

1 CITY OF HEMET PLANNING COMMISSION MINUTES

2
3 TUESDAY, NOVEMBER 18, 2003

4
5 THE REGULAR MEETING OF THE CITY OF HEMET PLANNING COMMISSION WAS
6 CONVENED BY CHAIRMAN DUISTERMARS ON TUESDAY, NOVEMBER 18, 2003 AT
7 6:02 P.M. AT THE CITY OF HEMET COUNCIL CHAMBERS, 450 EAST LATHAM
8 AVENUE, HEMET, CALIFORNIA.

9
10 Roll Call: Chairman Bob Duistermars, Commissioners Jim Calkins and Mayzelle
11 Rhoten.

12 Vice Chairman Nick Jones arrived at 7:23 p.m.

13
14 Absent: Commissioner B. R. Hicks

15
16
17 Staff Present: Principle Planner Matthew Bassi, Planning Technician Loretta
18 Domenigoni, Minutes Secretary Myrna Kasick, Assistant Planner
19 Maureen Losey, Planning Director Richard Masyczek, City
20 Planner Ron Running, Principle Planner David Sawyer, City
21 Engineer Roland Trietsch, and Assistant City Attorney Eric Vail

22
23
24 Invocation and Flag Salute: Commissioner Calkins

25
26 I. PUBLIC COMMENTS:

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

29
30
31 II. HEMET UNIFIED SCHOOL DISTRICT UPDATE: Update given by HUSD Director
32 of Facilities, Sandy Packham.

33
34 No HUSD update was given due to the absence of Sandy Packham

35
36 III. AMENDMENTS OR ADDITIONS TO THE AGENDA:

37
38 Chairman Duistermars asked that the Agenda be amended to show Agenda Item VI.H.,
39 the Development Agreement with the Metropolitan Water District, moved up on the
40 Agenda to VI.A.

41
42 Assistant City Attorney Eric Vail requested that "Attendance" be added under "Planning
43 Director Items".

1 Planning Director Richard Masyczek requested that the review of two letters from the
2 Chairman of the Planning Commission to the Hemet Unified School District be added to
3 the Agenda under "Director's Report".
4

5 Planning Director Masyczek requested a continuance for Items VI.F. and VI.G.
6

7 **IV. CONSENT CALENDAR**

8
9 **A. MINUTES**

10
11 **1. October 21, 2003**

12
13 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins to
14 approve the Consent Calendar as presented.
15

16 The MOTION was carried by the following vote:
17

18 AYES: Chairman Duistermars, Commissioner Calkins and Commissioner Rhoten.

19 NOES: None

20 ABSTAIN: None

21 ABSENT: Commissioner Hicks and Vice Chairman Jones.
22

23
24 **V. PUBLIC MEETINGS**

25
26 **A. APPEAL NO. 03-1 (Continued from October 21, 2003)**

27 _____ APPLICANT: Luanne Stockton, Floral Expressions

28 LOCATION: 210 W. Florida Avenue

29 PLANNER: Ron Running

30 DESCRIPTION: A request for a waiver from the Exterior Color Palette
31 for Floral Expressions.
32

33 City Planner Ron Running addressed the Commission and explained that the reason Staff
34 was recommending denial of the Appeal was because the color is outside of the Color
35 Palette. He informed the Commission that he had spoken with the Applicant earlier, and
36 they have submitted a letter indicating their willingness to repaint the building in a color
37 that is on the Color Palette, and they would like to begin in two weeks.
38

39 Chairman Duistermars inquired if they were then withdrawing their appeal.
40

41 Assistant City Attorney Eric Vail stated that according to the letter, it doesn't say that their
42 appeal is withdrawn, but rather it asks for time to comply. Mr. Vail recommended a
43 continuance to December 16, 2003 to give the applicant time to repaint the building.
44

1 Chairman Duistermars asked for a Motion.

1 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins to
2 continue the item to the December 16, 2003 meeting of the Planning Commission.

3
4 The MOTION was carried by the following vote:

5
6 AYES: Chairman Duistermars, Commissioner Calkins and Commissioner Rhoten.
7 NOES: None
8 ABSTAIN: None
9 ABSENT: Commissioner Hicks and Vice Chairman Jones

10
11
12 **VI. PUBLIC HEARINGS:**

13
14 **A. DEVELOPMENT AGREEMENT NO. 03-2**

15 APPLICANT: Metropolitan Water District of Southern California

16 AGENT: Leslie Barrett

17 LOCATION: Diamond Valley Lake Park Specific Plan (SP 02-1), McSweeny
18 Ranch Specific Plan (SP 88-19), and various other locations.

