

1 Regarding the West Valley High School pool project, Mr. Lovingier reported that the
2 fencing and security had been completed and the motion detector was to be installed by
3 Friday. He noted that the project had been signed off by the Health Department.

4
5 Mr. Lovingier continued his report by advising the Commission that the framing for 3 of the
6 buildings and the pads for 2 buildings had been completed for the Tahquitz High School
7 and Rancho Viejo Middle School project. He noted that they were proceeding with road
8 improvements.

9
10 Regarding the Hamilton 2-story classroom project, Mr. Lovingier advised that the project
11 was on schedule with work being done on the underground utility preparation.

12
13 Mr. Lovingier concluded his report with an update regarding the new school sites. He
14 advised that the HUSD was requesting a confirmation from the Planning Commission that
15 the Elementary School #5 site was acceptable to the City. He named several future
16 schools, including Elementary School #10 as Pleasant Valley Elementary School in
17 Winchester, Elementary School #8 as Gibbel Elementary within the McSweeney Farms
18 Specific Plan, Elementary School #5 as Page Ranch Elementary within the Page Ranch
19 Specific Plan, and Middle School # 2 as Freedom Middle School, also within the Page
20 Ranch Specific Plan.

21 22 23 **IV. PUBLIC HEARINGS**

24 25 **A. CONDITIONAL USE PERMIT NO. 05-03**

26 APPLICANT: George Sehremelis

27 AGENT: Richard Borden

28 LOCATION: North side of Stetson Avenue, approximately 170-feet
29 west of Gilbert Street

30 PLANNER: Maureen Losey

31 DESCRIPTION: A request for approval of a conditional use permit to
32 construct and operate a 22,339 square-foot shopping
33 center, consisting of one 15,499 square-foot building
34 and one 6,840 square-foot building.

35
36 The staff report was presented by Assistant Planner Losey who provided various details
37 regarding the project.

38
39 Chairman Duistermars opened the public hearing at 6:08 p.m.

40
41 Richard Borden, 1301 El Penito Way, Santa Ana, California approached the lectern and
42 introduced himself as the project applicant.

1 Nick Jones expressed his concern with the inadequate size of the landscape buffer for the
2 project. He asked if something could be done to rectify this issue.

3
4 Planning Director Masyczek responded that Staff could work with the applicant on making
5 some modifications to increase the landscaping. He added that the Commission could
6 continue the item to allow time to make those modifications.

7
8 Mr. Borden stated that he had gone over this with staff and felt that they had met the City's
9 requirements, noting that they had also added some very nice islands within the center's
10 parking lot.

11
12 Chairman Duistermars offered some suggestions for modifications to the landscaping. He
13 added that he would be in favor of continuing the item to allow the applicant to work with
14 staff.

15
16 Planning Director Masyczek suggested a continuation to the Planning Commission meeting
17 of December 6, 2005.

18
19 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Rhoten to
20 continue Conditional Use Permit No. 05-03 to the Planning Commission meeting of
21 December 6, 2005.

22
23 The MOTION was carried by the following vote:

24
25 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza
26 and Rhoten

27 NOES: None

28 ABSTAIN: None

29 ABSENT: None

30
31 **B. TENTATIVE TRACT MAP NO. 33707 / CONDITIONAL USE PERMIT NO.**
32 **03-16A**

33 APPLICANT: Devonshire Avenue Partners, LLC

34 AGENT: James W. Unland and Associates

35 LOCATION: Northeast corner of Devonshire Avenue and Madrid
36 Street

37 PLANNER: Tamara Alaniz

38 DESCRIPTION: A request for approval of a tentative tract map to
39 subdivide 7.4 acres into one (1) lot in order to process
40 an amendment to Conditional Use Permit No. 03-16 for
41 the development of 98 condominium units.

1 The staff report was presented by Assistant Planner Alaniz who provided various details
2 regarding the project and displayed a copy of the conceptual site plan.

3
4 Vice Chairman Jones voiced some of his concerns regarding the project and inquired
5 regarding the pad elevations.

6
7 Assistant Planner Alaniz responded that staff had reviewed the elevations and that they
8 were in compliance with city standards.

9
10 Planning Director Masyczek offered some specifics regarding the elevations.

11
12 Vice Chairman Jones added that he would like to be sure that there was an adequate
13 landscaping buffer to separate the project from the adjacent single-family homes.

