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*PLANNING*  *COMMISSION*

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MEETING MINUTES

DATE: January 18, 2010

CALLED TO ORDER: 6:00 P.M.

MEETING LOCATION: City Council Chambers  
450 East Latham Avenue, Hemet, CA 92543

1. CALL TO ORDER:

Roll Call: Vice Chairman John Gifford, and Commissioners Sharon Deuber, David Rogers and Chauncey Thompson.

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission Meeting of December 7, 2010

It was **MOVED** by Commissioner Deuber and **SECONDED** by Commissioner Rogers to approve the minutes.

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

AYES: Vice Chairman Gifford, Commissioners Deuber, Rogers and Thompson

NOES: None

3. ELECTION OF CHAIRMAN AND VICE CHAIRMAN OF THE PLANNING COMMISSION

A. CDD Elliano called for nominations for Planning Commission Chairman, as former Chairman Smith had been elected to the City Council.

It was **MOVED** by Commissioner Thompson and **SECONDED** by Commissioner Rogers to elect Vice Chairman John Gifford as Planning Commission Chairman.

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

AYES: Commissioners Deuber, Rogers and Thompson

NOES: None

ABSTAIN: None

ABSENT: None

1  
2 B. CDD Elliano called for nominations for Planning Commission Vice Chairman.  
3

4 It was **MOVED** by Commissioner Rogers with no **SECOND** to elect Commissioner Sharon  
5 Deuber as Planning Commission Vice Chairperson. (The City Attorney had advised that  
6 no "Second" was necessary).  
7

8 The **MOTION** was carried by the following vote:  
9

10 AYES: Chairman Gifford, Commissioners Rogers and Thompson  
11 NOES: None  
12 ABSTAIN: None  
13 ABSENT: None  
14

15 (Brief recess to allow reorganization of the Commission)  
16

17  
18 4. **PUBLIC COMMENTS:** (None)  
19  
20

21 **WORK STUDY ITEM**  
22

23 5. **WORK STUDY SESSION REGARDING A CONDITIONAL USE PERMIT TO**  
24 **OPERATE A SKATE PARK AT THE PROMISE CHURCH (northwest corner of**  
25 **Menlo Avenue and Garfield Street.)**  
26

27 **Applicant:** The Promise Church

28 **Location:** 2010 West Menlo Avenue

29 **Planner:** Soledad Carrisoza, Planning Technician

30 **Description:** A work study session to allow the Planning Commission to review  
31 and provide input regarding a proposed conditional use permit for the construction  
32 and operation of a 25,200 square-foot outdoor skate park at an existing church site  
33 located on the northwest corner of Menlo Avenue and Garfield Street.  
34

35  
36 **Recommended Action:**

37 Discussion and possible direction to staff regarding the proposed project  
38

39 Planner Carrisoza presented the Work Study Power Point presentation regarding  
40 Conditional Use Permit 10-001, indicating the location is the Promise Church, agent  
41 Eldon Stephenson, with zoning as S-1. She outlined the description of the park, the  
42 operating plans, wrought-iron fencing and six light post locations. She also enumerated  
43 some of the concerns from the police and fire departments, as well as those expressed by  
44 surrounding concerned neighbors.  
45

46  
47 Chairman Gifford outlined the process for a work study, indicating questions from  
48 Commissioners and later, public comments. He began by asking questions about the  
49 temporary permit, the length of time needed for that temporary permit to remain, and  
50 whether the city had an ordinance regarding skateboard use on public sidewalks and  
streets.

1 CDD Elliano stated she was not sure about an ordinance, but that ordinarily  
2 skateboarding is not allowed on public sidewalks. Planner Carrisoza also stated she did  
3 not know how long the applicant was requesting an extension of the TUP, but that the  
4 residents were complaining that the traverse from the park to skaters' homes was part of  
5 what was disrupting the neighborhood.  
6

7 Chairman Gifford also asked if the use of loudspeakers was also something that took  
8 place over the summer, and Planner Carrisoza responded that loudspeakers were not  
9 indicated in the TUP, and CDD Elliano reiterated that they were not aware there was  
10 going to be loudspeaker use, and that is something that they would want to condition in  
11 the CUP.  
12

