



1 There were no amendments or additions to the agenda.

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3 **III. HEMET UNIFIED SCHOOL DISTRICT UPDATE**

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5 No Hemet Unified School District update was provided.

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7  
8 **IV. PUBLIC HEARINGS**

9  
10 **A. TENTATIVE PARCEL MAP NO. 30204 - EXTENSION OF TIME (3)**

11 APPLICANT: Philip Frey Jr. – Trustee of the Frey Living Trust

12 AGENT: Jim Unland – Unland and Associates

13 LOCATION: South side of Esplanade Avenue between Palm Avenue  
14 and State Street

15 PLANNER: Loretta Domenigoni

16 DESCRIPTION: A request for a final one (1) year time extension to  
17 subdivide 11.3 acres into 14 commercial lots on  
18 property zoned C-M (Commercial-Manufacturing) and  
19 M-1 (Light-Manufacturing).

20  
21 The staff report was presented by Associate Planner Domenigoni who provided various  
22 details regarding the proposed project. She advised the Commission that some additional  
23 conditions had been added, as volunteered by the applicant. She read those conditions  
24 into the record as follows:

25  
26 ***Condition No. 15: “Prior to the issuance of any building permit, a street  
27 scape plan will need to be submitted to the Planning  
28 Department for review and approval.”***

29  
30 ***Condition No. 16: “For the properties located in the Manufacturing zone, if  
31 Industrial Design Guidelines are in effect prior to the  
32 issuance of any building permit, all buildings will have to  
33 comply with the adopted guidelines.”***

34  
35 ***Condition No. 17: “For the properties located in the Commercial zone, all  
36 buildings shall comply with the Commercial Design  
37 Guidelines adopted by City Council on August 12, 2003  
38 (Resolution No. 3744) or as amended.***

39  
40 Chairman Duistermars opened the public hearing at 6:07 p.m.

1 Jim Unland of Unland and Associates approached the lectern as a representative for the  
2 applicant. He advised the Commission that the applicant was in agreement with all of the  
3 required conditions of approval.

4  
5 Commissioner Mendoza suggested that during construction of the project, and particularly  
6 during the street improvement phase, that the developer please be considerate of traffic  
7 between the hours of 6:00 a.m. and 9:00 a.m. He noted that he had recently had a very  
8 negative experience with some street workers for one of the local development projects.

9  
10 Chairman Duistermars closed the public hearing at 6:14 p.m. and asked for a motion.

11  
12 It was MOVED by Commissioner McBride and SECONDED by Commissioner Rhoten to  
13 adopt *Planning Commission Resolution Bill No. 06-12*, approving a one-year extension of  
14 time for Tentative Parcel Map No. 30204.

15  
16 The MOTION was carried by the following vote:

17  
18 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners McBride,  
19 Mendoza and Rhoten

20 NOES: None

21 ABSTAIN: None

22 ABSENT: None

23  
24 ***Planning Commission Resolution No. 06-20.***

25  
26  
27 **V. PUBLIC MEETINGS**

28  
29 **A. SITE DEVELOPMENT REVIEW NO. 05-25 - (Continued from 04-04-06)**

30 APPLICANT: Ryland Homes - A Delaware Corporation

31 AGENT: Suzanne Scarborough

32 LOCATION: North side of Devonshire Avenue between Myers Street  
33 and Cawston Avenue

34 PLANNER: Loretta Domenigoni

35 DESCRIPTION: A request for Planning Commission review and  
36 approval of the site development plans for 100 single-  
37 family residential homes within Tract No. 31970.

38  
39 The staff report was presented by Associate Planner Domenigoni who provided various  
40 details regarding the proposed project, which, she noted, had been continued from the  
41 April 4, 2006 Planning Commission meeting. She noted that the applicant had been  
42 working diligently with staff to accommodate the Commission's concerns that had been  
43

1 brought up at that meeting. She displayed renderings indicating enhanced elevations that  
2 were being provided at the Commission's request. She noted that the staff report indicated  
3 that the design of the perimeter wall would be decorative, but that there was a small  
4 portion of the wall that would not be. She indicated what portion that was.

5  
6 Vice Chairman Jones asked if there were any conditions in place for the retention basin  
7 that would prevent flooding of surrounding homes.

8  
9 Principal Engineer Biagioni responded, indicating what was planned to prevent flooding.

10  
11 Vice Chairman Jones asked if the adjacent properties would be flooded in the event that  
12 the retention basin were to overflow.

13  
14 Principal Engineer Biagioni indicated that such occurrences were the lay of the land.