14
15 Planning Director Masyczek suggested that Condition No. 24, which required that the
16 landscaping and irrigation system be installed according to the approved landscape plans,
17 be modified to read as follows:

18
19 ***“The applicant shall submit revised landscaping and irrigation plans to***
20 ***the Director of Planning for review and approval which shows an***
21 ***increase in the box-size and the amount of trees.”***
22

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

24
25 Jeff Holbrook of Devonshire Avenue Partners, LLC, 27201 Porto Real, Suite 360, Mission
26 Viejo, California approached the lectern and addressed the Commission as the project
27 applicant. He indicated his acceptance of the modified condition and answered some
28 additional questions for the Commission.

29
30 A discussion ensued regarding the phasing of the project and the maintenance of the
31 facilities.

32
33 Chairman Duistermars asked that some of the project amenities be moved into the first
34 phase of the project.

35
36 Planning Director Masyczek suggested that the following condition be added to the project:

37
38 ***“Prior to the issuance of a building permit for the project, the applicant***
39 ***shall submit a revised phasing plan for the common facilities which***
40 ***shows construction of one-half of the common facilities at the time of***
41 ***issuance of the 1st building permit. The applicant shall also post a***
42
43

1 ***bond for the remainder of the common facilities and shall begin***
2 ***construction of said facilities prior to construction of the 51st unit.”***
3
4

5 Commissioner Mendoza expressed his concern with the traffic study and inquired
6 regarding the trip generation per that study.
7

8 Assistant Planner Alaniz explained that the current project was a modification to a
9 previously approved project, and that the original Negative Declaration and traffic study
10 were being utilized. She noted that the density of the project had been decreased by two
11 dwelling units, so the trip generation should be comparable.
12

13 Chairman Duistermars closed the public hearing at 6:36 p.m. and asked for a motion.
14

15 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Rhoten to
16 adopt *Planning Commission Resolution Bill No. 05-44* approving Tentative Tract Map No.
17 33707 as amended.
18

19 The MOTION was carried by the following vote:
20

21 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza
22 and Rhoten
23 NOES: None
24 ABSTAIN: None
25 ABSENT: None
26

27 ***Planning Commission Resolution No. 05-40.***
28

29 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Rhoten to
30 adopt *Planning Commission Resolution Bill No. 05-45* approving Conditional Use Permit
31 No. 03-16A as amended.
32

33 The MOTION was carried by the following vote:
34

35 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza
36 and Rhoten
37 NOES: None
38 ABSTAIN: None
39 ABSENT: None
40

41 ***Planning Commission Resolution No. 05-41.***
42
43
44

1 **C. TENTATIVE TRACT MAP NO. 32551**

2 APPLICANT: Mark O'Brien - S.V. Investments
3 AGENT: Oscar Montez - Cozad and Fox
4 LOCATION: South of Charlton Avenue between Hemet and Soboba
5 Streets
6 PLANNER: Loretta Domenigoni
7 DESCRIPTION: A request for approval of a tentative tract map to
8 subdivide 7.27 acres into 10 lots for the future
9 development of single-family homes.
10

11 The staff report was presented by Associate Planner Domenigoni who provided various
12 details regarding the project. She noted that the title of the environmental resolution had
13 been incorrectly worded on the agenda and read the amended wording into the record.
14

15 Chairman Duistermars opened the public hearing at 6:42 p.m.
16

17 Since there were no members of the public who wished to speak regarding the project,
18 Chairman Duistermars closed the public hearing and asked for a motion.
19

20 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
21 adopt *Planning Commission Resolution Bill No. 05-11EA* recommending approval of a
22 Mitigated Negative Declaration with Mitigated Monitoring Program for Tentative Tract Map
23 No. 32551.
24

25 The MOTION was carried by the following vote:
26

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

33 ***Planning Commission Resolution No. 05-07EA***

34
35 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
36 adopt *Planning Commission Resolution Bill No. 05-48* approving Tentative Tract Map No.
37 32551 as presented.
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1 The MOTION was carried by the following vote:

2
3 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza
4 and Rhoten

5 NOES: None

6 ABSTAIN: None

7 ABSENT: None

8
9 ***Planning Commission Resolution No. 05-42.***

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11
12 **D. ZONE CHANGE NO. 04-14 AND TENTATIVE TRACT MAP NO. 32878**

13 APPLICANT: Mark O'Brien - S.V. Investments

14 AGENT: Oscar Montez - Cozad and Fox

15 LOCATION: Northeast corner of Devonshire Avenue and Girard
16 Street

17 PLANNER: Loretta Domenigoni

18 DESCRIPTION: A request for approval of: 1) a zone change to change
19 the zoning from R-1-8 (Single-Family Residential -
20 8,000 square-foot minimum lot size) and SLR (Small-
21 Lot Residential) to R-1-7.2 (Single-Family Residential -
22 7,200 square-foot minimum lot size); and 2) a tentative
23 tract map to subdivide 10.0 acres into 23 lots and one
24 (1) remainder lot for the future development of single-
25 family homes.