13 Vice Chair Deuber stated she had visited the site and also had spoken to the applicant.  
14 Commissioners Rogers and Thompson had also visited the site, as had Chairman Gifford.  
15

16 Vice Chair Deuber asked for clarification about site distance from homes, and when  
17 Planner Carrisoza indicated she did not have those measurements, Chairman Gifford  
18 asked staff to provide that information at the future public hearing  
19

20 Commissioner Thompson asked how many skate parks the city has, and Planner  
21 Carrisoza stated there were none. He also stated that the present site does not look safe,  
22 but Planner Carrisoza indicated the park has not been used since September of 2009.  
23

24 Chairman Gifford opened the public hearing portion and asked the applicant to approach  
25 the lectern.  
26

27  
28 Eldon Stephenson, 28061 Patty Lane, Romoland, who works at 2010 West Menlo,  
29 indicated the church's intent was not to create a fireball in the community but to become a  
30 resource for the community. He stated the proposal is using 7.2 percent of the current  
31 property for a skate park, but they are looking to create a large park-like setting on the  
32 church's property with other areas of recreation. He indicated that in the packet the  
33 church had provided, they had given research that addresses several of the issues  
34 brought up, such as property values, and included a journal of adolescent research done  
35 by Search Institute which outlined 40 developmental assets, including such things as  
36 caring community, teaching children respect, etc., that actually reverses such activity of  
37 youth as gang violence, drugs, sexual promiscuity, alcohol use.  
38

39 Mr. Stephenson also mentioned that 24.5 percent of the people that used the skate park  
40 when it was open were adults, with families sitting on the grass to watch the skaters, that  
41 50 percent of the skaters were between the ages of 11 and 18, with 10 percent between  
42 the ages of 5 and 10. The most ideal time for skaters was between 10 a.m. and 2 p.m.,  
43 with 3 p.m. to 6 p.m. also available.  
44

45  
46 The lighting proposed would make it easy for law enforcement to identify if someone were  
47 in the park that shouldn't be there or if the ramps were in use during a time when they  
48 should be closed. He then said he had much more information, but would wait for specific  
49 questions, to be more efficient.  
50

1 Chairman Gifford asked if they were requesting a continuance of the temporary permit  
2 until the permanent facility is built.

3  
4 Mr. Stephenson guessed that in somewhere between 6 to 10 months they would be able  
5 to have the new facility working. In answer to Chairman Gifford's question about their  
6 management of loitering issues, Mr. Stephenson stated that with the temporary facility,  
7 they did not have specific hours of operation. With the new park in place, they would have  
8 specific hours when the park would be open, the supervision would be in place, and if  
9 loitering or other undesirable activity were encountered, the skaters would lose their  
10 privileges because this is a semi-private park, not a public park.

11  
12 Chairman Gifford asked about noise abatement or the use of loudspeakers and music.

13  
14 Mr. Stephenson said that with the move of the permanent facility to a different site on the  
15 property, they would be farther away from residential and closer to commercial zoning. He  
16 also stated that when a complaint had been made relating to noise and the police had  
17 arrived, they assured him the noise level was well beneath the noise regulation.

18  
19 Chairman Gifford's last question was "Why a skate park?"

20  
21 Mr. Stephenson responded that it was a sport, now very popular with adults and children,  
22 which was an individual sport rather than a team sport and appealed to many youth who  
23 were not "team players," who may not have social networks that make team sports  
24 comfortable for them. This outlet would help them become productive, respectful and  
25 compliant to society's standards rather than rebellious.

26  
27 Vice Chair Deuber commended Mr. Stephenson and stated she thought it was a  
28 phenomenal concept. She indicated she was one of those skater kids as a youngster and  
29 asked about the numbers of skaters at the temporary site and what their projections were  
30 for the larger site.

31  
32 Mr. Stephenson said for three months of operation, 265 skaters participated, with maybe  
33 40 to 50 participants during events. Law enforcement suggested a ratio of one adult  
34 supervisor to 10 children, which with the expanded park size accommodating 150  
35 children, would require 15 adult supervisors. He also commented on the numbers of  
36 grandparents, relatives and family that would come to watch the children skating, and how  
37 that developed and strengthened families. He didn't feel that getting adult supervision  
38 would be a problem, as many were volunteering to help. He stated that the church had  
39 been at that location for 32 years.

