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PLANNING COMMISSION

MEETING MINUTES

DATE: MARCH 4, 2014

CALLED TO ORDER: 6:02 P.M.

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

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioners Rick Crimeni, Vince Overmyer and Michael Perciful

ABSENT: None

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of February 18, 2014

It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Vice Chair Greg Vasquez to **APPROVE** the Minutes of the Planning Commission meeting of February 18, 2014.

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

AYES: Chairman John Gifford, Vice Chair Greg Vasquez, Commissioners Rick Crimeni, Vince Overmyer and Michael Perciful

NOES: None

ABSENT: None

3. PUBLIC COMMENTS:

There were no members of the public who wished to address the commission regarding items not on the agenda.

PUBLIC HEARING ITEMS

4. SPECIFIC PLAN AMENDMENT NO. 14-001 (McSWEENEY FARMS) A request for Planning Commission review and recommendation to the City Council for Specific

1 Plan Amendment 14-001 to modify the use of Planning Area 35 of McSweeny
2 Farms Specific Plan No. 01-02 from an equestrian center to a private park and
3 consideration of a Notice of Determination that the project is consistent with the
4 Final Environmental Impact Report (FEIR) that was adopted for the underlying
5 project, Specific Plan No. 01-02. The McSweeny Farms Specific Plan is located
6 east of State Street, north of Newport Road and south of Gibbel Road.

7
8 OWNER: McSweeny Recovery Acquisition
9 APPLICANT: Patrick Parker - Raintree Investments
10 PLANNER: Carole L. Kendrick, Assistant Planner
11 LOCATIONS: East of State Street, north of Newport Road, and south of
12 Gibbel Road
13

14 (PowerPoint presentation by Asst. Planner Kendrick)
15

16 Planner Kendrick indicated her presentation covered both Items 4 and 5 on the
17 agenda, and that updated conditions had been passed out to Commission members.
18

19 Chairman Gifford asked if the current residents are aware of the changes from
20 equestrian center to park area, and Planner Kendrick indicated it was her
21 understanding that the plan had been presented to the HOA and was accepted by
22 them as the preferred plan. In addition, all the residents in the Specific Plan have
23 received the public hearing notice.
24

25 Chairman Gifford also inquired if the park was private, for use of the residents only,
26 and if the maintenance of the park would be taken care of by the HOA.
27

28 Planner Kendrick replied that was her understanding.
29

30 Commissioner Crimeni asked about the as-yet undeveloped lots that were to be
31 available for equestrian homes, how many horses could be maintained per lot, and if
32 there were horse trails around those properties. Planner Kendrick advised the
33 equestrian lots in Planning Areas 25, 26, and 27 allow up to 4 horses. The equestrian
34 lots in Planning Areas 21 – 24 follow the existing Hemet Municipal Code.
35

36 Vice Chair Vasquez indicated it was his original understanding that Valley Wide would
37 maintain the park and wondered if they would take it over later.
38

39 CDD Elliano explained it was originally anticipated that the master developer would
40 own the property and Valley Wide would maintain and operate the equestrian center.
41 However, when Valley Wide was contacted, they were not aware this was in the
42 Specific Plan, and they did not currently maintain any other equestrian facilities, so this
43 would be something new to them and outside their expertise with parks. There is no
44 written obligation for Valley Wide to maintain the property. Evidently, it was an idea or
45 concept that was presented when the Specific Plan was approved, but there was no
46 implementing agreement.
47

48 Chairman Gifford asked if these changes would affect the rest of the equestrian
49 properties or those planned for in the future, with Planner Kendrick answering they
50 would not.

1 Commissioner Perciful expressed his concern that, like another park on the property,
2 use of it would be delayed for years. He wondered if the HOA takeover would expedite
3 the park's use by the residents.

4
5 Commissioner Crimeni asked if the HOA fees would go up because of their
6 maintenance of the park, and Chairman Gifford questioned further when the fees would
7 commence. Would they start collecting the fees in relation to when it's going to be
8 built.

9
10 Chairman Gifford opened the public hearing for both agenda items 4 and 5 so the
11 questions could be answered by the applicant.

12
13 Patrick Parker, who represents Raintree Investments, indicated the property is owned
14 by a company known as McSweeney Recovery Acquisition. He continued to give the
15 history and background of the financial intricacies of the distressed property and their
16 hopes for the future development of what he named Phase 2 and Phase 3, with
17 Woodside as the guest builder because Lennar sold their interest to Woodside.