19 PLANNER: Ron Running

20 DESCRIPTION: A proposed Development Agreement between the City of
21 Hemet and the Metropolitan Water District of Southern
22 California (MWD), vesting rights for the development of the
23 Diamond Valley Lake Park Specific Plan (SP 02-1), the
24 McSweeny Ranch Specific Plan (SP 88-19), and various
25 other properties located in the City of Hemet and those in
26 the County of Riverside slated for annexation.
27

28 City Planner Ron Running presented the Staff Report to the Commission, and described the
29 areas that were covered by the Development Agreement. These areas are the Diamond Valley
30 Lake Specific Plan, the East Recreational Area of the Diamond Valley Lake, The McSweeny
31 Ranch Specific Plan, and the County properties that are proposed for annexation.. Mr. Running
32 informed the Commission that all of these properties, and the land use entitlements that are being
33 sought in the Development Agreement, have been reviewed under various Environmental Impact
34 reports.
35

36 City Manager Steve Temple addressed the Commission to discuss some of the components of
37 the Development Agreement. He began by explaining that the City Council has had an interest
38 in adding the launch ramp area of the Diamond Valley Lake into the Corporate City limits. He
39 stated that the City currently provides Police and Fire protection to Domenigoni Parkway, and the
40 entrance which is now called Searle Parkway, and the only piece missing from City services is
41 the launch ramp itself.
42

43 Mr. Temple produced a map of the area to show on the overhead projector.
44

45 Mr. Temple explained that in the event of Police or Fire activity, the Police and Fire Departments
46 will come down Searle Parkway and go into the Diamond Valley Lake Area (indicates area on
47 the map) which is in the City, then up into the launch ramp area, which is in the County. Mr.

1 Temple commented that it is not good government to have such a jump in jurisdictions.

1 Mr. Temple informed the Commission that the City has an agreement with Metropolitan to
2 dedicate land, and is in mitigation with the McSweeney East Specific Plan to build a fire station
3 somewhere in that location.
4

5 Mr. Temple announced that they have been negotiating with the Metropolitan Water District to
6 see the annexation complete, and added that it originally extended all the way across the
7 lake to the West Dam, and included some of the West Recreation Area. He explained
8 that the annexation was filed in 1997, and after significant discussion with the County,
9 Metropolitan, and the City, it was decided that the Sheriff was better to provide patrol
10 services on the lake, and the County is better to provide police and fire services to the
11 West Recreation Area. Meanwhile the City has an interest in adding the launch ramp to
12 the corporate boundaries, along with another area which is part of Metropolitan's holdings
13 (Mr. Temple indicates the area on the map).
14

15 Mr. Temple stated that the Metropolitan Water District asked that the City enter into a
16 Development Agreement with them prior to completing the annexation. He then
17 explained the time-line, stating that the City Council is being asked to do the first reading
18 of the Development Agreement Ordinance on November 25, 2003, and Metropolitan has
19 scheduled the matter for their Voter Action before the Metropolitan Water District on
20 December 9, 2003, and the City has a hearing date before LAFCO on January 22, 2004.
21

22 Mr. Temple informed the Commission that the City is seeking MWD's approval to annex,
23 and MWD is the only property owner within this annexation boundary, so if they go, so
24 does the annexation.
25

26 Mr. Temple next announced that the City is also, as a partner, attempting to facilitate the
27 Recreational Developments/ improvements on the east side of the Diamond Valley Lake Specific
28 Plan; the museums, the recreation lake, campgrounds, the infrastructure, road improvements,
29 traffic signals, and all of the utilities that will be necessary to support the East Recreation Area.
30 He further explained that Valley Wide has an 85-acre project there that is relying on equity
31 contributions from MWD, as well as grants.
32

33 Mr. Temple explained that the Development Agreement helps facilitate these improvements to
34 move forward more quickly and with less cost, and the City has agreed to waive certain fees as
35 part of that process.
36

37 Mr. Temple pointed out that they will need to come back and do the McSweeney Specific Plan
38 Amendment up to the north. He explained that it is an old Specific Plan that has been in place
39 since 1991, and things have been installed that have taken away the original development area,
40 such as Domenigoni Parkway. He indicated that the Specific Plan will need to be amended in
41 order for development to proceed there, and stated that the City is agreeing to waive their
42 Specific Plan Amendment Fee.
43

44 Next, Mr. Temple pointed to the Diamond Valley Lake Specific Plan Area, stating that they had
45 known all along that they were planning a golf course up against State Street, and following along
46 Domenigoni Parkway, and that the City intentionally left that out of the Development Agreement.

1 He added that they will need to amend the Development Agreement to give them Land Use
2 Entitlements there at some future point in time, and the City is agreeing to waive the Specific Plan
3 Amendment fee there as well.

4
5 Mr. Temple advised that the City Council has previously waived TUMF, as it does not apply to
6 MWD, and the City has agreed to waive the Development Impact Fee due to the significant
7 amount of recreational improvements, road improvements, and flood control improvements that
8 MWD has contributed as they have built out the East Recreation Area of the Diamond Valley
9 Lake Specific Plan.