40  
41 Commissioner Rogers commended the church for trying to propose this. But he also was  
42 concerned about noise, lighting, and loitering. He asked what the church proposed for  
43 maintaining a crowd of 150, a number he thought was more than possible to appear.

44  
45 The applicant responded that they plan on having a gate through which the participants  
46 would pass, with landscaping, benches, trees and other activities, as well as a shed. The  
47 concessions would be primarily rehydrating drinks to cut down on cleanup. If 150 showed  
48 up for an event, they could accommodate 40 at a time, with three and a half turnarounds,  
49 which would mean each skater would have skate time for 15-20 minutes every hour. If  
50

1 loitering or other behavioral issues became a problem, privileges could be revoked. If  
2 numbers are above what the park could accommodate, a first-come, first-served system  
3 could be inaugurated by keeping track of I.D. badges.  
4

5 Commissioner Rogers asked about the size of the congregation, and the applicant  
6 responded between 140 and 170 active parishioners, with between 120 to 130  
7 participants in the younger service and 40 to 50 in the traditional service. When asked  
8 about other activities on the church grounds, Mr. Stephenson replied that they have up to  
9 200 or 300 people there for a "mud bowl," or football in the mud, as well as movies for  
10 three or four hours at a time, with no call to law enforcement or parking issues.  
11

12 Vice Chair Deuber asked if the temporary park would be dismantled and returned to  
13 parking lot space within the six to ten months, and the applicant concurred.  
14

15 Commissioner Rogers asked if the church would consider installing video cameras on the  
16 property, as well as other measures to reduce noise, trash, etc. And the applicant  
17 indicated their willingness to do so, as well as conform to any conditions the city wished to  
18 impose. He went a step further and stated that part of the plan is not just operating a  
19 skate park, but it's impacting the youth of the community, developing leadership,  
20 responsibility, and reaching out to others. He reiterated that the park is basically a slab of  
21 concrete with wooden ramps, the biggest of which is five feet.  
22

23  
24 Commissioner Thompson mentioned that if there were problems with loiterers, they could  
25 work with the City to address those kinds of issues. He stated he felt that the skaters  
26 would be in a safe environment with supervision rather than jumping off the ramps behind  
27 Marshall's and other places throughout the city.  
28

29 Chairman Gifford requested the public to approach the lectern when he called their names  
30 from the sign-up cards.  
31

32 Greg Dinsmore (no address given), stated he has lived in the valley 21 years and works  
33 for the county government in the mental health department, serving mental health kids,  
34 social service kids, and 602 probation kids. He stated that for a community concerned  
35 with violence, teen pregnancy, theft, etc., to be proactive means providing kids with  
36 venues where they can be safe, meet law-abiding citizens with good values, and change  
37 their life's direction. He mentioned several skate parks that are no longer in existence, but  
38 that this park is a way to speak to kids' lives. He indicated the citizenry cannot put their  
39 heads in a hole and hope the kids are going to go away, but must be supportive in  
40 providing opportunities for kids to take the right track.  
41

42  
43 Bobby Hicks, 2005 Aspen Drive, Hemet, a former Hemet Planning Commissioner for six  
44 years, indicated that there are no other skate parks in the valley and that the surrounding  
45 neighborhood is suffering from NIMBY syndrome. He suggested another town hall  
46 meeting to discuss the issues with the neighbors.  
47

48 Vicki Hicks, 1951 Fruitvale Avenue, Hemet, stated that she had sent a letter to the  
49 Planning Department outlining the problems the neighborhood has been facing, such as  
50 graffiti, increased gang activity, trespassing, noise from dogs barking because of added  
disturbance. She stated that the noise ordinance No. 10-39 has not been enforced.

