

1 Regarding the Tahquitz High School and Rancho Viejo Middle School project, Mr. Lovingier
2 reported that many of the slabs for the buildings had been poured and that the framing had
3 been started. He added that the underground utilities as well as the off-site improvements
4 were approximately 80% complete, and that they appreciated working with the City's
5 Engineering inspector, Smokey Pando.

6
7 Regarding the Hamilton 2-story Classroom project, Mr. Lovingier advised the Commission
8 that construction was underway for the new classrooms, library, computer lab and
9 restrooms that would be added to the K-8 campus. He explained that after installation was
10 complete the HUSD would be demolishing some very old Butler buildings that were on the
11 campus.

12
13 Mr. Lovingier concluded his report with an update regarding new school sites. He advised
14 the Commission that the HUSD was requesting a letter confirming that some of the new
15 schools that were being proposed were in accordance with the City of Hemet General Plan.
16 He noted that they were working with the Department of Transportation regarding the
17 Middle School #2 site at Rancho Diamante, but that they needed a confirmation from the
18 Planning Commission that Elementary School #5 was acceptable to the City. He added
19 that they were currently working on 8 possible sites and that in addition to going through
20 the CEQA process, they were conducting toxic tests, biological tests and tests for
21 geotechnical issues such as seismic, flooding and hazards.

22 23 24 **IV. PUBLIC HEARINGS**

25 26 **A. CONDITIONAL USE PERMIT NO. 05-04**

27 APPLICANT: Barclay's Realty and Mortgage Company
28 AGENT: Scott Poole - Carter & Burgess
29 LOCATION: Southeast corner of Florida and Sanderson Avenues
30 PLANNER: Loretta Domenigoni
31 DESCRIPTION: A request to expand an existing 5,200 square-foot tire
32 store by adding 3,382 square-feet for an overall 8,582
33 square-foot building.

34
35 The staff report was presented by Associate Planner Domenigoni, who provided various
36 details regarding the proposed project and displayed several renderings and elevations.
37 She noted that the existing roof-mounted sign, which was illegal, would have to be brought
38 up to code with the expansion.

39
40 Commissioner Rhoten inquired as to what other stores in the shopping center were two
41 stories.

1 Associate Planner Domenigoni replied that the Vons Grocery Store, Longs Drugstore and
2 Michael's were all two-story buildings. She added that Goodyear would be relocated their
3 offices to the upper story, if approved.

4
5 A discussion ensued regarding the proposed architecture and color palette.

6
7 Chairman Duistermars mentioned that the Commission had been trying to get enhanced
8 landscaping with new projects. He asked if this project would include enhanced
9 landscaping.

10
11 Associate Planner Domenigoni responded that it would.

12
13 Commissioner Mendoza asked if it was correct that the project was exempt from CEQA.

14
15 Associate Planner Domenigoni confirmed that it was.

16
17 Commissioner Mendoza asked if the Traffic Commission had provided any feedback
18 regarding the congestion that was going on in that area.

19
20 Associate Planner Domenigoni responded that the project was not required to be reviewed
21 by the Traffic Commission.

22
23 Chairman Duistermars opened the public hearing at 6:11 p.m.

24
25 Since there were no members of the public who wished to speak regarding the project,
26 Chairman Duistermars closed the public hearing at 6:11 p.m.

27
28 Commissioner Mendoza expressed his concern with the fact that the project had not been
29 reviewed by the Traffic Commission.

30
31 Commissioner Rhoten asked if any parking had been added to the shopping center with
32 this project.

33
34 Associate Planner Domenigoni responded that no additional parking was required.

35
36 Principal Planner Sawyer advised the Commission that staff had reviewed the project as
37 a minor change to an existing shopping center

38
39 Chairman Duistermars requested that more landscaping be provided.

40
41 Associate Planner Domenigoni suggested that Condition No. 20 could be modified to
42 require additional landscaping.

1 City Attorney Vail suggested that, in lieu of modifying Condition No. 20, **Condition No. 18**
2 could be modified to replace "*Planning Department*" with "**Planning Commission**", so that
3 the Commission would have the ability to review and approve the final landscaping
4 provisions for the project.

5
6 The Commission concurred with this change, as did the applicant.