10
11 Mr. Temple next commented on the potential for substantial investment from private party / third
12 party operators and Franchise Operators. He stated that MWD is seeking Franchise Operators,
13 potentially for campground improvements around the lake, and for the golf course. Mr. Temple
14 clarified that the City is not proposing to waive their processing fees for those types of activities.

15
16 Mr. Temple informed the Commission that the Development Agreement will run for 15 years, and
17 explained that MWD sees this as a necessary step prior to completing the annexation.

18
19 This concluded his report, and he asked if there were any questions.

20
21 Commissioner Calkins questioned whether the proposed annexation area to the south (indicating
22 an area on the map labeled Attachment 3) is going to be included in the Development
23 Agreement.

24 City Manager Temple confirmed that it is a part of the Development Agreement, and that the
25 Development Agreement seeks to waive their fees in that annexation area as well. He explained
26 that the area is slated by the Metropolitan Water District to be a "group activity" area, and is
27 largely open space. Mr. Temple announced that they are very optimistic that one day this area
28 will host a Four-Star Resort hotel, and the long term plan of MWD is to reserve that area for
29 future hotel development. Mr. Temple further explained that part of the motivation of the City to
30 nail this down now is so that they can have more control over the area and benefit from the
31 development.

32
33 Chairman Duistermars, referring to that area being considered "open space and recreation",
34 announced that part of the language in the Development Agreement states that McSweeny
35 North is going to have open space that ties the development into this open space, and
36 questioned how they are proposing to get that across Domenigoni Parkway.

37
38 City Manager Temple answered that there are several ways. He pointed out that they have the
39 "Domenigoni Crossing", which runs under the roadway and is "a pretty substantial culvert
40 system". Also, they have awarded a contract to widen State Street into 4 lanes from Chambers
41 Street, next to the new Middle School and Elementary School, and bring it down to Domenigoni
42 Parkway. That includes a full-use / multi-use trail that will connect to the City and allow a path
43 of travel off of State Street for people who wish to hike, walk, or bicycle. He explained that
44 MWD's plan for connecting to existing facilities up and down State Street is to have a nature trail
45 that connects to the bikeways. He clarified that it will be part of the Diamond Valley Lake Specific
46 Plan.

47
48 Chairman Duistermars remarked that currently to get into that area, you must go by a guard

1 shack, and it's tightly controlled. He wondered if the plan was to move that control closer to the
2 Dam, allowing for public access to the area, or if the area will always be off-limits while the
3 country is on High Alert.

4
5 Mr. Temple answered that originally there was a guard shack at the gate, and with the start of
6 fishing at the lake, the check-in gate was pulled back almost to where the Marina Road intersects
7 with Searle parkway. Parking was also constructed there so that they could accommodate boats
8 in the morning before they were allowed to go out onto the lake. Mr. Temple stated that they do
9 not have an answer yet as to how access is going to be granted for the museums, but one
10 scenario is having a public loop road, that is a non-fee road, going from Domenigoni Parkway
11 down to State Street, then once they go out to the Marina they are then fee'd.

12
13 Mr. Temple reported that MWD has indicated that they will rely heavily on their Franchise
14 Operators to deal with the security and access issues. He stated that the Marina Access Road
15 is the only road up to the lake, so potentially they could have their point of access closed off right
16 there, and still allow unrestricted access through the Recreation Area.

17
18 Mr. Temple called upon City Planner Running and Planning Director Masyczek for further
19 information pertaining to the access plan, and asked if it was discussed anywhere in the Specific
20 Plan.

21
22 Planning Director Masyczek answered that there was some discussion relating to access, and
23 that MWD has indicated that they would be coming back with more details on the access plan..

24
25 Chairman Duistermars asked if the new Fire Station was planned to be south or north of the
26 parkway.

27
28 Mr. Temple answered that MWD has an obligation to dedicate land for a fire station before their
29 first Occupancy Permit is issued, however the best location has yet to be determined.

30
31 Chairman Duistermars opened the public hearing at 6:31 p.m. There were no other comments
32 so Chairman Duistermars closed the public hearing at 6:32 p.m. and asked for a motion.

33
34 It was MOVED by Commissioner Calkins and SECONDED by Commissioner Rhoten to adopt
35 **Resolution 03-63** for Development Agreement 03-2 recommending to the City Council approval
36 of an Ordinance adopting Development Agreement No. 03-2 between the City of Hemet and the
37 Metropolitan Water District of Southern California.

38
39 The MOTION was carried by the following vote:

40
41 AYES: Chairman Duistermars, Commissioner Calkins, and Commissioner Rhoten.
42 NOES: None
43 ABSTAIN: None
44 ABSENT: Commissioner Hicks and Vice Chairman Jones

45
46
47 **B.. CONDITIONAL USE PERMIT NO. 03-5**
48 APPLICANT: Stephen Manfredi

1 Commissioner Rhoten suggested that Condition 23 be amended to read “shall be screened with
2 mesh screening and painted to be consistent with the other colors and shall be planted with vines
3 and other flowering plants as approved by the Planning Director”.

