

1 CITY OF HEMET PLANNING COMMISSION MINUTES

2  
3 TUESDAY, NOVEMBER 15, 2005

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5 THE REGULAR MEETING OF THE CITY OF HEMET PLANNING COMMISSION WAS  
6 CONVENED BY CHAIRMAN DUISTERMARS ON TUESDAY, NOVEMBER 15, 2005 AT  
7 6:00 P.M. AT THE CITY OF HEMET COUNCIL CHAMBERS, 450 EAST LATHAM  
8 AVENUE, HEMET, CALIFORNIA.

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10 **Present:** Chairman Bob Duistermars, Vice Chairman Nick Jones and  
11 Commissioners Wigs Mendoza and Mayzelle Rhoten

12  
13 **Absent:** None

14  
15 **Staff Present:** Principal Engineer Jorge Biagioni, Police Lieutenant Rudy  
16 Cabrera, City Planner Bernard Chase, Assistant Planner Kristina  
17 Cline, Associate Planner Loretta Domenigoni, Assistant Planner  
18 Maureen Losey, Principal Planner David Sawyer, Minutes  
19 Secretary Nancie Shaw, City Attorney Eric Vail and Battalion  
20 Chief Dave VanVerst

21  
22 **Invocation and Flag Salute:** Vice Chairman Jones

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24  
25 **I. PUBLIC COMMENTS**

26  
27 There were no members of the public who wished to address the Commission.

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30 **II. AMENDMENTS OR ADDITIONS TO THE AGENDA**

31  
32 There were no amendments or additions to the agenda.

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35 **III. HEMET UNIFIED SCHOOL DISTRICT UPDATE** - Update given by Hemet Unified  
36 School District Director of Facilities, Dan Lovingier

37  
38 The Hemet Unified School District Update was given by Director of Facilities, Dan  
39 Lovingier, who reported that construction of the track for the Hemet High School stadium  
40 would begin on November 17, 2005, as well as the steel backing for the bleachers.

1 Regarding the West Valley High School pool project, Mr. Lovingier reported that the alarm  
2 system had been completed and that they were finishing up the punch list items.

3 Mr. Lovingier continued his report, advising the Commission that the Tahquitz High School  
4 and Rancho Viejo Middle School project was on schedule with the framing and the off-site  
5 work.

6  
7 Regarding the Hamilton 2-story classroom project, Mr. Lovingier noted that it was on  
8 schedule with the CMU and that the bridge buttress was going up.

9  
10 Mr. Lovingier concluded his report with an update regarding various new school sites in the  
11 HUSD. He noted that the HUSD was currently awaiting confirmation from the Planning  
12 Commission that the New Elementary School #5 site was acceptable to the City. He  
13 named several future schools, including Elementary School #10 known as "Pleasant Valley  
14 Elementary School" in Winchester, Elementary School #8 known as "Gibbel Elementary  
15 School" within the McSweeney Farms Specific Plan, Elementary School #5 known as the  
16 Page Ranch Elementary School and Middle School #2 known as Freedom Middle School,  
17 both within the Page Ranch area. He advised the Commission that the HUSD had  
18 received the Department of Transportation Aeronautical review for Middle School #5, and  
19 that two of the options near Warren Road were not acceptable. Last but not least, he  
20 noted that the CEQA - Mitigated Negative Declarations for the Pleasant Valley Elementary  
21 School and Gibbel Elementary School were currently under public review.

#### 22 23 24 **IV. PUBLIC HEARINGS**

##### 25 26 **A. ZONE CHANGE NO. 04-14 AND TENTATIVE TRACT MAP NO. 32878** 27 **(Continued from 11-01-05)**

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

29 AGENT: Oscar Montez - Cozad and Fox

30 LOCATION: Northeast corner of Devonshire Avenue and Girard  
31 Street

32 PLANNER: Loretta Domenigoni

33 DESCRIPTION: A request for approval of: 1) a zone change to change  
34 the zoning from R-1-8 (Single-Family Residential -  
35 8,000 square-foot minimum lot size) and SLR (Small-  
36 Lot Residential) to R-1-7.2 (Single-Family Residential -  
37 7,200 square-foot minimum lot size); and 2) a tentative  
38 tract map to subdivide 10.0 acres into 23 lots and one  
39 (1) remainder lot for the future development of single-  
40 family homes.