7
8 Chairman Duistermars asked for a motion.

9
10 Duistermars asked for a motion.

11
12 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
13 adopt *Planning Commission Resolution Bill No. 05-41* approving Conditional Use Permit
14 No. 05-04 as amended.

15
16 The MOTION was carried by the following vote:

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

22
23 ***Planning Commission Resolution No. 05-33.***

24
25 **B. GENERAL PLAN AMENDMENT NO. 05-03, SPECIFIC PLAN NO. 04-01**
26 **AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

27 APPLICANT: Benchmark Pacific
28 LOCATION: Northeast corner of Warren Road and Mustang Way
29 PLANNER: Ronald Running
30 DESCRIPTION: A request to amend the General Plan land use
31 designation from Commercial to R-II (7-17 du/ac) and
32 amend the Page Ranch Planned Community Master
33 Plan (PCD 79-93) land use plan by changing a 10-acre
34 site from Commercial to Medium-Density Residential
35 (17 du/ac) and the addition of Residential Design
36 Guidelines with a Supplemental Environmental Impact
37 Report.

38
39 The staff report was presented by City Planner Running, who provided various details
40 regarding the project, and displayed renderings indicating the location of the site. He
41 Noted the documents that had been distributed this evening – a letter from Mr. Frank
42 Gerkman and a memo from Benchmark Pacific indicating the location of the proposed
43
44

1 elementary school site. He further noted that staff would be recommending a continuance
2 this evening to allow some issues regarding the traffic requirements to be resolved.

3
4 Chairman Duistermars noted that he would like to continue the item with the public hearing
5 opened, and subsequently opened the public hearing at 6:21 p.m.

6
7 Chris McCarthy of 257 Blueridge Lane, San Jacinto, California approached the lectern and
8 addressed the Commission regarding the project. She stated that she was noting with this
9 project that there were a lot of houses with no green belt. She inquired as to why there
10 was no green belt included that was closer to the right-hand side of the project.

11
12 Chairman Duistermars agreed that this was a very good question, and advised Ms.
13 McCarthy that a discussion regarding that issue would probably be brought up at the next
14 meeting. He asked for a motion to continue the item as an open public hearing to the
15 Planning Commission meeting of October 18, 2005.

16
17 It was MOVED by Commissioner Mendoza and SECONDED by Commissioner Rhoten to
18 continue the open public hearing to the meeting of October 18, 2005.

19
20 The MOTION was carried by the following vote:

21
22 AYES: Chairman Duistermars and Commissioners Mendoza & Rhoten
23 NOES: None
24 ABSTAIN: None
25 ABSENT: Vice Chairman Jones

26
27 **C. TENTATIVE TRACT MAP NO. 31807 / TENTATIVE TRACT MAP NO.**
28 **31808 AND SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**

29 APPLICANT: Benchmark Pacific
30 LOCATION: Northeast corner of Warren Road and Mustang Way
31 PLANNER: Ronald Running
32 DESCRIPTION: A request to subdivide 58-98+ acres into 226 single-
33 family residential lots and eight (8) lettered lots in the
34 proposed medium-density residential district of the
35 Page Ranch Planned Community Master Plan (PCD 79-
36 93).

37
38 As a related project to the continued General Plan Amendment No. 05-03 and Specific
39 Plan Amendment No. 04-01, Chairman Duistermars opened the public hearing at 6:24 p.m.
40 and asked for a motion to continue the item to the Planning Commission meeting of
41 October 18, 2005.

1 The MOTION was carried by the following vote:
2

3 AYES: Chairman Duistermars and Commissioners Mendoza & Rhoten
4 NOES: None
5 ABSTAIN: None
6 ABSENT: Vice Chairman Jones
7
8

9 **V. PUBLIC MEETINGS**

10
11 **A. SITE DEVELOPMENT REVIEW NO. 05-11**

12 APPLICANT: Pulte Homes
13 LOCATION: Northeast corner of Warren Road and Mustang Way
14 PLANNER: Ronald Running
15 DESCRIPTION: A request for approval of the site development plans for
16 Tentative Tract Map Nos. 31807 & 31808 in the
17 proposed medium-density residential district of the
18 Page Ranch Planned Community Master Plan (PCD 79-
19 93).
20