4
5 Chairman Duistermars opened the public hearing at 6:36 p.m. No members of the public wished
6 to speak, and Chairman Duistermars closed the public hearing at 6:36 p.m. and asked for a
7 motion.

8
9 It was MOVED by Commissioner Rhoten, and SECONDED by Commissioner Calkins to adopt
10 **Resolution No. 03-56** approving Conditional Use Permit No. 03-5 as amended.

11
12 The MOTION was carried by the following vote:

13
14 AYES: Chairman Duistermars, Commissioner Calkins and Commissioner Rhoten.
15 NOES: None
16 ABSTAIN: None
17 ABSENT: Commissioner Hicks, Vice Chairman Jones

18
19
20 **C. VESTING TENTATIVE TRACT MAP NO. 31188**

21 APPLICANT: Osborne Development, Inc. (Bob Osborne)
22 AGENT: Blaine Womer, Womer Engineering
23 LOCATION: The Southwest corner of Palm and Eaton Avenues
24 PLANNER: Matthew Bassi
25 DESCRIPTION: A request to subdivide 13.9 acres into 28 lots for single
26 family residential development.

27
28 Principle Planner Matthew Bassi presented the Staff Report to the Commission and explained
29 that they had seen this item a number of times as a Work Study discussion item, where the
30 issues of animal keeping and land uses were addressed. Mr. Bassi stated that with the project
31 designed as it is now, it is compatible with the adjacent land uses. He stated also that there is
32 a requirement in the CC&R's that will address the animal keeping. There is a disclosure
33 statement along with the CC & R's that will establish to each new property owner what can be
34 kept on the site, depending on the lot sizes. Mr. Bassi pointed out that there is different zoning
35 on this property with part of it being zoned as R-1-1500 and the other part is A-1, which has
36 different animal regulations.

37
38 Mr. Bassi mentioned that this map is the result of the previous Work Shop discussions and the
39 neighborhood input, and that based on the findings outlined in the staff report, staff is
40 recommending adoption of Resolution 03-58, approving Vesting Tentative Tract Map No. 31188.

41
42 Chairman Duistermars opened the public hearing at 6:42 p.m.

43
44 Blaine Womer addressed the Commission and reported that he had reviewed the staff report and
45 the conditions of the Client, and with the exception of one item, they concur with the conditions.

46
47 Mr. Womer explained that they would like Item 56, in regard to drainage, amended to read, where
48 it says “must be retained on site” adding a comma then “unless it is demonstrated to the City
49 Engineer that the incremental runoff will not adversely impact downstream properties.

1 City Engineer Roland Trietsch approached the lectern and informed the Commission that this
2 change was discussed with Staff, and they concur with it, however, they will leave it to the project
3 engineer to prove to Staff that it can be done.
4

5 Chairman Duistermars asked if there were any more questions. There were none, and Chairman
6 Duistermars closed the Public Hearing at 6:45 p.m.
7

8 A member of the audience had a last minute request to speak so Chairman Duistermars re-
9 opened the Public Hearing at 6:46 p.m.
10

11 Jane Fiske, 91 West Eaton, Hemet, approached the lectern and addressed the Commission
12 regarding the public notice that she had received in the mail. Her concern was that she didn't see
13 Bob Osborne's name, and questioned if the homes were still going to be like the homes that were
14 shown to her by Bob Osborne.
15

16 Principle Planner Bassi explained that sometimes the property owner is listed as the applicant,
17 and he assured her that Bob Osborne is still the developer. He informed her that they will be
18 looking at the site planning, the architecture, and the landscaping all at a different time, as this
19 matter is regarding the subdivision of the property. He added that the next step in the process
20 would be to review those development plans.
21

22 Blaine Womer announced that they were already hired by Bob Osborne to do the plot plans.
23

24 Chairman Duistermars closed the Public Hearing at 6:48 p.m. and asked for a motion.
25

26 It was MOVED by Commissioner Calkins and SECONDED by Commissioner Rhoten to adopt
27 **Resolution No. 03-58** approving Vesting Tentative Tract Map No. 31188 as amended.
28

29 The MOTION was carried by the following vote:
30

31 AYES: Chairman Duistermars, Commissioner Calkins, and Commissioner Rhoten.
32 NOES: None
33 ABSTAIN: None
34 ABSENT: Commissioner Hicks and Vice Chairman Jones
35
36

37 **D. CONDITIONAL USE PERMIT NO. 03-7**

38 _____ APPLICANT: Washington Mutual Bank
39 OWNER: Sylvia C. Teske
40 LOCATION: 132 n. Mayflower Street
41 DESCRIPTION: A request to demolish an existing house and develop a
42 parking lot for the Washington Mutual Bank.
43

44 Assistant Planner Losey presented the Staff Report to the Commission and reminded them that
45 they had approved the associated zone change in October 2003.
46

47 Chairman Duistermars opened the Public Hearing at 6:51. Hearing no comments, Chairman
48 Duistermars closed the Public Hearing at 6:51 and asked for a motion.
49