1 Associate Planner Domenigoni advised the Commission that the applicant was requesting  
2 a continuance of the project to the Planning Commission meeting of December 6, 2005.

3  
4 Chairman Duistermars asked for a motion to continue.

5  
6 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Rhoten to  
7 continue Zone Change No. 04-14 and Tentative Tract Map No. 32878 to the Planning  
8 Commission meeting of December 6, 2005.

9  
10 The MOTION was carried by the following vote:

11  
12 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza  
13 and Rhoten

14 NOES: None

15 ABSTAIN: None

16 ABSENT: None

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18 **B. VESTING TENTATIVE PARCEL MAP NO. 30602**

19 APPLICANT: Lock Piatt - Frey and Associate

20 AGENT: Jim Unland - James Unland & Associates

21 LOCATION: North side of Wentworth Drive approximately 480-feet  
22 east of Cawston Avenue with a portion of the property  
23 located on the east side of Cawston Avenue  
24 approximately 375-feet north of Wentworth Drive.

25 PLANNER: Loretta Domenigoni

26 DESCRIPTION: A request to subdivide 19.10 acres into eight (8) lots for  
27 future industrial development.  
28

29 The staff report was presented by Associate Planner Domenigoni, who provided various  
30 details regarding the project and noted that there were some issues that needed to be  
31 resolved regarding Cawston Avenue going through. She gave a brief explanation of what  
32 those issues were.  
33

34 Planning Director Masyczek offered a slightly more detailed explanation of the issues and  
35 advised the Commission that Staff was recommending that the Commission open the  
36 public hearing and continue the item to the Planning Commission meeting of December  
37 6, 2005.  
38

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

40  
41 Jim Unland of Unland & Associates, 3550 E. Florida Avenue, Suite G, Hemet, California  
42 approached the lectern as a representative for the applicant. He advised the Commission  
43

1 that he was opposed to Cawston Avenue going through, and explained what they were  
2 proposing, which was the installation of an offset cul-de-sac. He indicated on the displayed  
3 map where the cul-de-sac would be located.

4  
5 Chairman Duistermars suggested that the project appeared to be a good one for the area,  
6 even though they were not able to discuss it at this time. He asked for a motion to  
7 continue the item to the December 6, 2005 Planning Commission meeting.

8  
9 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to  
10 continue Vesting Tentative Parcel Map No. 30602 to the Planning Commission meeting  
11 of December 6, 2005.

12  
13 The MOTION was carried by the following vote:

14  
15 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza  
16 and Rhoten  
17 NOES: None  
18 ABSTAIN: None  
19 ABSENT: None

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21 **C. CONDITIONAL USE PERMIT NO. 04-14A (Amendment)**

22 APPLICANT: John Guell - Southland Development  
23 AGENT: Thomas Riggle - Thomas Riggle Architects  
24 PLANNER: Loretta Domenigoni  
25 DESCRIPTION: A request to construct a 6,806 square-foot building for  
26 use as a restaurant and sports bar.

27 The staff report was presented by Associate Planner Domenigoni who displayed an exhibit  
28 indicating the layout of the project. She advised the Commission that the applicant had  
29 submitted a letter by fax earlier in the day, requesting a continuance of their item to the  
30 Planning Commission meeting of December 6, 2005 in order to resolve a few contractual  
31 items with their proposed tenant.

32  
33 It was agreed that, since two items had already been continued to the meeting of  
34 December 6, 2005, no additional items should be continued to that meeting.

35  
36 Principal Planner Sawyer advised that the next available meeting date was January 3,  
37 2005.

38  
39 Chairman Duistermars asked for a motion to continue the public hearing to the Planning  
40 Commission meeting of January 3, 2005.

1 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Mendoza to  
2 continue Conditional Use Permit No. 14A to the Planning Commission meeting of January  
3 3, 2005.  
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1 The MOTION was carried by the following vote:

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

5 NOES: None

6 ABSTAIN: None

7 ABSENT: None

8  
9 **D. ENVIRONMENTAL ASSESSMENT NO. 05-15, ZONE CHANGE NO. 05-03**  
10 **AND TENTATIVE TRACT MAP NO. 33075**

11 \_\_\_\_\_ APPLICANT: KB Home Coastal, Inc.