21 As a related item to the previously continued items, Chairman Duistermars asked for a
22 motion to continue this item to the Planning Commission meeting of October 18, 2005.
23

24 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
25 continue the item to the Planning Commission meeting of October 18, 2005.
26

27 The MOTION was carried by the following vote:
28

29 AYES: Chairman Duistermars and Commissioners Mendoza & Rhoten
30 NOES: None
31 ABSTAIN: None
32 ABSENT: Vice Chairman Jones
33

34 **B. SITE DEVELOPMENT REVIEW NO. 05-12**

35 APPLICANT: Wayne Vaughn - S.V. Investments
36 AGENT: Mark O'Brien
37 LOCATION: Northeast corner of Charlton Street and Park Avenue
38 PLANNER: Loretta Domenigoni
39 DESCRIPTION: A request for Planning Commission review and
40 approval of the site development plans for seven (7)
41 single-family residential homes within Tract No. 32359.
42
43
44

1 The staff report was presented by Associate Planner Domenigoni, who provided some
2 details regarding the project, and displayed various renderings and elevations indicating
3 the design of the proposed project.

4
5 Chairman Duistermars inquired regarding whether the contrasting building material was
6 being continued around the side of the homes.

7
8 Associate Planner Domenigoni advised the Commission that the project was conditioned
9 for this requirement via Condition No. 10.

10
11 Chairman Duistermars invited members of the public to comment regarding the project.

12
13 Stan Hansen, 3600 W. Florida Avenue, Hemet, California approached the lectern and
14 asked if the applicant for this project might be interested in marketing assistance.

15
16 Chairman Duistermars advised Mr. Hansen that this was not a Planning Commission issue,
17 but that he could speak to the applicant privately after the meeting.

18
19 Since there were no other comments made regarding the project, Chairman Duistermars
20 asked for a motion.

21
22 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
23 adopt *Planning Commission Resolution No. 05-42* approving Site Development Review No.
24 05-12.

25
26 The MOTION was carried by the following vote:

27
28 AYES: Chairman Duistermars and Commissioners Mendoza & Rhoten
29 NOES: None
30 ABSTAIN: None
31 ABSENT: Vice Chairman Jones
32

33 ***Planning Commission Resolution No. 05-34.***

34
35
36 **VII. CONSENT CALENDAR**

37
38 **A. MINUTES**

39 1. September 20, 2005
40

41 It was MOVED by Commissioner Mendoza and SECONDED by Commissioner Rhoten to
42 approve the consent calendar as presented.
43
44

1 The MOTION was carried by the following vote:
2

3 AYES: Chairman Duistermars and Commissioners Mendoza & Rhoten
4 NOES: None
5 ABSTAIN: None
6 ABSENT: Vice Chairman Jones
7
8

9 **VIII. PLANNING COMMISSION COMMENTS**

10
11 Chairman Duistermars referred to a discussion regarding the difference between
12 condominiums and apartments that had been brought up at the previously held joint
13 meeting. He asked Council Member Brian Christie, who was in the audience, if the
14 prospect of allowing condominiums to be built on smaller lots had been discussed yet.
15

16 Council Member Christie responded that he did not believe it had been discussed, and that
17 he would talk to Planning Director Masyczek about it.
18
19

20 **IX. FUTURE AGENDA ITEMS**

21
22 Commissioner Mendoza stated that he would like to discuss, at a future meeting, the
23 prospect of Metrolink coming into the City.
24

25 Chairman Duistermars suggested that someone from the Riverside County Transportation
26 Commission could probably come and speak to the Commission regarding this concept.
27 He asked that Staff look into this.
28
29

30 **XI. ADJOURNMENT**

31
32 It was MOVED by Commissioner Mendoza, SECONDED by Commissioner Rhoten and
33 unanimously agreed to adjourn the meeting at 6:37 p.m. to the regular meeting of the City
34 of Hemet Planning Commission scheduled for *Tuesday, October 18, 2005 at 6:00 p.m.* to
35 be held in the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet,
36 California 92543.
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40 **////////**

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43 (Signatures on following page)
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Bob Duistermars, Chairman
Hemet Planning Commission

ATTEST:

Nancie Shaw, Minutes Secretary
Hemet Planning Commission