15  
16 Discussion ensued regarding this subject.

17  
18 Planning Director Masyczek advised that the City was working on a Master Plan of  
19 Drainage that would alleviate such flooding situations and discussed some of the details  
20 of that plan.

21  
22 Chairman Duistermars expressed some concern regarding the usage of the retention basin  
23 as a park due to the size of the slopes. He asked if there was anything that could be done  
24 about this.

25  
26 Planning Director Masyczek responded that he had discussed this issue with the applicant  
27 prior to the meeting and that he had drafted a condition of approval to be added to the  
28 project as follows:

29  
30 **Condition No. 26: "Prior to the issuance of grading permits the applicant**  
31 **shall submit a revised park plan to the Planning Director**  
32 **and Director of Public Works for review and approval**  
33 **which provides for:**

- 34 **a. 2:1 slopes for the retention basin;**  
35 **b. A tubular steel fence surrounding the retention**  
36 **basin including hedge screening not to exceed 3-**  
37 **feet in height at maturity;**  
38 **c. Maximum utilization of the remainder of the site for**  
39 **park purposes; and,**  
40 **d. Provision of a basketball half-court, picnic tables,**  
41 **sod, irrigation and trees & shrubs in accordance**  
42 **with Public Works standards.**

1 Chairman Duistermars asked if the applicant was in agreement with the additional  
2 condition.

3  
4 Suzanne Scarborough of Ryland Homes, 5740 Fleet Street #200, Carlsbad, California,  
5 approached the lectern as a representative for the applicant and indicated that they were  
6 in agreement with the additional condition as well all of the other required conditions.

7  
8 Chairman Duistermars asked for a motion.

9  
10 It was MOVED by Commissioner McBride and SECONDED by Commissioner Rhoten to  
11 adopt *Planning Commission Resolution Bill No. 06-05* approving Site Development Review  
12 No. 05-25 as amended.

13  
14 The MOTION was carried by the following vote:

15  
16 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners McBride,  
17 Mendoza and Rhoten

18 NOES: None

19 ABSTAIN: None

20 ABSENT: None

21  
22 ***Planning Commission Resolution No. 06-21.***

23  
24  
25 **VI. CONSENT CALENDAR**

26  
27 **A. MINUTES**

28 1. May 2, 2006

29  
30 It was MOVED by Commissioner Mendoza and SECONDED by Commissioner McBride  
31 to approve the consent calendar as presented.

32  
33 The MOTION was carried by the following vote:

34  
35 AYES: Chairman Duistermars, Vice Chairman Jones and Commissioners McBride,  
36 Mendoza and Rhoten

37 NOES: None

38 ABSTAIN: None

39 ABSENT: None

1 **VII. PLANNING DIRECTOR ITEMS**

2  
3 **A. UPDATE ON FUTURE METROLINK SYSTEM**

4 Discussion and update regarding a future Metrolink System in the City of  
5 Hemet, per the request of Commissioner Mendoza.  
6

7 Planning Director Masyczek advised the Commission that he had spoken with Hideo  
8 Sugita of the Riverside County Transportation Commission regarding the possibility of a  
9 Metrolink system coming into the City of Hemet. He noted that Mr. Sugita had informed  
10 him that there had always been a plan for the system to come into Hemet, but that there  
11 was some litigation in process regarding the system which was requiring that some studies  
12 be completed to determine whether the line should follow the route of the 215 Freeway  
13 instead of coming into the City of Hemet. He indicated that it was expected that the results  
14 of those studies would bring the Metrolink into Hemet, and that the planned location of the  
15 station would be near the State Street and Menlo Avenue intersection, for which land had  
16 already been purchased by Metrolink. He added that he would be recommending that a  
17 Committee be instituted to work on this project.  
18

19 Discussion ensued regarding why the proposed location had been chosen.  
20

21 **B. PLANNING COMMISSION SCHEDULE FOR JULY 2006**

22 Discussion with direction to staff regarding the July 2006 Planning  
23 Commission schedule – specifically the fact that the 1<sup>st</sup> regularly scheduled  
24 meeting of the month falls on a holiday and possible dates for rescheduling  
25 that meeting if the need is determined.  
26

27 Planning Director Masyczek advised the Commission that the first regularly scheduled  
28 Planning Commission meeting for the month of July was a holiday this year, and asked if  
29 the Commission wanted to select an alternative date for the meeting or simply hold only  
30 one meeting in July.  
31

32 The Commission concurred that, unless there was an absolute need for two meetings, that  
33 they would prefer to hold only one meeting in July.  
34