1 Carl Petite, 27430 Columbia Street, Hemet, owner and president of Columbia Water  
2 Gardens, a business which installs koi ponds and maintains them, stated he has been a  
3 resident in the valley for 15 years and has a 20-year-old son who was a skateboarder,  
4 and the activity helped to make him a productive and respectful member of the  
5 community. He urged the neighbors to remember that it takes a community to raise a  
6 child. He believes that the neighbors can be productive partners in the adoption of the  
7 skate park.  
8

9 Carl Simonelli, 2163 Foxmoor Court, Hemet, whose address is less than 1,000 feet from  
10 the proposed park, pointed out the increase of vandalism and violence around skate parks  
11 in many cities. He also felt that if the city wanted a skate park, the city should be the  
12 responsible party, not a church, and not in the midst of a retirement community. He  
13 proposed art classes, basketball courts, but not a skate park because it brings violence.  
14

15 Stella Johnson, 620 San Pasqual Street, Hemet, part of Valle Hermosa senior adult  
16 community, felt that having the park so close to a senior community showed disrespect for  
17 seniors with issues such as failing health. She felt that skateboarding was not going to  
18 change a child's life, and that security after hours would be lacking, thus causing more  
19 stress and fright within the community.  
20

21 Darcee Ellefson, 26470 Paradise Cove, Hemet, a third-generation valley resident, felt that  
22 creating a park-like setting would reduce noise and sight distractions and would be a  
23 positive influence on today's youth. She indicated what concerned individuals did for her  
24 in her youth, and how important she felt it was to do the same for young people today.  
25 She understood the residents' concerns and felt another town hall meeting would be  
26 beneficial, where she could bring in data concerning property values, etc.  
27  
28

29 Sharyn Lind, 764 Garfield Street, Hemet, lives across from the temporary skateboard park  
30 and hears the noise and has seen kids jumping the fence and skating at 11:30 at night.  
31 She felt that the church was not an appropriate place to have the park, suggesting that the  
32 Wheel House wants to do a skateboard park, which site would be more appropriate.  
33

34 Michelle Petite, 27430 Columbia Street, Hemet, a church member, wanted to remind the  
35 audience that the church is only asking for 15 hours a week of active skateboard park time  
36 during daylight hours.  
37

38 Jerry Witt, 44745 Cornish Avenue, Hemet, a senior member of the church, said his group  
39 is available to help with the park.  
40

41 Sharon McComb, 1964 Florez Street, Hemet, a resident of Valle Hermosa, commended  
42 the church on its goals, but stated that the noise and the vandalism to residents' fencing  
43 they already experienced from concerts at the church and children going to and from  
44 school make living to the south of the proposed park very difficult.  
45  
46

47 Paul Case, 154 North Meridian, Hemet, is the administrative media manager for the  
48 church and does the scheduling of events. He stated that in the past year and a half, the  
49 church has held zero concerts, so if there is music being played; it is not from the church  
50 property.

1 Connie Carlton, 1931 West Fruitvale Avenue, Hemet, lives within 1,000 feet of the skate  
2 park. She stated her concern is that if kids are evicted from the park, they will be evicted  
3 onto streets around her house.  
4

5 Ruby Young, 575 South Lyon, Hemet, lives in a mobile home park community and is a  
6 member of the church. She felt that having the children in a supervised skate park was  
7 preferable to having them in the mall and on the streets skateboarding and vandalizing.  
8 She commended Pastor Eldon Stephenson, a Canadian, for his efforts at bringing in  
9 young people into the church and hoped he would never leave.  
10

11 Chairman Gifford closed the public portion of the work study session, reminding the  
12 audience that this subject would likely be coming back to the Planning Commission and  
13 that they would have further opportunity to speak. He commended the speakers for their  
14 participation in community concerns, and informed them that the Commissioners would  
15 now outline for staff some of the issues they would like to have examined.  
16

17 Chairman Gifford noted four concerns on which he wanted further information: 1) A  
18 security plan that guarantees how those issues would be taken care of; 2) A set schedule  
19 for the park and solution of parking issues; 3) A supervision plan that outlines numbers of  
20 participants allowed and amount of supervision needed; 4) Facilitation of another town  
21 hall meeting to address community concerns and possible agreement.  
22

