

# *PLANNING* *COMMISSION*

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**CITY OF HEMET  
PLANNING COMMISSION MEETING  
DRAFT SUMMARY MINUTES**

**LOCATION:** CITY COUNCIL CHAMBERS  
450 E. LATHAM AVENUE  
HEMET, CALIFORNIA

**DATE AND TIME:** TUESDAY, AUGUST 5, 2008  
6:02 P.M. to 7:05 P.M.

**DRAFT MINUTES BY:** DENISE J. CURTIS, CSR  
CSR NO. 9319

**EDITED SUMMARY MINUTES:** MICHELE MALACHI  
PLANNING COMMISSION SECRETARY

**APPEARANCES:**

COMMISSIONERS PRESENT:  
CHAIRMAN BOB DUISTERMARS  
VICE CHAIRMAN NICK JONES  
COMMISSIONER RICK CRIMENI  
COMMISSIONER WIGSBERT MENDOZA

COMMISSIONERS ABSENT:  
MAYZELLE RHOTEN (excused)

STAFF PRESENT:  
TOM JEX, Deputy City Attorney  
RICHARD MASYCZEK, Planning Director  
CAROLE L. KENDRICK, Assistant Planner  
RONALD K. RUNNING, City Planner  
JORGE BIAGIONI, Engineering  
RANDY YOUNG, Police

**INVOCATION AND FLAG SALUTE:** Commissioner Mendoza

**PUBLIC COMMENTS:** None

**AMENDMENTS OR ADDITIONS TO THE AGENDA:** None

**PUBLIC HEARINGS:**

**CONDITIONAL USE PERMIT NO. 07-016.**

**CHAIRMAN DUISTERMARS:** So motion to table? [Motion to accept staff's recommendation to continue the case off calendar and re-notice when appropriate]

**COMMISSIONER CRIMENI:** So moved.

**CHAIRMAN DUISTERMARS:** Is there a second?

**VICE CHAIRMAN JONES:** Second.

**CHAIRMAN DUISTERMARS:** All in favor, please say aye?

**VICE CHAIRMAN JONES:** Aye.

**COMMISSIONER CRIMENI:** Aye.

**COMMISSIONER MENDOZA:** Aye.

**CHAIRMAN DUISTERMARS:** Aye. Opposed? Motion carries 4-0.

**EXTENSION OF TIME NO. 07-002.**

**CHAIRMAN DUISTERMARS:** Do we have a motion to continue? [Motion to accept staff's recommendation to continue the case off calendar and re-notice when appropriate]

**COMMISSIONER CRIMENI:** So moved.

**DIRECTOR MASYCZEK:** To table.

**CHAIRMAN DUISTERMARS:** Second?

**VICE CHAIRMAN JONES:** Second.

**CHAIRMAN DUISTERMARS:** End of discussion. All those in favor, say aye?

**VICE CHAIRMAN JONES: Aye.**  
**COMMISSIONER CRIMENI: Aye.**  
**COMMISSIONER MENDOZA: Aye.**  
**CHAIRMAN DUISTERMARS: Aye. Opposed? Motion carries 4-0.**

**CONDITIONAL USE PERMIT 08-014.**

MS. KENDRICK: presented in detail the proposed Conditional Use Permit

CHAIRMAN DUISTERMARS: Do we have any questions of staff?

CHAIRMAN DUISTERMARS: Okay. No questions of staff? We will go ahead and open the public hearing.

MR. ALDRIN: The civil engineer for the project presented his argument for approving the current proposed design versus the original approved site plan.

Discussion ensued between the applicant and the Commissioners, regarding the differences between the original approved proposal versus the current proposal, traffic concerns and the drive ways along Florida Avenue

VICE CHAIRMAN JONES: But it is not meeting the guidelines that were set forth for other business on Florida Avenue having buildings forward; correct?

DIRECTOR MASZYCZEK: But that's a separate issue.

MR. JEX: Right. But that's separate. We are just talking about purely a traffic impact analysis. But as far as the design concept of the building, you have full authority and discretion to interpret the design guidelines and interpret them as saying either we need to have the design forward or we don't. And that's completely within your purview.

CHAIRMAN DUISTERMARS: Any other questions of the applicant? I will close the public hearing.

VICE CHAIRMAN JONES: What motion would I make to say that we want to stay with what we have already approved?

MR. JEX: You would accept the staff's recommendation and the motion that staff has prepared.

