

1 Mr. Lovingier advised the Commission that West Valley High School's new pool now held
2 water and was 97% complete, with only some finishing touches to add. He noted that it
3 should be operational by November 1, 2005.

4
5 Regarding the Tahquitz High School and Rancho Viejo Middle School project, Mr. Lovingier
6 reported that many of the slabs for the buildings had been poured and that the framing had
7 been started. He added that the underground utilities were approximately 80% complete,
8 as were the off-site improvements.

9
10 Mr. Lovingier continued his report with an update regarding the Hamilton 2-story classroom
11 building, which, he explained, would add new classrooms, a library, a computer lab and
12 restrooms to the K-8 campus. He explained that construction was underway, and that
13 after the installation of the new building some very old Butler buildings that were on the
14 campus would be demolished.

15
16 Mr. Lovingier advised the Commission that the HUSD was requesting a letter confirming
17 that various new school sites were in accordance with the City's General Plan. He noted
18 that the HUSD was working with the Department of Transportation on the Middle School
19 site #2 at Rancho Diamante, and that they needed confirmation from the Planning
20 Commission that the Elementary School site #5 was acceptable to the City. He added that
21 the HUSD was currently working on 8 sites, which were undergoing toxic tests, biological
22 tests and geotechnical tests relative to seismic, flood and hazards issues as well as the
23 CEQA process.

24
25 Mr. Lovingier concluded his update with a note to the Commission that the HUSD had sent
26 over GIS data, relative to school boundaries, future schools and etc., to the City's
27 consultants who were working on the General Plan.

28
29 The Commission thanked Mr. Lovingier for his report.

30
31
32 **IV. PUBLIC HEARINGS**

33
34 **A. GENERAL PLAN AMENDMENT NO. 05-03, SPECIFIC PLAN NO. 04-01**
35 **AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (Continued**
36 **from 10-04-05)**

37 APPLICANT: Benchmark Pacific
38 LOCATION: Northeast corner of Warren Road and Mustang Way
39 PLANNER: Ronald Running
40 DESCRIPTION: A request to amend the General Plan land use
41 designation from Commercial to R-II (7-17 du/ac) and
42 amend the Page Ranch Planned Community Master
43 Plan (PCD 79-93) land use plan by changing a 10-acre
44

1 site from Commercial to Medium-Density Residential
2 (17 du/ac) and the addition of Residential Design
3 Guidelines with a Supplemental Environmental Impact
4 Report.

5
6 Discussed concurrently with Item No. IV.B.

7
8 **B. TENTATIVE TRACT MAP NO. 31807 / TENTATIVE TRACT MAP NO.**
9 **31808 AND SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**
10 **(Continued from 10-04-05)**

11 _____ APPLICANT: Benchmark Pacific
12 LOCATION: Northeast corner of Warren Road and Mustang Way
13 PLANNER: Ronald Running
14 DESCRIPTION: A request to subdivide 58-98+ acres into 226 single-
15 family residential lots and eight (8) lettered lots in the
16 proposed medium-density residential district of the
17 Page Ranch Planned Community Master Plan (PCD 79-
18 93).
19

20 The staff reports were presented by City Planner Running who provided various details
21 regarding the proposed projects. He noted that there had been some changes to the traffic
22 requirements for the projects, and explained what those changes were. He displayed a
23 map indicating the location of the project site. He noted that he had some changes to the
24 conditions, as follows:

25
26 ***Condition No. 64 on Page 43 for Tentative Tract Map No. 31807: change***
27 ***“Winchester Road and Simpson Road” to “Warren Road and Stetson***
28 ***Avenue”.***

29
30 City Planner Running noted that the wording in the next paragraph should be changed as
31 follows:

32
33 ***Where it says “construct left-turn lanes in all directions and right-turn lanes***
34 ***at Warren Road and Stetson Avenue”, there should be additional wording***
35 ***added to state “where right-of-way and environmental concerns permit.”***

36
37 City Planner Running further noted that ***Condition No. 114 on Page 48 for Tentative***
38 ***Tract Map No. 31807*** should be changed to read:

39
40 ***“Install type ‘B’ curb and gutter on an alignment 32 feet on the project side of***
41 ***the centerline, plus 12-feet, in accordance with the City of Hemet Standard***
42 ***Specifications for Public Works Construction, Standard C-201 and ST-103.”***

1 ...and that **Condition No. 118 on Page 83, for Tentative Tract Map No. 31808**, should
2 be changed to read:

3
4 ***“Install type ‘B’ curb and gutter on an alignment 32 feet on the project side of
5 the centerline plus 12-feet in accordance with the City of Hemet Standard
6 Specifications for Public Works Construction, Standard C-201 and ST-103.”***
7

8 City Planner Running continued to discuss details of the proposed projects, noting that the
9 applicant was requesting the allowance of vinyl fencing on the side returns, similar to what
10 was used in some of the other communities, so that the homeowners would have
11 consistent rear-year fencing, rather than having a change in materials. He added that the
12 project was, however, conditioned to comply with the City’s policies and guidelines.