12 LOCATION: 3620 Fruitvale Avenue (North side of Fruitvale Avenue  
13 between Sanderson and Cawston Avenues)

14 PLANNER: Maureen Losey

15 DESCRIPTION: A request to change the zoning designation for a parcel  
16 of approximately ten (10) acres from A-1-C (Heavy-  
17 Agricultural) to R-1-7.2 (Single-Family Residential) in  
18 the R-I Residential General Plan area, and for approval  
19 of a tentative tract map to subdivide the subject  
20 property into 38 single-family residential lots, along with  
21 the environmental review for the entirety of the projects,  
22 including Site Development Review No. 05-09.

23  
24 The staff report was presented by Assistant Planner Domenigoni who provided some  
25 details regarding the proposed project.

26  
27 Chairman Duistermars opened the public hearing at 6:19 p.m.

28  
29 Since there were no members of the public who wished to speak regarding the project,  
30 Chairman Duistermars closed the public hearing at 6:19 p.m. and asked for a motion.

31  
32 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Mendoza to  
33 adopt *Planning Commission Resolution Bill Nos. 05-14EA, 05-54 and 05-55* recommending  
34 approval to the City Council of Environmental Assessment No. 05-15, Zone Change No.  
35 05-03 and Tentative Tract Map No. 33075.

36  
37 The MOTION was carried by the following vote:

38  
39 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza  
40 and Rhoten

41 NOES: None

1 ABSTAIN: None

2 ABSENT: None

3  
4 ***Planning Commission Resolution Nos. 05-08EA, 05-43 and 05-44.***

5  
6 **E. ZONING ORDINANCE AMENDMENT NO. 05-04**

7 \_\_\_\_\_ APPLICANT: City of Hemet

8 LOCATION: City-wide

9 PLANNER: Richard Masyczek

10 DESCRIPTION: A proposed amendment and reorganization of the  
11 Hemet Sign Code, Articles XXXVI and XXXVII of  
12 Chapter 980 of the Hemet Municipal Code for the  
13 purpose and reorganization, clarification and  
14 streamlining of the administrative process.  
15

16 The staff report was presented by City Attorney Vail, who provided some details regarding  
17 the proposed zoning ordinance amendment to the City of Hemet sign code.  
18

19 Planning Director Masyczek offered some additional details regarding the proposal.  
20

21 Chairman Duistermars opened the public hearing at 6:26 p.m.  
22

23 Since there were no members of the public who wished to speak regarding the project,  
24 Chairman Duistermars closed the public hearing at 6:27 p.m. and asked for a motion.  
25

26 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Rhoten to  
27 adopt *Planning Commission Resolution Bill No. 05-64* recommending approval to the City  
28 Council of Zoning Ordinance Amendment No. 05-04.  
29

30 The MOTION was carried by the following vote:  
31

32 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners  
33 Mendoza and Rhoten

34 NOES: None

35 ABSTAIN: None

36 ABSENT: None  
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38 ***Planning Commission Resolution No. 05-45.***  
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1 **V. PUBLIC MEETINGS**

2  
3 **A. SITE DEVELOPMENT REVIEW NO. 05-09**

4 APPLICANT: The Fredda and Jack Schaffer Family Trust  
5 AGENT: KB Home Coastal, Inc.  
6 LOCATION: 3620 Fruitvale Avenue (North side of Fruitvale Avenue  
7 between Sanderson and Cawston Avenues)  
8 PLANNER: Maureen Losey  
9 DESCRIPTION: A request by KB Coastal for approval of the design of  
10 38 single-family residences on individual lots and  
11 associated improvements.  
12

13 **Recommended Action:**

- 14 **1. *Hold a public meeting for SDR No. 05-09, take testimony and***  
15 ***consider the proposed project, direct staff to prepare a***  
16 ***resolution of and conditions for approval, and continue the***  
17 ***meeting for potential action to a date following approval of***  
18 ***Environmental Assessment No. 05-15, Zone Change No. 05-03***  
19 ***and Tentative Tract Map No. 33075.***  
20