**VICE CHAIRMAN JONES: I would like to make a motion for that [Motion to adopt Planning Commission Resolution No. 08-034, denying Conditional Use Permit No. 08-014]**

**CHAIRMAN DUISTERMARS: We have a motion to accept staff's recommendation to deny the amendment. Is there a second?**

**COMMISSIONER CRIMENI: Second.**

**CHAIRMAN DUISTERMARS: Any discussion? All those in favor say, aye?**

**VICE CHAIRMAN JONES: Aye.**

**COMMISSIONER MENDOZA: Obtains.**

**CHAIRMAN DUISTERMARS: Aye. Opposed?**

**COMMISSIONER CRIMENI: Opposed**

**CHAIRMAN DUISTERMARS: Motion carries 2-1-1.**

### **DEVELOPMENT AGREEMENT NO. 08-002**

MR RUNNING: presented in detail the proposed Development Agreement

Discussion ensued between the applicants, Commission and staff of the specific provisions provided for in the Development Agreement and the pros and cons to the City of approving this proposal

CHAIRMAN DUISTERMARS: Other comments? Thank you. We will go ahead and close the public hearing. Commissioners are you ready to --

**VICE CHAIRMAN JONES: I move we accept staff's recommendation [Motion to adopt Planning Commission Resolution No. 08-063, recommending to the City Council approval of an ordinance adopting Development Agreement No. 08-002]**

**COMMISSIONER CRIMENI: I will second.**

**CHAIRMAN DUISTERMARS: Anymore discussion? All in favor say aye?**

**VICE CHAIRMAN JONES: Aye.**

**COMMISSIONER MENDOZA: Aye.**

**CHAIRMAN DUISTERMARS: Aye.**

**COMMISSIONER CRIMENI: Aye.**

**CHAIRMAN DUISTERMARS: Opposed? Motion carries 4-0.**

### **WORK STUDY(s):**

#### **PRELIMINARY REVIEW NO. 08-008**

MS. KENDRICK: For the Planning Commission to review and provide input regarding the proposal to subdivide 27.81 acres into three residential lots and seven commercial lots, change the zoning to allow specific plans to allow commercial and residential uses and construct and operate five three-story residential buildings with a total of 120 units and a three-story assisted living/nursing home with 24 units. They are -- the project is also proposing commercial along State Street. And it's kind of hard to see on the plan here.

General discussion of the proposed project ensued. The Commissioners recommended the following: Eliminating the mixed communities of seniors and families, decreasing the overall density, utilizing two versus three stories, adding "green" elements, fire concerns such as escape routes and access and maintaining a minimum square footage of 1350.

#### **PLANNING COMMISSION COMMENTS:**

VICE CHAIRMAN JONES: Voiced concerns regarding projects approved through the Administrative Use Permit process and the amount of time the projects have to exercise some use of reliance. Would like to see the amount of time reduced to one year versus two. Discussion ensued, Commission directed R. Masyczek to prepare a letter for the Commission to review.

CHAIRMAN DUISTERMARS: Inquired about the bail bonds situation? Was informed by the City attorney that it was an ongoing code enforcement and legal case and could not be discussed.

COMMISSIONER MENDOZA: Requested an update on Canyon Trails? Was informed it was a possible legal issue and that they may proceed with the project through the county.

DIRECTOR MASYCZEK: Heard from John Petty that it sounds like Mesa Grande is going forward, so we are looking for their EIR coming on that.

COMMISSIONER MENDOZA: Voiced concerns about the issue of shopping carts and a discussion of possible solutions ensued. Direction to staff to work with the Police Department and the City Manager towards a solution

VICE CHAIRMAN JONES: Requested an update on the sign ordinance. Was informed by staff that the ordinance was complete and a draft was being reviewed by the Council appointed committee later this month.

CHAIRMAN DUISTERMARS: Requested a monthly summary of Code Enforcement activities. Directed staff to include the monthly Community Development report in future distributions.

VICE CHAIRMAN JONES: Voiced concerns regarding pedestrian safety along Florida Avenue. Discussion between Vice Chairman Jones, Mr. Biagioni and Randy Young ensued. No direction to staff given.

#### **ADJOURNMENT:**

CHAIRMAN DUISTERMARS: All right. **Motion to adjourn?**

**COMMISSIONER CRIMENI: So moved.**

**COMMISSIONER MENDOZA: Second.**

Adjourned to the regular meeting of the City of Hemet Planning Commission scheduled for Tuesday, September 2, 2008 at 6:00 p.m. to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

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These minutes were reviewed and approved in their entirety by the Planning Commission as a consent calendar item on the October 7, 2008 Planning Commission agenda.

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Bob Duistermars, Chairman

ATTEST:

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Michele Carothers, Secretary  
Planning Commission

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