Professional Zone) on the southeastern corner of
34 Devonshire Avenue and Tahquitz Street.

35
36 The staff report was presented by Assistant Planner Alaniz, who provided some details
37 regarding the proposed zone change. She explained that the entire block was
38 commercially zoned with the exception of the subject site. She noted that, in looking
39 through City records, Staff believed that the property had been inadvertently omitted from
40 an R-P (Residential-Professional) zoning designation. She explained that the re-zoning
41 of the property would not affect the use of the site in any way.

42
43 Chairman Duistermars inquired regarding the zoning across the street.
44

1 Assistant Planner Alaniz responded that the property across the street was a mobile home
2 park that was zoned R-A (Residential-Agriculture).

3
4 Chairman Duistermars opened the public hearing at 6:23 p.m.

5
6 Since there were no members of the public who wished to speak regarding the project,
7 Chairman Duistermars closed the public hearing at 6:24 p.m. and asked for a motion.

8
9 It was MOVED by Commission Rhoten and SECONDED by Commissioner Mendoza to
10 adopt *Planning Commission Resolution Nos. 05-08EA and 05-40* recommending approval
11 to the City Council of Environmental Assessment No. 05-41 and Zone Change No. 05-09
12 respectively.

13
14 The MOTION was carried by the following vote:

15
16 AYES: Chairman Duistermars and Commissioners Mendoza and Rhoten
17 NOES: None
18 ABSTAIN: None
19 ABSENT: Vice Chairman Jones
20

21 ***Planning Commission Resolution Nos. 05-04EA and 05-29.***

22
23
24 **B. REVISED SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES,**
25 **ZONING ORDINANCE AMENDMENT NO. 05-05 - AMENDMENT OF**
26 **SECTION 90-314 MINIMUM DEVELOPMENT STANDARDS, AND RURAL**
27 **AND ESTATE RESIDENTIAL STREET STANDARDS**

28 APPLICANT: City of Hemet
29 LOCATION: All single-family residential zones
30 PLANNER: Ron Running / Bernard Chase
31 DESCRIPTION: A single-item with four actions: 1) approval of an
32 environmental assessment and adoption of a Negative
33 Declaration for the following actions; 2) a revision of the
34 Single-Family Residential Design Guidelines; 3) a
35 zoning ordinance amendment to amend Chapter 90,
36 Article XI - Single-Family Residential Zones, Section 90-
37 314 - General Requirements and Section 90-315 - Site
38 Development Requirements of the Hemet Municipal
39 Code; and 4) the addition of Rural Street Standards and
40 Estate Street Standards.
41
42
43
44

1 The staff report was presented by City Planner Running who provided some details
2 regarding the proposal and then turned the presentation over to City Planner Chase who
3 provided various additional details regarding the proposal.
4

5 Planning Director Masyczek noted that there had been a request by one of the City's
6 Council members as well as Vice Chairman Jones that the rural street standards portion
7 of the proposal be discussed but continued.
8

9 Chairman Duistermars opened the public hearing at 6:30 p.m.
10

11 Glen Bosworth of 155 Oakland Drive, Escondido, California approached the lectern to
12 discuss the size of the trees that were proposed to be required with the revised Single-
13 Family Residential Design Guidelines. He suggested that the provision within the
14 Guidelines be changed to require a 15-gallon tree, which he believed would look better and
15 also be half the cost.
16

17 Andrea Deleon of KB Home Coastal, Inc., 26201 Ynez Street, Suite 106, Temecula,
18 California approached the lectern and thanked the Commission and Staff for the
19 opportunity to have input into the Single-Family Residential Design Guidelines.
20

21 Chairman Duistermars clarified for the audience that the rural street standards were being
22 carved out of the action items for this proposal, and continued to be reviewed at a later
23 time.
24

25 Chairman Duistermars closed the public hearing at 6:36 p.m. and asked for a motion.
26

27 It was MOVED by Commissioner Mendoza and SECONDED by Commissioner Rhoten to
28 adopt *Planning Commission Bill Nos. 05-07EA, 05-31, 05-32 and 05-43 (with the omission*
29 *of the Rural Street Standards)* recommending approval to the City Council of
30 Environmental Assessment No. 05-32, the Revised Single-Family Residential Design
31 Guidelines, Zoning Ordinance Amendment No. 05-05 and the Estate Street Standards,
32 respectively.
33

34 ***Planning Commission Resolution Nos. 05-05EA, 05-30, 05-31 and 05-32.***
35
36

37 **V. PUBLIC MEETINGS**

38 **A. LETTER TO HEMET UNIFIED SCHOOL DISTRICT (HUSD) REGARDING** 39 **ELEMENTARY SCHOOL NO. 8 - MCSWEENY FARMS**

40 _____ A recommendation that the Planning Commission authorize the Chairman
41 to sign a letter to the HUSD stating that the proposed school is consistent
42 with zoning and the General Plan.
43
44

1
2 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
3 authorize Chairman Duistermars to sign the proposed letter to the Hemet Unified School
4 District, stating that Elementary School No. 8 within the McSweeny Farms Specific Plan
5 was consistent with the City's zoning and General Plan.
6

7 The MOTION was carried by the following vote:
8

9 AYES: Chairman Duistermars and Commissioners Mendoza and Rhoten
10 NOES: None
11 ABSTAIN: None
12 ABSENT: Vice Chairman Jones
13
14

15 **VI. WORK STUDY**

16
17 **A. MOBILE HOME PARK ENFORCEMENT PROGRAM UPDATE - Greg**
18 **Flannery**
19

20 This item was removed from the agenda due to the absence of Vice Chairman Jones.
21
22

23 **VII. CONSENT CALENDAR**

24
25 **A. MINUTES**
26 **1. September 6, 2005**
27

28 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
29 approve the consent calendar as presented.
30

31 The MOTION was carried by the following vote:
32

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

39 **VIII. PLANNING COMMISSION COMMENTS**
40

41 Chairman Duistermars asked that a request be conveyed to the City Council to please
42 move forward with the recruitment of a new Planning Commissioner.
43
44

1 Commissioner Rhoten inquired regarding what type of recognition was going to be
2 provided for the former Commissioner Jim Calkins.

3
4 Planning Director Masyczek responded that the City Council would be presented Mr.
5 Calkins with an award at their meeting of September 27, 2005. He suggested that the
6 Commission join him for dinner with the Council and Mr. Calkins prior to the meeting.

7
8
9 **IX. FUTURE AGENDA ITEMS**

10
11 Chairman Duistermars noted that the Rural Street Standards would need to be placed
12 back on the agenda.

13
14
15 **XI. ADJOURNMENT**

16
17 It was MOVED by Commissioner Mendoza, SECONDED by Commissioner Rhoten and
18 unanimously agreed to adjourn the meeting at 6:41 p.m. to the regular meeting of the City
19 of Hemet Planning Commission scheduled for *Tuesday, October 4, 2005 at 6:00 p.m.* to
20 be held in the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet,
21 California 92543.

22
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25
26 _____
27 **Bob Duistermars, Chairman**
28 **Hemet Planning Commission**

29
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31
32 **ATTEST:**

33 _____
34 **Nancie Shaw, Minutes Secretary**
35 **Hemet Planning Commission**
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