1 It was MOVED by Commissioner Rhoten and SECONDED by Commissioner Calkins to adopt
2 **Resolution No. 03-55** approving Conditional Use Permit No. 03-7.
3 The MOTION was carried by the following vote:
4

5 AYES: Chairman Duistermars, Commissioner Calkins, and Commissioner Rhoten.
6 NOES: None
7 ABSTAIN: None
8 ABSENT: Commissioner Hicks and Vice Chairman Jones
9

10 **E. TENTATIVE TRACT MAP NO. 31295 / ENVIRONMENTAL ASSESSMENT NO.**
11 **03-46**

12 APPLICANT: Meeker Companies, Inc.
13 AGENT: Frank Gorman, GW Engineering
14 LOCATION: North side of Menlo Avenue, 600-feet west of Sanderson
15 Avenue.
16 PLANNER: Matthew Bassi
17 DESCRIPTION: A request to subdivide 20.0 acres into 75 lots for single
18 family residential development, and adoption of a
19 Mitigated Negative Declaration for the project.
20

21 Planning Director Richard Masyczek addressed the Commission and the members of the
22 audience to clarify for them that the letter that went out to the surrounding property owners
23 inadvertently said that it was 3.9 acres being divided into 75 lots. That is incorrect. It is 20 acres
24 being divided into 75 lots, so it is standard residential density, not apartments.
25

26 Principle Planner Matthew Bassi presented the staff report to the Commission and described a
27 few details of the project.
28

29 Chairman Duistermars inquired as to where the closest park was located. It was determined that
30 the closest park was Brisbane, located north and west of the site on Cawston Avenue.
31

32 Commissioner Rhoten voiced concern whether the Police and Fire Departments had looked at
33 the streets in terms of access. Mr. Bassi acknowledged that they had.
34

35 Commissioner Calkins related that they had discussed traffic calming and the length of streets
36 at the last Traffic Committee meeting, and the Public Works Department said that they were
37 pleased that we were having so many more curvilinear streets, in order that they would offer a
38 form of traffic calming. However, he stated that all he keeps seeing are the long straight streets,
39 which are known to create high speed traffic.
40

41 Principle Planner Matthew Bassi defended the length of the streets, stating that depending on
42 the size and shape of the lot, they are difficult to get away from.
43

44 Commissioner Calkins questioned whether the long cul-de-sac meets the Fire Department
45 Requirements. Mr. Bassi confirmed that it does.
46

47 Planning Director Masyczek pointed out to the Commission that on page 103 of the staff report
48 is the Staff Review Committee Worksheet, which is something new that the Planning Department
49 started, and something that the Commission will continue to see in the future, in which each

- 1 department is required to sign-off stating that they have reviewed the project and agree that it
- 2 should go forward to the Planning Commission.

1 Commissioner Rhoten inquired as to the width of the street. Planner Bassi could only confirm
2 that it met City Standards.

3
4 Chairman Duistermars opened the Public Hearing at 7:02 p.m.

5
6 Frank Gorman, 800 East Florida Avenue, Hemet, addressed the Commission as a representative
7 of the Owner and Developer on the project, and stated that he had reviewed the Conditions of
8 Approval with the Owner and the Developer, and they concur with those Conditions.

9
10 Chairman Duistermars questioned if, since they are developing both ends and moving towards
11 that park if they had thought about a path of travel through the development that would lead folks
12 up to the park.

13
14 Mr. Gorman responded that all the foot and bike traffic would probably come up Brisbane, then
15 up to Fruitvale, then over towards Cawston.

16
17 Chairman Duistermars asked where the Fruitvale outlet was on the adjacent tract. Mr. Gorman
18 answered approximately 660 feet east of Cawston Avenue.

19
20 Barry Sutton addressed the Commission next, stating that he lives across from Hemet
21 Elementary, and it's a mess with the parents coming to pick up their children. He lists U-turns,
22 double-parking, parking in red as some of the problems with traffic around a school.

23
24 Chairman Duistermars agreed that traffic around the schools is a problem, and mentioned that
25 the School District is also concerned with this issue.

26
27 Bob Ramas, 3617 West Menlo Avenue, approached the lectern and addressed the Commission,
28 stating that he lives across the street from the project, and on the west end, they are dumping a
29 lot of traffic onto Menlo next to an elementary school. He inquired if there had been a traffic study
30 done, and stated that he thought there should be a stop sign at Menlo and Brisbane.

31
32 Mr. Bassi answered that there had not been a Traffic Study done for that project.

33
34 Planning Director Masyczek added that it is consistent with the General Plan Level Road System.
35 He stated that projects that are consistent with the General Plan in terms of zoning at the density,
36 they are not requiring Traffic Studies on because they have found that the capacity of the roadway
37 system is adequate, and where they do require Traffic Studies is on large scale projects, or where
38 there is a change of zone where there is a change in trip generation rates. He stated that the
39 roadway system is designed to accommodate the General Plan level build-out, and this is
40 consistent with the General Plan level build-out. He explained that the policy has been not to
41 require Traffic Studies on less than 1,500 units, unless there is a change of zone.