13
14 Commission Rhoten inquired regarding the lifetime of vinyl fencing.

15
16 Planning Director Masyczek explained that the lifetime of the vinyl fencing was dependent
17 on the quality of the fencing, and that staff’s recommendation was for the project to include
18 block wall around the perimeter of the project.

19
20 Commissioner Mendoza inquired as to who the actual property owner was for the project.

21
22 City Planner Running responded that the property owner was Benchmark Pacific, but that
23 Pulte Homes would be the homebuilder.

24
25 Chairman Duistermars asked if everything would be in agreement with the current design
26 guidelines with the amendments that were being made.

27
28 City Planner Running responded that they would.

29
30 Doug Avis of Benchmark Pacific, 550 Laguna Drive, Carlsbad, California approached the
31 lectern as the property owner and project applicant. He noted that his affiliates, Rick
32 Robotta and Chuck Glass, along with his designer were also present this evening to assist
33 in answering any questions. He advised the Commission that the project would be
34 developed as a Del-Webb community, which was exclusive to senior citizens. He
35 distributed a Del-Webb brochure to the Commission, explaining that while the brochure did
36 not relate to this project, it would provide some insight to the types of communities that they
37 build. He noted that it was his expectation that this community would become an important
38 part of Hemet. He went on to advise that the tentative tract maps, together, represented
39 599 lots that would have many desirable amenities, including 2 parks and a recreation
40 center, as well as a significant pull-down from the existing density. He noted that at the
41 previous Planning Commission meeting there had been an inquiry regarding the level of
42 landscaping along the western boundary of the project. He explained that while it did not
43 appear on the map that there was a great deal of landscaping, the landscaping actually
44

1 would be quite significant. He distributed a copy of the conceptual landscape master plan
2 for Phase 1 of both Tentative Tract Map Nos. 31807 & 31808, along with a copy of the
3 open space characteristics for the maps. He explained that the open space had been
4 focused more to the interior portion of the project, rather than to the boundaries. He
5 advised the Commission that he was in complete agreement with the staff reports and the
6 conditions of approval that had been presented and reviewed at the meeting.

7
8 Charlene Valenzuela Ryan, 1157 East Evans Street, San Jacinto approached the lectern
9 as the Cultural Program Director for the Soboba Band of Luiseno Indians, along with
10 Bennae Calac, P.O. Box 487, San Jacinto, California, who was the Cultural Resources
11 Coordinator. Ms. Calac expressed some concern regarding the project, and stated that
12 she and Ms Ryan would like to be involved in a consultation with the applicant, prior to any
13 land disturbance, in order to avoid any possibility of issues that might arise with cultural
14 areas being disturbed. She noted that they would like to work as a team, and were dealing
15 with a great number of archaeological agencies in the local area. Ms. Ryan noted that their
16 golden desire was to work cooperatively with both the developers and the cities. Both Ms.
17 Ryan and Ms. Calac distributed business cards to the Commissioners.

18
19 City Planner Running noted that he would provide Ms. Ryan and Ms. Calac with a copy of
20 the Environmental Impact Report and relative studies.

21
22 Chairman Duistermars closed the public hearing at 6:34 p.m.

23
24 City Planner Running clarified some of the amendments that had been made.

25
26 Chairman Duistermars asked for a motion.

27
28 It was MOVED by Commissioner Rhoten to adopt *Planning Commission Resolution Bill*
29 *Nos. 05-01EA, 05-13 and 05-14*, recommending approval to the City Council of: 1) the
30 certification of the subsequent Environmental Impact Report, adoption of a mitigation
31 monitoring program, and approval of environmental findings of fact and statements of
32 overriding considerations prepared for General Plan Amendment No. 05-03, Specific Plan
33 Amendment No. 04-01, and Tentative Tract Map Nos. 31807 and 31808; 2) General Plan
34 Amendment No. 05-03 and 3) Specific Plan Amendment No. 04-01.

35
36 Commissioner Mendoza asked for some clarification regarding the recommendation of
37 approval of the environmental documentation.