23 Vice Chair Deuber agreed with Chairman Gifford's concerns, but commended the church  
24 on their willingness to provide a sanctuary for the children of the community. She  
25 encouraged representatives of the church to get out in the community to address the fears  
26 elucidated by the speakers and asked community members to put their views in writing so  
27 the Commission has written documentation, both pro and con.  
28

29 Commissioner Rogers commended the church and thanked the citizens for coming  
30 forward with their concerns. He reiterated his concerns regarding security and the need  
31 for cameras.  
32

33 Commissioner Thompson said he was in favor of a town hall meeting and requested of  
34 the applicant a map that shows the whole park with all available amenities. He also  
35 acknowledged that the city is in a budget crunch, but that there is fire, police, ambulance  
36 and enforcement services available from the city, as well as volunteer services.  
37  
38  
39  
40

41 (Ten-minute recess taken.)  
42  
43

44 **6. CONDITIONAL USE PERMIT 10-010 (T-MOBILE AT GENESIS**  
45 **CONSTRUCTION)**  
46

47 **Owner:** Genesis Construction  
48 **Applicant:** T-Mobile West Corporation  
49 **Agent:** Alexis Osborn – Pacific Telecom Services  
50 **Location:** 170 East Oakland Avenue  
**Planner:** Carole Kendrick, Assistant Planner

1 **Description:** A request for Planning Commission review and approval of a  
2 Conditional Use Permit allowing the construction and operation of a major ground-  
3 mounted telecommunication facility and associated equipment consisting of a 55'  
4 pole camouflaged as a monopalm, with an environmental exemption pursuant to  
5 CEQA Guidelines Section 15332  
6

7 **Recommended Action:**

8 ***Adopt Planning Commission Resolution Bill No. 11-003 approving CUP-10-002***  
9 ***and direct staff to file a Notice of Exemption pursuant to Section 15332 of the CEQA***  
10 ***Guidelines:***  
11

12 "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
13 HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 10-  
14 002 FOR A MAJOR TELECOMMUNICATIONS FACILITY CONSISTING OF A  
15 GROUND-MOUNTED FIFTY-FIVE (55) FOOT HIGH MONOPALM WITH  
16 ACCESSORY EQUIPMENT LOCATED AT 170 EAST OAKLAND AVENUE  
17 (APN: 443-060-016)."  
18  
19

20 Planner Kendrick presented the staff report, with visuals, and pointed out the alternative  
21 sites proposed by the applicant. She further explained that the site is adjacent to the  
22 railroad, which is going to be where the future Metrolink will be going through, so staff has  
23 conditioned that the pole be provided on a moveable foundation system, which is a cell  
24 block foundation.  
25

26 She also stated that there had been three letters in opposition, based on health issues  
27 posed by radio frequency signals, property values, and impact on future development, but  
28 that the FCC does have regulations that govern land use decisions regarding wireless  
29 service facilities, preempting the city from denying a project based on the environmental  
30 effects of radio frequency emissions as long as the project is consistent with and  
31 compliant with the FCC's radio frequency rules.  
32

33 Staff does recommend the adoption of Planning Commission Resolution Bill No. 11-003.  
34

35 Chairman Gifford asked how far from the daycare facility the site would be, and Planner  
36 Kendrick estimated within 200 feet. He also wondered if any of the seven alternative sites  
37 would be acceptable. Planner Kendrick stated this was the preferred location for T-  
38 Mobile, there were several which were acceptable, but the rest either had unwilling  
39 property owners or they didn't meet the RF engineer's requirement for the gap in  
40 coverage.  
41  
42

43 Chairman Gifford asked if might be possible to move the monopalm farther to the north on  
44 the same property so it would be at least 200 feet away from the daycare facility.  
45

46 Vice Chair Deuber asked if the site would interfere with the development of the She  
47 property, and CDD Elliano said there is nothing in the general plan or with the cell tower  
48 that would interfere with the future development of that property.  
49  
50

1 Commissioner Thompson asked if there is a house on the property owned by the writer of  
2 the second letter, and Planner Kendrick said the property is vacant and commercially  
3 zoned.

4  
5 Chairman Gifford opened the public hearing and asked the applicant to approach the  
6 lectern.