42
43 Commissioner Calkins stated that the School District usually prepares a routing for
44 students and traffic, and in the case of Harmony and McSweeny, those generated some
45 4 way and 3 way stops.

46
47 Planning Director Masyczek suggested that they relay their concerns to Public Works and
48 they could look up warrants in the area.

1 Bob Ramas, 3617 West Menlo Avenue, stated that Menlo Avenue is used as a shortcut
2 to avoid the traffic on Sanderson and Florida. He stated that he has asked for the radar
3 trucks to come out, and when they did, it shows that cars are going 65 - 70 miles per hour
4 at any given time, and if they put an elementary school at the end, some of the children
5 could get hit or killed.

6
7 Bill Dunlap, 3677 West Menlo Avenue, approached the lectern and stated for the
8 Commission that Mr.Ramas is correct when he states that the cars are traveling 65 - 70
9 miles per hour. He informed the Commission that they have called the police on more than
10 one occasion, but have gotten no response. He expressed his concern that the kids will
11 be vulnerable unless the traffic is slowed down.

12
13 The discussion turned to drainage issues

14
15 Chairman Duistermars closed the Public Hearing at 7:16 p.m. and asked for a Motion.

16
17 It was MOVED by Commissioner Calkins and SECONDED by Commissioner Rhoten to
18 Adopt **Resolution 03-23EA** for Environmental Assessment No. 03-46.

19
20 The MOTION was carried by the following vote:

21
22 AYES: Chairman Duistermars, Commissioner Calkins and Commissioner Rhoten
23 NOES: None
24 ABSTAIN: None
25 ABSENT: Commissioner Hicks and Vice Chairman Jones

26
27 It was further MOVED by Commissioner Calkins and SECONDED by Commission Rhoten
28 to adopt **Resolution 03-59** for Tentative Tract Map 31295.

29
30 The MOTION was carried by the following vote:

31
32 AYES: Chairman Duistermars, Commissioner Calkins and Commissioner Rhoten
33 NOES: None
34 ABSTAIN: None
35 ABSENT: Commissioner Hicks and Vice Chairman Jones

36
37
38 **F. VESTING TENTATIVE TRACT MAP NO. 31620**

39 APPLICANT: JDP Development, Inc.
40 AGENT: John Petty
41 PLANNER: Matthew Bassi
42 LOCATION: The Northeast corner of Florida Avenue and Lake
43 Street.
44 DESCRIPTION: A Tentative Tract Map for 101 single family lots, each
45 with a minimum of 7,2000 square feet.

- 1 Principle Planner Matthew Bassi presented the Staff Report to the Commission and
- 2 explained that there are several issues regarding this item.

1 Issue 1: As the staff report was being prepared, staff realized that the language pertained
2 to Commercial. He explained that when the property was annexed in 1997 and 1998, the
3 City did not process a General Plan Amendment concurrently to change the designation
4 to R-1.
5

6 Mr. Bassi informed the Commission that the current land use designation for the property
7 is commercial, not residential, and that the zoning designation of R-1 is inconsistent with
8 the General Plan Designation of Commercial, therefore, they have added a condition that
9 requires the processing of a General Plan Amendment from Commercial to R-1 prior to the
10 final map being reviewed and approved by the City Council.
11

12 Mr. Bassi distributed a copy of a letter he had prepared, and which is already signed by
13 the Applicant stating that a General Plan Amendment needs to be processed before the
14 map is recorded.
15

16 Issue 2: The Commission originally saw this project as a work-study item, and it was
17 advised that the applicant provide maps showing meandering sidewalks, and this tract map
18 does not include those, however, it is addressed in Condition 13, saying that the applicant
19 is required to submit revised maps showing meandering sidewalks.
20

21 Issue 3: Park sites. In the staff report it was noted that this particular planning area has
22 a park need of 158 acres. At the date of this report, only 5 acres have been developed.
23 Mr. Bassi stated that he had met with Sam Gaepf today and they reviewed a series of tract
24 maps that were approved in the County, and as a condition of approval for those maps,
25 they were required to build a park in lieu of paying park fees. Apparently there is an
26 outstanding issue of whether park fees were paid.
27

28 Issue 4: McIntosh Drive, the eastern street in the subdivision. The City of Hemet Police
29 and Fire Departments want the street to be extended. The difficulty is getting Cal-Trans
30 to approve the extension.
31

32 Vice Chairman Jones joined the meeting at 7:23 p.m.
33

34 A discussion ensued regarding streets and access issues.
35

36 Chairman Duistermars opened the Public Hearing at 7:33 p.m.
37

38 John Petty, P. O. Box 4511, Hemet, approached the lectern and addressed the
39 Commission as a representative for the applicant. He placed a map on the overhead
40 projector and explained that, referring to the parcels highlighted in yellow, it would take 20
41 - 30 seconds longer for emergency crews to reach if McIntosh doesn't go through. He
42 stated that approval from Cal Trans would be difficult to get, and that public health and
43 safety warrants not having that street go through.
44

45 A discussion ensued regarding traffic claming, drainage, landscaping, and park issues.

1 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Calkins to
2 adopt **Resolution 03-60**, approving Vesting Tentative Tract Map No. 31620 as amended.