26
27 Planning Director Masyczek advised the Commission that Staff was recommending that
28 this project be continued to the Planning Commission meeting of November 15, 2005 in
29 order to allow staff to address some concerns.

30
31 Chairman Duistermars opened the public hearing at 6:41 p.m. and asked if there were any
32 members of the public who wished to speak regarding the project.

33
34 Since there were none, Chairman Duistermars closed the public hearing at 6:41 p.m. and
35 asked for a motion to continue the project.

36
37 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Rhoten to
38 continue Zone Change No. 04-14 and Tentative Tract Map No. 32878 to the meeting of
39 November 15, 2005.

1 The MOTION was carried by the following vote:

2
3 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza
4 and Rhoten

5 NOES: None

6 ABSTAIN: None

7 ABSENT: None

8
9
10 **V. CONSENT CALENDAR**

11
12 **A. MINUTES**

13 1. October 18, 2005

14
15 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to
16 approve the consent calendar as presented.

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: Vice Chairman Jones

23 ABSENT: None

24
25
26 **VI. PLANNING DIRECTOR ITEMS**

27
28 **A. METROLINK UPDATE**

29 An update regarding the possibility of the Metrolink system coming into the
30 Hemet-San Jacinto Valley, as requested by Commissioner Mendoza.

31
32 Planning Director Masyczek advised the Commission that the City was working with the
33 Riverside County Transportation Commission (RCTC) as well as with some of the "Down
34 Town" area consultants on purchasing sites within the City limits. He noted that the City
35 Council's position on the issue was to strongly encourage the location of a Metrolink site
36 within the Downtown area of the City, anywhere from Menlo Avenue to the south. He
37 added that at this time there was no particular site in mind.

38
39 Commissioner Mendoza suggested that a site be located somewhere in the western
40 portion of the City.

1 Vice Chairman Jones noted that a portion of the Page Ranch project had an area set aside
2 for a Metrolink site.

3
4 A discussion ensued regarding this concept.

5
6 Planning Director Masyczek noted that there was a possibility of two Metrolink sites being
7 located within the City.

8
9 Commissioner Mendoza asked what kind of time frame the City would be looking at.

10
11 Planning Director Masyczek responded that, in talking with Hideo Sugita of RCTC, it was
12 his understanding that the time frame would be 20 to 30 years, partly because the existing
13 tracks could only accommodate speeds of 5mph.

14
15 Vice Chairman Jones suggested that the City do whatever was in their power to encourage
16 a Metrolink site in the City as soon as possible.

17
18 **B. STRATEGIC PLANNING GOALS**

19 An update on the City Council's Strategic Planning Goals for the City of
20 Hemet.

21
22 Planning Director Masyczek advised the Commission that the City Council had recently
23 held a Strategic Planning session, and that he wanted to take the opportunity to provide
24 the Commission with an update regarding some of the items that had been discussed at
25 that session. He referred to the handout that had been distributed with the Planning
26 Commission's packet and asked if there were any questions.

27
28 Chairman Duistermars suggested that the Commission be given some time to review the
29 document and that the item be re-agendized for the next Planning Commission meeting.

30
31
32 **VII. PLANNING COMMISSION COMMENTS**

33
34 There were no Planning Commission comments.

35
36
37 **VIII. FUTURE AGENDA ITEMS**

38
39 There were no future agenda items requested.

1 **IX. ADJOURNMENT**

2
3 It was MOVED by Commissioner Rhoten, SECONDED by Vice Chairman Jones and
4 unanimously agreed to adjourn the meeting at 6:57 p.m. to the regular meeting of the City
5 of Hemet Planning Commission scheduled for *Tuesday, November 15, 2005 at 6:00 p.m.*
6 to be held in the City of Hemet Council Chambers located at 450 E. Latham Avenue,
7 Hemet, California 92543.
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14 _____
15 **Bob Duistermars, Chairman**
16 **Hemet Planning Commission**

17 **ATTEST:**

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19 _____
20 **Nancie Shaw, Minutes Secretary**
21 **Hemet Planning Commission**
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