18
19 He indicated that his company probably bought the property two years too early,
20 hoping the market would recover sooner, but there is movement in the right direction
21 now, with Woodside now operating at 225 homes, with completion of Phase 1 at 310.
22 When there are 310 homes, hopefully around this time next year, the community will
23 have a lot more money and more things can be done. At a meeting held with the
24 residents, it seemed their feeling was a private park would better suit their needs than
25 an equestrian center at this time. There is hope of maintaining the great trail system
26 around McSweeney and connect Newport Road to South Village Loop. When the HOA
27 is ready to take on the maintenance of the park, Raintree, or a builder, will build it.

28
29 Some of the changes to the conditions in the Specific Plan reflect how things were
30 done in the past and the way they are done now. These changes should improve the
31 Plan. Mr. Parker indicated his excitement for the future of this part of Hemet and
32 thanked the city for their assistance during difficult times.

33
34 Chairman Gifford wanted to know what the park would look like because there are
35 many ways it could go, especially since it will be maintained by the HOA.

36
37 Mr. Parker indicated that some other group, not the city or HOA, would build it, and
38 hopefully the HOA would maintain it. He indicated that an equestrian center would be
39 cheaper, but they want a park that will accommodate all residents. Also, if it's open to
40 the public, code enforcement becomes an issue. He did not feel that they would have
41 to increase HOA fees if the building projections are met.

42
43 Chairman Gifford asked Mr. Parker if he agrees with the conditions outlined by the
44 Planning Department, and Mr. Parker said he did.

45
46 Randy Terrey, 3444 Night Shade Street, Hemet, around the corner from the proposed
47 park, indicated a concern regarding parking spaces available for park users and what
48 kind of lighting is planned for night-time use of the park.

49
50 CDD Elliano stated the design would be submitted to the Planning Commission after it
has been vetted by the HOA members. It would be brought as a Site Development
Review.

1 Chairman Gifford assured Mr. Terrey that he would have input as an HOA member
2 when the developer brings the item to their meetings. He also asked if Mr. Terrey had
3 any objections to a park rather than an equestrian center. Mr. Terrey indicated a park
4 was fine with him.

5
6 Chairman Gifford closed the public hearing and asked for a motion on this item.

7
8 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner
9 Rick Crimeni to **ADOPT** Resolution Bill 14-003 (Attachment No. 1) recommending
10 **APPROVAL** to the City Council of Specific Plan Amendment No. 14-001 to the
11 McSweeny Farms Specific Plan (SP 01-02), with the amendment of Condition No. 6 to
12 replace "Planning Division" with "Planning Commission."

13
14 The **MOTION** was carried by the following vote:

15
16 **AYES:** Chairman John Gifford, Vice Chairman Greg Vasquez, and
17 Commissioners Michael Perciful, Vince Overmyer and Commissioner
18 Rick Crimeni

19 **NOES:** None

20
21 **5. MINOR AMENDMENT TO FINAL TRACT MAP NOS. 32529 AND 33961 (MAP 14-**
22 **001)** A proposed amendment to Final Tract Map Nos. 32529 and 33961 to modify
23 Condition of Approval No. 25 of Final Tract Map No. 32529 and Condition of
24 Approval No. 26 of Final Tract Map No. 33961 regarding the construction milestone
25 for Planning Area No. 35 of McSweeny Farms Specific Plan and other minor
26 changes to insure consistency with the Specific Plan, and consideration of a Notice
27 of Determination that the project is consistent with a Final Environmental Impact
28 Report (FEIR) that was adopted for the underlying project, Specific Plan No. 01-02.
29 The McSweeny Farms Specific Plan is located east of State Street, north of
30 Newport Road and south of Gibbel Road.

31
32 **OWNER:** McSweeny Recovery Acquisition
33 **APPLICANT:** Patrick Parker - Raintree Investments
34 **PLANNER:** Carole L. Kendrick, Assistant Planner
35 **LOCATIONS:** East of State Street, north of Newport Road, and south of
36 Gibbel Road

37
38 It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner
39 Vince Overmyer to **ADOPT** the revised conditions of approval for Final Map Nos.
40 32529 and 33961; and direct Staff to update Tentative Tract Map No. 32529 and 33961
41 files with the updated conditions of approval, with the amendment of Condition No. 6 to
42 replace "Planning Division" with "Planning Commission."