35 **C. DISCUSSION REGARDING SENIOR HOUSING**

36 An erudite discussion regarding senior housing with possible options and  
37 strategies for pertinent rules and regulations. (Discussion is per the  
38 Planning Commission's request at a previous meeting)  
39

40 Planning Director Masyczek advised the Commission that, at their request during a  
41 previous meeting and because of the ongoing concern regarding approved senior  
42 apartment projects later converting to family complexes, Staff had been working with the  
43

1 City Attorney on a “conversion permit” that was planned to be required for any apartment  
2 complexes proposing to convert from a “senior housing” status to a “family housing” status.  
3 He indicated that the permit would require the applicant to demonstrate how they would  
4 be complying with the standards for multiple-family housing. He added that Staff was  
5 hoping to bring the proposal before the Planning Commission within the next couple of  
6 months.

7  
8 Deputy City Attorney Jex added that the permit would also require studies to be completed  
9 regarding traffic as well as other pertinent issues, and that payment of school fees, which  
10 are waived for senior projects, would be required with the conversion.

11  
12 **D. MAJOR PROJECTS UPDATE**

13 Handout to be provided at meeting.

14  
15 Planning Director Masyczek advised the Commission that the handout regarding major  
16 projects had been distributed to them prior to the start of the meeting. It was noted that  
17 the second page was missing and that a corrected version would be provided at the next  
18 meeting.

19  
20  
21 **VIII. PLANNING COMMISSION COMMENTS**

22  
23 Commissioner McBride inquired regarding a rumor that he had heard about Sam’s Club  
24 not coming into Hemet after all.

25  
26 Planning Director Masyczek advised the Commission that the City had been meeting with  
27 Sam’s Club representatives regarding the possibility of doing something different at their  
28 proposed site. He explained that Sam’s Club had some contract provisions that allowed  
29 them to hire American citizens exclusively, noting that even legal immigrants were not  
30 eligible for hire per their contract. He noted that in several states this contract provision  
31 had driven up their cost of building by approximately fifty percent (50%), which Sam’s Club  
32 was not willing to pay, and that many contractors in these states were not willing to commit  
33 to using only American citizens.

34  
35 A brief discussion ensued regarding this issue.

36  
37 Chairman Duistermars indicated that he would not be in attendance at the June 20, 2006  
38 meeting and asked that his absence be excused.

39  
40 Commissioner Mendoza shared his negative experience of being stuck in morning traffic  
41 related to the McSweeny Farms project at the intersection of Domenigoni Parkway and  
42 State Street. He noted that there had been somewhat of a road rage incident, and that he  
43

1 had received a very rude response from one of the traffic flaggers that he had tried to  
2 speak to. He added that he had discussed the incident with Assistant Public Works  
3 Director Mike Gow, but suggested that perhaps in the future developers could be asked  
4 to be more considerate of residents during the morning traffic rush hour when they are  
5 trying to get to work and/or get their children to school.

6  
7 Planning Director Masyczek suggested that perhaps developers should be required to  
8 arrange detours while doing street improvements. He stated that he would look into  
9 making this a standard condition of approval.

10  
11 Commissioner Mendoza suggested that even a special work schedule during certain, high-  
12 traffic hours would be sufficient.

13  
14  
15 **IX. FUTURE AGENDA ITEMS**

16  
17 Commissioner Mendoza asked that a discussion regarding the possible incorporation of  
18 “*Green Building*” concepts into project designs within the City of Hemet be added to a  
19 future agenda. He noted that this would help bring industrial jobs into the City.

20  
21 Vice Chairman Jones asked that a discussion regarding “*Smart Technology*” being added  
22 as a requirement for new homes be added to a future agenda.

23  
24  
25 **X. ADJOURNMENT**

26  
27 It was MOVED by Commissioner Mendoza, SECONDED by Commissioner McBride and  
28 unanimously agreed to adjourn the meeting at 6:42 p.m. to the regular meeting of the City  
29 of Hemet Planning Commission scheduled for ***Tuesday, June 20, 2006 at 6:00 p.m.*** to  
30 be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet,  
31 California 92543.

32  
33  
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35 \_\_\_\_\_  
36 **Nick Jones, Vice Chairman**  
37 **Hemet Planning Commission**

38 **ATTEST:**

39  
40  
41 \_\_\_\_\_  
42 **Nancie Shaw, Minutes Secretary**

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44 \_\_\_\_\_  
**City of Hemet Planning Commission Minutes**  
**JUNE 6, 2006**

**Hemet Planning Commission**

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