3
4 The amendments include:

- 5
- 6 1. The deletion of condition 16, related to the notices with regard to agricultural
7 uses.
- 8 2. The modification of conditions 50, 51, 53, and 57, all of which pertain to
9 drainage.
- 10 3. The addition of a new condition-6A
- 11 4. Condition 68 and 74 amended to delete reference to McIntosh drive and
12 instead should read additional access from Florida Avenue to the project site
13 and at a location approximate to the driveway opposite, and is approved by
14 Cal Trans.
- 15 5. Add to condition 12 "and or the issuance of permits and approvals for the
16 project".
- 17 6. Add a condition that the applicant shall provide stamped concrete with 36'
18 box trees at major intersections and internal streets within the subdivision to
19 provide traffic calming as approved by the Public Works Department.
- 20

21 The MOTION was carried by the following vote:

22
23 AYES: Chairman Duistermars, Vice Chairman Jones, and Commissioner Calkins
24 NOES: Commissioner Rhoten
25 ABSTAIN: None
26 ABSENT: Commissioner Hicks
27
28

29 **G. GENERAL PLAN AMENDMENT NO. 03-6/ZONE CHANGE NO. 03-**
30 **12/ENVIRONMENTAL ASSESSMENT NO. 03-57**

31 _____ APPLICANT: City of Hemet

32 LOCATION: Area A: The area bounded on the north by Kimball
33 Avenue, to the south by Acacia Avenue, to the east by
34 Franklin Street, and to the west by Harvard Street.

35 _____ Area B: The area bounded on the north by Florida
36 Avenue, to the south by Kimball Avenue, to the east by
37 Santa Fe Street, and to the west by Buena Vista Street.

38 PLANNER: David Sawyer

39 DESCRIPTION: Amend the Hemet General Plan Map and Zoning map
40 changing the zoning of properties located south of
41 Florida Avenue and to the south and east of the current
42 D-1 zone to better reflect the existing uses and
43 character of the area. The proposed zoning includes
44 D-1, R-1-D, and S-1, with the specific zoning of each
45 property dependant upon the location and existing use

1 of the property and surrounding neighborhood.

2
3 Principle Planner Sawyer was not able to attend the meeting. Chairman Duistermars
4 decided to open the public hearing, as there were members of the audience who wished
5 to speak regarding this item.

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

8
9 Emily Streeter, 244 S. Buena Vista Street, approached the lectern and addressed the
10 Commission, stating that she was concerned with the change in zoning, specifically the
11 zoning designation of RD.

12
13 Planning Director Masyczek answered her questions and concerns.

14
15 Barry Sutton, 157 South Thomsen Street, approached the lectern and advised the
16 Commission that he had received the public notice, and that the designations are
17 conflicting and inconsistent.

18
19 Mr. Masyczek explained that the City of Hemet General Plan uses one language, while the
20 Zoning Ordinance uses another. He explained that there is density ranges, and then there
21 are zoning classifications.

22
23 Jane Bater, 320 East Acacia Avenue, approached the lectern and addressed the
24 Commission, stating that she is the "dreaded absentee landlord" of a 950 square-foot
25 home in Hemet's Historical District. She stated that she appreciates their leadership, and
26 applauds their attempt to keep the neighborhood residential.

27
28 Planning Director Masyczek stated that the back two lots on the Southwest corner of
29 Kimball and Carmalita that are continuous should have been shown as one, APN 17 AND
30 18, LOTS 21 AND 22.

31
32 Jennifer Hoke, 132 South Carmelita, approached the lectern and addressed the
33 Commission in support of Jane Baxter and her ideas.

34
35 Chairman Duistermars asked for a motion to continue the hearing open to December 16,
36 2003.

37
38 It was MOVED by Vice Chairman Jones and SECONDED by Commissioner Rhoten to
39 continue the hearing open to December 16, 2003.

40
41 The MOTION was carried by the following vote:

42
43 AYES: Chairman Duistermars, Vice Chairman Jones, Commissioner Calkins and
44 Commissioner Rhoten.