7  
8 Alexis Osborn, 3199 Airport Loop Drive, Costa Mesa, thanked Planner Kendrick for her  
9 report. She stated that the site is the preferred site for T-Mobile, as it has a gap coverage  
10 of 88 percent, and all the other alternative sites reduce the gap coverage to from 75  
11 percent to 54 percent. Also, they could not co-locate on the adjacent AT&T slim pole  
12 because no other antennas can fit inside the pole. They would, however, be willing to  
13 move the pole further north because the pole is on cell blocks and it shouldn't affect their  
14 coverage.

15  
16 Chairman Gifford asked Ms. Osborn if T-Mobile was amenable to the conditions already  
17 imposed, and Ms. Osborn said they had read through the conditions and are agreeable to  
18 them.

19  
20 Planner Kendrick stated she thought the pole was 200 feet from the property line of the  
21 daycare center already, but that they would make that a condition of the CUP.

22  
23  
24 It was **MOVED** by Vice Chair Deuber and **SECONDED** by Commissioner Thompson to  
25 **ADOPT** Planning Commission Resolution Bill No. 11- 003, approving the conditional use  
26 permit 10-002, with the accommodation of moving the tower further north to a distance of  
27 200 feet away from the Bridges Daycare Center, and adding to Condition No. 4 the  
28 following language: "The project site shall be developed in accordance with the approved  
29 plans and the conditions contained herein, provided that the cell site shall be located a  
30 minimum of 200 feet from the closest property line of the adjacent daycare center."

31  
32 The **MOTION** was carried by the following vote:

33  
34 AYES: Chairman Gifford, Vice Chair Deuber, Commissioners Rogers and Thompson  
35 NOES: None  
36 ABSTAIN: None  
37 ABSENT: None  
38

## DEPARTMENT REPORTS

### 7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

- 39  
40  
41  
42 A. Report on City Council Actions from the December 14, 2010, and January 11,  
43 2011 meetings  
44  
45

46 CDD Elliano stated there was discussion, and at the next meeting adoption, of a series of  
47 building codes, the 2010 California Building Codes, residential building codes, the Cal  
48 Green Code, the Star Building Code, as well as different fire codes and uniform fire codes.  
49  
50

1 There was also a preliminary review of the proposal for the fire-damaged building at  
2 Carmelita and Florida Avenues, with discussion about the parking concerns, and a  
3 request that applicant and architect be flexible with the space, asking that they consider  
4 the opportunity to develop entertainment uses or restaurants. There will need to be some  
5 amendments to the Downtown Hub of the Valley Ordinance, which will be coming back to  
6 the Planning Commission in the near future.  
7

8 **8. CITY ATTORNEY REPORTS:** (None)  
9

10 **9. PLANNING COMMISSIONER REPORTS:** (None)  
11

12 **10. FUTURE AGENDA ITEMS:**  
13

- 14 A. Work Study regarding the 2010 California Building Code, if there is a light enough  
15 agenda.  
16 B. Work Study regarding CEQA Overview and Guidelines Update and a CEQA 101  
17 by City Attorney Jex when a new Commissioner is in place.  
18 C. Zoning Ordinance Amendment regarding Medical Marijuana Dispensaries  
19 because the present urgency ordinance will expire April 23, so a permanent  
20 ordinance needs to be adopted at the next meeting.  
21 D. Zoning Ordinance Amendment regarding Downtown development standards.  
22 E. Conditional Use Permit for Shooters Billiards and Restaurant in the old  
23 bank/furniture store on Florida. It will cater to billiards leagues and clubs.  
24 Because of needed upgrades to the building because of occupancy changes,  
25 such as fire sprinklers, the owners are weighing their costs and ability to comply.  
26  
27

28 **16. ADJOURNMENT** to the regular meeting of the City of Hemet Planning  
29 Commission scheduled for **February 1, 2011 at 6:00 p.m.** to be held at the City of  
30 Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.  
31

32  
33  
34  
35   
36 \_\_\_\_\_  
37 John Gifford, Chairman  
38 Hemet Planning Commission

39 ATTEST:

40   
41 \_\_\_\_\_  
42 Nancie Shaw, Records Secretary  
43 Hemet Planning Commission  
44  
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