43
44 The **MOTION** was carried by the following vote:

45
46 **AYES:** Chairman John Gifford, Vice Chairman Greg Vasquez, and
47 Commissioners Michael Perciful, Vince Overmyer and Commissioner
48 Rick Crimeni

49 **NOES:** None

1 **6. FIRST AMENDMENT TO DEVELOPMENT AGREEMENT NO. 14-001 FOR THE**
2 **McSWEENEY FARMS SPECIFIC PLAN (DAA 14-001)** A proposed amendment to
3 Development Agreement No. 04-001 between the City of Hemet and McSweeney
4 Recovery Acquisition to extend the existing McSweeney Farms (SP 01-02)
5 Development Agreement No. 04-001 for a period of four (4) years, other minor
6 revisions or updates and consideration of a Notice of Determination that the project
7 is consistent with a Final Environmental Impact Report (FEIR) that was adopted for
8 the underlying project, Specific Plan No. 01-02. The McSweeney Farms Specific
9 Plan is located east of State Street, north of Newport Road and south of Gibbel
10 Road.

11
12 OWNER: McSweeney Recovery Acquisition
13 APPLICANT: Patrick Parker - Raintree Investments
14 PLANNER: Carole L. Kendrick, Assistant Planner
15 LOCATIONS: East of State Street, north of Newport Road, and south of Gibbel
16 Road

17
18 (PowerPoint presentation by Assistant Planner Carole Kendrick)

19
20 Chairman Gifford asked if the applicant has indicated why seven years (to 2021) is the
21 right number.

22
23 Planner Kendrick explained that there was no development in the project for three
24 years due to the downturn of the economy, and they are asking for four years. CDD
25 Elliano said that staff was comfortable with that time period.

26
27 Chairman Gifford opened the public hearing.

28
29 Mr. Parker indicated he does not know if seven is the perfect number because so much
30 depends on the economy, but he indicated Phase 2 is blocked out and ready to go for
31 a 100+ lot kind of builder. He is hoping that Phase 3 will draw a high-end builder, as
32 the lots are bigger and have incredible views, so they want to take advantage of that
33 when the market improves to the level that can support a higher end development.

34
35 With no other participants wanting to speak, Chairman Gifford closed the public
36 hearing and asked for a motion.

37
38 It was **MOVED** by Commissioner Rick Crimeni and **SECONDED** by Commissioner
39 Vince Overmyer to **ADOPT** Resolution Bill No. 14-004 recommending approval to the
40 City Council of Development Agreement No. 14-001 to the McSweeney Farms
41 Development Agreement No. 04-001.

42
43 The **MOTION** was carried by the following vote:

44
45 AYES: Chairman John Gifford, Vice Chairman Greg Vasquez, and
46 Commissioners Michael Perciful, Vince Overmyer and Commissioner
47 Rick Crimeni
48 NOES: None

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DEPARTMENT REPORTS

7. CITY ATTORNEY REPORTS: Assistant City Attorney Jex did not have anything to report.

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on actions from the February 25, 2014 City Council Meeting

CDD Elliano reported that the IT Department has made some major changes in terms of the city's computer systems, as well as Outlook and Windows 2010 and received recognition. Also, the deputy city manager, HR director and IT director Rita Conrad is leaving. An interim finance director has been appointed until new personnel are hired.

9. PLANNING COMMISSIONER REPORTS:

A. Chairman Gifford (Nothing to report)

B. Vice Chair Vasquez (Nothing to report)

C. Commissioner Perciful (Nothing to report)

D. Commissioner Overmyer wondered about rumors of park closures in Hemet.

CDD Elliano reported that Western and Gibbel Parks are each being closed for one day a week to allow a special task force of Hemet PD, working with Public Works, to clear the parks of debris so the parks can be mowed and cleaned.

E. Commissioner Crimeni commented on the new Alessandro performing this year and giving a new interpretation at the Ramona Bowl. He urged everyone to go.

10. FUTURE AGENDA ITEMS:

A. CUP for Multi-tenant office building

B. Regent Properties - Ramona Creek SP, TTM and DEIR

C. General Plan Consistency Zoning Program - Phase II

D. Zone Text Amendment for Temporary Signs.

11. ADJOURNMENT:

It was unanimously agreed to adjourn the meeting at 7:09 p.m. to the regular meeting of the City of Hemet Planning Commission Meeting scheduled for **March 18, 2014 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 92543.



John Gifford, Chairman
Hemet Planning Commission

ATTEST:



Melissa Couden, Records Secretary
Hemet Planning Commission