45 NOES: None

1 ABSTAIN: None
2 ABSENT: Commissioner Hicks

3
4
5 **H. ZONING ORDINANCE AMENDMENT NO. 03-11**

6 APPLICANT: City of Hemet

7 LOCATION: City-wide

8 PLANNER: David Sawyer

9 DESCRIPTION: An amendment of Sections 90-57, 90-61, and 90-66 of
10 the Hemet Municipal Code clarifying non-conforming
11 rights of multi-family dwellings.
12

13 It was MOVED By Vice Chairman Jones and SECONDED by Commissioner Calkins to
14 continue this item to the December 16, 2003 meeting of the Planning Commission.
15

16 The MOTION was carried by the following vote:
17

18 AYES: Chairman Duistermars, Vice Chairman Jones, Commissioner Calkins and
19 Commissioner Rhoten.

20 NOES: None

21 ABSTAIN: None

22 ABSENT: Commissioner Hicks
23
24

25 **VII. WORK STUDY:**

26
27 **A. TENTATIVE TRACT MAP NO. 31796 - Loretta Domenigoni**

28 A proposal to subdivide 29.3 acres into 125 single-family lots with a minimum lot
29 size of 7,200 square-feet.
30

31 Planning Technician Loretta Domenigoni addressed the Commission and informed them
32 that the property is located on the north side of Fruitvale between Palm and State Street.
33 She explained some of the details of the project to the Commission and stated that the
34 project had gone to the Staff Review Committee on October 28, and one item that was
35 discussed was the changing of some frontages from 88 to 60.
36

37 Ms. Domenigoni also stated that another item that was discussed was the full right-of-way
38 of Fruitvale.
39

40 She stated that the applicant has been asked to prepare some environmental
41 documentation such as a Biological Assessment Survey, A Cultural and Archaeological
42 Report, and a Traffic Study, which the applicant will be providing to staff this week.
43

44 A discussion ensued regarding the extension of Fruitvale, which is a serious concern
45 relating to access for Police and Fire.

1 Chairman Duistermars voiced his concerns regarding the extension of Fruitvale, the
2 location of parks, and meandering sidewalks.

3
4 Planning Director Masyczek confirmed that the extension of Fruitvale needs to be
5 discussed prior to the approval of the map.

6
7 **VIII. PLANNING DIRECTOR ITEMS:**

8
9 **A. REVIEW OF TWO LETTERS FROM THE CHAIRMAN OF THE PLANNING**
10 **COMMISSION TO THE HEMET UNIFIED SCHOOL DISTRICT**

11
12 Planning Director Masyczek explained that what he needs is a recommendation from the
13 Commission to authorize the Chairman to sign two letters to the School District regarding
14 the proposed High School site. He explained that one of the letters says that it is
15 consistent with the General Plan and go forward with the acquisition. The second letter
16 pertains to the fact that it is agricultural land and that they are accepting a school facility
17 on the agricultural land property.

18
19 It was **MOVED** by Vice Chairman Jones and **SECONDED** by Commissioner Calkins to
20 authorize the Chairman of the Planning Commission to sign the letters.

21
22 The **MOTION** was carried by the following vote:

23
24 **AYES:** Chairman Duistermars, Vice Chairman Jones, Commissioners Calkins and
25 Commissioner Rhoten.
26 **NOES:** None
27 **ABSTAIN:** None
28 **ABSENT:** Commissioner Hicks

29
30
31 Assistant City Attorney Eric Vail stated that he had been directed by the City Council to
32 remind the Commission of the terms of Hemet Municipal Code Section 2.161, which states
33 that the failure of any Commissioner to attend 3 consecutive meetings constitutes grounds
34 for removal unless there is a valid reason for the absence. It also states that this
35 Commission is the sole judge on whether the excuse is valid or not. It ends by saying that
36 the Commission has the power to remove any of the members for which there are grounds
37 for removal.

38
39 Mr. Vail further stated that the City Council believes that there is an obligation from the
40 Commissioners to remove someone on which there is grounds for removal.

41
42 Chairman Duistermars asked to receive copies of their attendance on a quarterly basis.

43
44 Chairman Duistermars stated that Commissioner Hicks has approached a few of the
45 Council members and expressed his desire to resign from the Commission, as his job is

1 requiring him to be in other locations. He has been asked to maintain the position at least
2 through the end of the year so that the Council can get through their interview process.
3 It was determined that Commissioner Hicks should submit a written resignation.
4

5
6 **IX. PLANNING COMMISSION COMMENTS**

7
8 There are no further Planning Commission Comments.

9 **X. FUTURE AGENDA ITEMS**

10
11 None at this time.
12

13
14 **XI. ADJOURNMENT:** It was MOVED by Vice Chairman Jones and SECONDED by
15 Commissioner Calkins and unanimously approved to adjourn the meeting at 9:58
16 p.m. To the regular meeting of the City of Hemet Planning Commission scheduled for
17 ***Tuesday, December 2, 2003 at 6:00 p.m.*** to be held at the City of Hemet Council
18 Chambers located at 450 E. Latham Avenue, Hemet, California 92543.
19
20

21
22
23 _____
24 Bob Duistermars, Chairman

25
26 **ATTEST:**

27
28
29
30 _____
31 Myrna Kasick, Minutes Secretary