38
39 City Attorney Vail and Planning Director Masyczek together explained exactly what the
40 Commission would be doing by recommending approval of the environmental
41 documentation.

42
43 Commissioner Mendoza SECONDED the motion for approval.

1 Chairman Duistermars expressed his concern with the traffic issues in the valley, and
2 noted that he was in favor of this project as it would bring in less traffic than other
3 developments might bring.

4
5 The MOTION was carried by the following vote:

6
7 AYES: Chairman Duistermars and Commissioners Mendoza and Rhoten.

8 NOES: None

9 ABSTAIN: None

10 ABSENT: Vice Chairman Jones

11
12 ***Planning Commission Resolution Nos. 05-06EA, 05-35 and 05-36.***

13
14 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
15 adopt *Planning Commission Resolution Bill Nos. 05-15 and 05-16* recommending approval
16 to the City Council of Tentative Tract Map Nos. 31807 and 31808 as amended.

17
18 The MOTION was carried by the following vote:

19
20 AYES: Chairman Duistermars and Commissioners Mendoza and Rhoten

21 NOES: None

22 ABSTAIN: None

23 ABSENT: Vice Chairman Jones

24
25 ***Planning Commission Resolution Nos. 05-37 and 05-38.***

26
27
28 **V. PUBLIC MEETINGS**

29
30 **A. SITE DEVELOPMENT REVIEW NO. 05-11 (*Continued from 10-04-05*)**

31 APPLICANT: Pulte Homes

32 LOCATION: Northeast corner of Warren Road and Mustang Way

33 PLANNER: Ronald Running

34 DESCRIPTION: A request for approval of the site development plans for
35 Tentative Tract Map Nos. 31807 & 31808 in the
36 proposed medium-density residential district of the
37 Page Ranch Planned Community Master Plan (PCD 79-
38 93).

39
40 Since approval of this project was not an option at this meeting, the Commission concurred
41 that they would prefer to hold off on the discussion of the project until the time that it was
42 presented for approval.

1 Chairman Duistermars asked if continuing the project to the meeting of November 1, 2005
2 was realistic, or if more time would be needed for City Council approval of the General Plan
3 Amendment, Specific Plan Amendment and Tentative Tract Maps.

4
5 Planning Director Masyczek suggested that the meeting of December 6, 2005 would be
6 a more realistic date to continue the project to.

7
8 It was MOVED by Commissioner Mendoza and SECONDED by Commissioner Rhoten to
9 continue Site Development Review No. 05-11 to the Planning Commission meeting of
10 December 6, 2005.

11
12 The MOTION was carried by the following vote:

13
14 AYES: Chairman Duistermars and Commissioners Mendoza and Rhoten

15 NOES: None

16 ABSTAIN: None

17 ABSENT: Vice Chairman Jones

18
19 **B. SITE DEVELOPMENT REVIEW NO. 05-08**

20 APPLICANT: Dave Cooper - Sun-Cal Development

21 LOCATION: Southwest corner of the future McSweeny Parkway and
22 North Village Loop (East of State Street and South of
23 Gibbel Road)

24 PLANNER: Maureen Losey

25 DESCRIPTION: A request for approval of the site development review
26 for the Community Recreation Center in Phase 1 of the
27 McSweeny Farms Specific Plan No. 01-02.

28
29 The staff report was presented by Assistant Planner Losey who provided various details
30 regarding the proposed project.

31
32 The Commission discussed the idea of reducing the parking spaces to add some additional
33 recreational amenities, such as a basketball court.

34
35 City Attorney Vail asked for clarification that the Commission was not discussing the idea
36 of cutting parking out of the recreation center completely.

37
38 The Commission clarified that this was correct.

39
40 City Attorney Vail inquired as to whether the facility would be made available to the public
41 at certain times of the year, as is often required in other developments.

42
43 A discussion of this concept ensued.

1 Brent Caldwell of Sun-Cal Companies approached the lectern and advised the
2 Commission that he did not know whether opening the recreation center to the public
3 would be an option, since maintenance was going to be paid for by the Home Owner's
4 Association. He stated that he would need to discuss this with Sun-Cal's legal counsel.

5
6 Chairman Duistermars stated that he could understand Mr. Caldwell's concern, and that
7 if allowing the public to utilize the recreation center at specific times of the year was in the
8 Development Agreement, than that was fine, but that if it was not that would be okay too.
9 He reiterated his question regarding the elimination of some of the parking to provide
10 additional recreational amenity.