21 Chairman Duistermars asked if there were any members of the public who wished to speak  
22 regarding this item.  
23

24 Since there were none he asked for a motion to continue the item to the Planning  
25 Commission meeting of February 7, 2005.  
26

27 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Mendoza to  
28 continue Site Development Review No. 05-09 to the Planning Commission meeting of  
29 February 7, 2005.  
30

31 The MOTION was carried by the following vote:  
32

33 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza  
34 and Rhoten

35 NOES: None

36 ABSTAIN: None

37 ABSENT: None  
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1 **VI. CONSENT CALENDAR**

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3 **A. HEMET UNIFIED SCHOOL DISTRICT LETTERS**

4  
5 Chairman Duistermars asked for a motion to approve the consent calendar.

6  
7 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Mendoza to  
8 approve the consent calendar as presented.

9  
10 The MOTION was carried by the following vote:

11  
12 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners Mendoza  
13 and Rhoten

14 NOES: None

15 ABSTAIN: None

16 ABSENT: None  
17

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19 **VII. PLANNING DIRECTOR ITEMS**

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21 **A. STRATEGIC PLANNING GOALS**

22 An update on the City Council's Strategic Planning Goals for the City of  
23 Hemet.  
24

25 The Commission briefly discussed the City Council's Strategic Planning Goals, as  
26 approved by the City Council on October 18, 2005.  
27

28 **B. HOLIDAY SCHEDULE**

29 Discussion of Holiday Schedule  
30

31 Planning Director Masyczek advised the Commission that there were currently no items  
32 on the agenda for the December 20, 2005 Planning Commission meeting. He noted that  
33 the Council had rescheduled their December 27, 2005 meeting to be held on that date, and  
34 suggested that the Commission may want to cancel their meeting, particularly since the  
35 Council Chambers would be utilized for the City Council meeting.  
36

37 Vice Chairman Jones noted that, with so many items being continued, he did not know that  
38 it would be a good idea to cancel the meeting.  
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40 It was agreed that the meeting would be held, if necessary, to absorb overflow items.  
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1 **VIII. PLANNING COMMISSION COMMENTS**

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3 There was a discussion regarding the Code Enforcement efforts to clean-up the mobile  
4 home parks in the City of Hemet.

5  
6 The Commission discussed the excessive development that was occurring at the County  
7 level, without a plan for the infrastructure to go along with it.

8  
9 Planning Director Masyczek referred to a specific project that included some rather high  
10 densities.

11  
12 Chairman Duistermars asked that a copy of the plan for that project be brought in for the  
13 Commission to review.

14  
15 Planning Director Masyczek stated that he could bring this item to the Commission as a  
16 work study session.

17  
18 Chairman Duistermars reiterated that the Commission could meet on December 20, 2005  
19 if necessary.

20  
21 Planning Director Masyczek suggested that if the December 20<sup>th</sup> Planning Commission  
22 meeting were held, it could be utilized as a work study meeting without public hearings.

23  
24 Commissioner Mendoza asked if encouraging property owners at work study sessions to  
25 form Home Owners Associations within their new subdivisions would be appropriate.

26  
27 A discussion ensued regarding this concept.  
28  
29

30 **IX. FUTURE AGENDA ITEMS**

31  
32 Vice Chairman Jones asked how he could receive an update regarding projects that were  
33 in the process of being approved in the area, that had not necessarily gone through the  
34 Planning Commission as part of their approval process.

35  
36 Planning Director Masyczek suggested that he could add a update section for major  
37 projects to future agendas.

38  
39 The Commission concurred with this idea.  
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1 **X. ADJOURNMENT:**  
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3 It was MOVED by Commissioner Rhoten, SECONDED by Commissioner Mendoza, and  
4 unanimously agreed to adjourn the meeting at 6:52 p.m. to the regular meeting of the City  
5 of Hemet Planning Commission scheduled for **Tuesday, December 6, 2005 at 6:00 p.m.**  
6 to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue,  
7 Hemet, California 92543.  
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18 **Bob Duistermars, Chairman**  
19 **Hemet Planning Commission**

20 **ATTEST:**  
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23 **Nancie Shaw, Minutes Secretary**  
24 **Hemet Planning Commission**  
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