11
12 Mr. Caldwell agreed that they could take a look at doing this.

13
14 Planning Director Masyczek noted that a condition should be added as follows:

15
16 ***Condition No. 14.a.: "Prior to issuance of a building permit for the facility, the***
17 ***applicant shall submit a revised site plan, showing either a recreation overlay***
18 ***on the parking lot and/or a reduction of seven (7) spaces and replacement***
19 ***with recreational uses as approved by the Planning Director."***

20
21 Mr. Caldwell indicated that the condition was acceptable, and asked if Condition No. 16
22 could also be amended, relative to drainage fees. He noted that the way that the project
23 was conditioned through the Development Agreement, they would be getting fee credits
24 back for some of the facilities that they were building, and he would like the condition to
25 make reference to that fact.

26
27 Planning Director Masyczek responded that the project needed to be conditioned to pay
28 the fee, with the reimbursement being provided under a separate vehicle.

29
30 Mr. Caldwell asked if the credit could be noted within the condition.

31
32 Planning Director Masyczek explained that with the way the City's fee ordinance was
33 structured, without the condition the City did not have to provide the credit, so it would be
34 within Sun-Cal's best interest to keep the condition intact.

35
36 Mr. Caldwell indicated that this was acceptable.

37
38 Chairman Duistermars asked for a motion.

39
40 It was MOVED by Commissioner Mendoza and SECONDED by Commissioner Rhoten to
41 adopt *Planning Commission Resolution Bill No. 05-52* approving Site Development Review
42 No. 05-08 as amended.

1 The MOTION was carried by the following vote:

2
3 AYES: Chairman Duistermars and Commissioners Mendoza and Rhoten
4 NOES: None
5 ABSTAIN: None
6 ABSENT: Vice Chairman Jones
7

8 ***Planning Commission Resolution Bill No. 05-39.***
9

10
11 **VI. CONSENT CALENDAR**

12
13 **A. MINUTES**

14 1. October 4, 2005
15

16 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
17 approve the Consent Calendar as presented.
18

19 The MOTION was carried by the following vote:

20
21 AYES: Chairman Duistermars and Commissioners Mendoza and Rhoten
22 NOES: None
23 ABSTAIN: None
24 ABSENT: Vice Chairman Jones
25

26
27 **VII. PLANNING COMMISSION COMMENTS**
28

29 Chairman Duistermars inquired regarding the phasing of the Pulte Homes community
30 center. He asked if it had already been approved.
31

32 City Planner Running noted that it would be discussed when the Site Development Review
33 was reviewed. He added that for justification, Pulte Homes had indicated that they were
34 anticipating that they would be building one home per day, so that the 400th unit or 10th
35 phase of the project would occur within approximately 8 months.
36

37 Chairman Duistermars suggested the community center should be conditioned to be built
38 by a certain date, with that building concept in mind, and that some type of bonding should
39 also be considered.
40

41 Commissioner Mendoza discussed his concern regarding turning a great amount of land
42 from commercial to residential, and also losing a large amount of viable agricultural lands
43 to residential communities. He stated that he was concerned with the negative impacts
44

1 that too much of this could have on the future of the City. He noted that without
2 commercial and industrial development coming into the City along with all of the residential
3 development, the City could be in danger of becoming a “bedroom community” in the
4 future, meaning that nobody would be working here and that many of the residents would
5 not have any roots to the community.
6

7 Chairman Duistermars asked that Commissioner Mendoza bring these issues up during
8 project reviews in the future, since he may bring to light some serious issues that the
9 balance of the Commission may not have thought of.
10

11
12 **VIII. FUTURE AGENDA ITEMS**

13
14 Commissioner Mendoza reiterated his request to have a discussion placed on the agenda
15 regarding bringing a Metrolink into the valley.
16

17
18 **XI. ADJOURNMENT**

19
20 It was MOVED by Commissioner Rhoten, SECONDED by Commissioner Mendoza and
21 unanimously agreed to adjourn the meeting at 7:10 p.m. to the regular meeting of the City
22 of Hemet Planning Commission scheduled for *Tuesday, November 1, 2005 at 6:00 p.m.*
23 to be held in the City of Hemet Council Chambers located at 450 E. Latham Avenue,
24 Hemet, California 92543.
25
26
27
28

29 _____
30 **Bob Duistermars, Chairman**
31 **Hemet Planning Commission**

32 **ATTEST:**

33
34 _____
35 **Nancie Shaw, Minutes Secretary**
36 **Hemet Planning Commission**
37
38
39
40
41
42
43
44