



REGULAR MEETING OF THE  
PLANNING COMMISSION  
MONDAY, AUGUST 13, 2007

Norton Younglove Multipurpose Senior Center  
908 Park Avenue  
Calimesa, California

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*If you wish to address the Commission, please complete the form provided for that purpose. Clearly print your name, address, who you represent, the agenda item or topic you wish to speak on, whether you are in favor of or opposed to the item and return to the Chairperson prior to the beginning of the meeting. There is a three-minute time limit for comments.*

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**CALL TO ORDER:** 6:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** DeWitt, Dixon, Pyle, Hewitt, and Draeger

**COMMUNICATIONS FROM THE PUBLIC**

*Anyone wishing to address the Commission on any item on the agenda that is NOT set for public hearing, or any topic within the Commission's jurisdiction that is not on the agenda, may do so at this time. When called upon, please step forward to the microphone, state your name, address, who you represent, and any statement you wish to make. Presentations are limited to three minutes.*

**CONSENT CALENDAR**

*Consent Calendar items are expected to be routine and non-controversial. They will be acted upon by the Commission at one time without discussion. Any Commission member or staff member may request removal of an item from the Consent Calendar for discussion.*

1. Minutes from the July 23, 2007 Regular Planning Commission Meeting

**RECOMMENDATION:** Approve the summary minutes of the July 23, 2007, Regular Planning Commission meeting.

Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_ Vote: \_\_\_\_\_

**REGULAR BUSINESS**

2. Calimesa Boulevard Corridor Plan Committee: Appoint a Planning Commissioner to the Calimesa Corridor Plan Commission to replace Commissioner Dixon.

Moved by: \_\_\_\_\_ Seconded by: \_\_\_\_\_ Vote: \_\_\_\_\_

**COMMISSION MEMBERS' REPORTS AND COMMENTS**

*The Commission may not legally take action on any item presented at this time other than to direct Staff to place an item on a future agenda.*

3. Commission Members' Reports and Comments

Commissioner DeWitt -  
Commissioner Dixon -  
Commissioner Pyle -  
Commissioner Hewitt -  
Chair Draeger -

**ADJOURNMENT**

4. Adjournment

Adjourn to the Regular Planning Commission meeting of Monday, August 27, 2007, at 6:30 p.m., at the Norton Younglove Multipurpose Senior Center at 908 Park Avenue.



# CITY OF CALIMESA

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**REGULAR PLANNING COMMISSION MEETING SUMMARY MINUTES  
CITY OF CALIMESA  
NORTON YOUNGLOVE MULTIPURPOSE SENIOR CENTER  
908 PARK AVENUE  
CALIMESA, CALIFORNIA**

**JULY 23, 2007**

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**CALL TO ORDER:** 6:30 p.m.

**ROLL CALL:** DeWitt, Dixon, Pyle, Hewitt, and Draeger

**PLEDGE OF ALLEGIANCE**

**COMMUNICATIONS FROM THE PUBLIC**

None.

**CONSENT CALENDAR**

Item 1: Minutes from the July 9, 2007 Regular Planning Commission Meeting

**ACTION:** Commissioner Pyle moved to approve the minutes, and Commissioner DeWitt seconded the motion. Item was approved, 5-0.

**PUBLIC HEARING**

Item 2: Continued Public Hearing - General Plan Amendment 04-003 Zone Change 04-003, Specific Plan Amendment 04-003, Tentative Tract Map 33931, and Environmental Impact Report EA 04-004: A proposal to establish land use regulations for approximately 1,493 acres west of the I-10 Freeway in the northwest portion of Calimesa and develop this area with up to 3,450 single-family residential units, 358 multi-family units, 43.1 acres of public and institutional uses, 62.5 acres of mixed-use development with approximately 350,000 square feet of commercial uses, and 571.6 acres of open space (Mesa Verde Estates/Fiesta Homes, Inc.)

**ACTION:** Commissioner Pyle recused himself from this item due to the proximity of his residence to the project.

Commissioner Dixon noted that, while his residence was close to the project, he was not within 500 feet. Assistant City Attorney Peter Thorson agreed Commissioner Dixon was able to participate.

Community Development Director Gabriel Elliott gave an overview of the actions at the last Planning Commission meeting. He discussed the noise impact of the freeway versus construction of Roberts Road. He gave a Power Point presentation of the project. He then read the proposed revisions to Exhibit A of Resolution 2007-24 into the record.

Commissioner Dixon commented on the proposed revision for Condition 1.15, that he would like to see a minimum level of sound deadening added. Community Development Director Elliott agreed, saying that is why there is not a specific dollar amount in the condition.

Chair Draeger opened the public hearing.

Mr. Saied Naaseh, the applicant, spoke regarding the planning process his project has gone through. He said he wanted to continue speaking with everyone impacted by the project. He said he agreed with all the conditions with the exception of the following two. One is Condition 8.16 regarding the fire department requirement, that they are still working with the fire department but it is difficult to contact them. He said he would like to have a meeting with the fire department and City staff to iron out the condition prior to the City Council meeting. The second is the condition for the 80-foot right-of-way for the Roberts Road extension, saying he does not really oppose the condition but asked for the Planning Commission's support for the 46-foot right-of-way they need based on their traffic study and mitigation measures.

Commissioner Dixon asked why the parks and schools were closest to the freeway where the air quality would be worst. Mr. Naaseh said the sports park would be the first thing people see when they exit the project from Sandalwood Drive; the proximity of the fault through that portion of the property, which would prohibit building houses, and having the parks and schools together would encourage joint use. Commissioner Dixon asked if there would be controlled crossing since there is a major road bisecting the one park and schools, and Mr. Naaseh said they would do what the City Engineer would require. Commissioner Dixon discussed the need for the open spaces to connect, and Mr. Naaseh said they provide those connections by the paseo system to discourage wildlife travel. Commissioner Dixon commented how Roberts Road looks like a flood control channel compared to the other street sections drawn, and Mr. Naaseh said Roberts Road was outside their Specific Plan and therefore subject to City standards.

Commissioner DeWitt asked about Mitigation Measure WQ-1 being modified to remove the 60-day time limit, and City Engineer Anne Schneider said that condition might not be implemented, that the SPPP is specific to construction activities, and they would not have construction plans from Fiesta in 60 days.

Commissioner Hewitt said he still had a problem with density and all the 4,000- and 5,000-square foot lots, and Commissioner DeWitt agreed. Mr. Naaseh said as a developer it was difficult to pinpoint what will and won't sell in the future so they try to put in as many units as possible as is reasonable for today. He said they may not yield 3,450 units but less.

Commissioner DeWitt asked if any lots were equestrian friendly, and Mr. Naaseh said no, but they do have equestrian trails. Commissioner DeWitt commented that eques-

trian lots are selling at a premium right now. Chair Draeger said that the applicant put in the equestrian trails because the Planning Commission required them. Commissioner DeWitt suggested adding in equestrian-friendly lots to raise pricing but keep work costs down. Chair Draeger said the General Plan states that keeping of horses are to be east of Bryant Street. Community Development Director Elliott said the code identifies the zoning designations as Residential Rural, which is generally east of Bryant Street and on County Line Road west of the 10 Freeway. Chair Draeger said the City Council recently adopted a new animal keeping ordinance, otherwise the large animals west of the freeway would have had to have been phased out. Community Development Director Elliott said properties where horses can be kept have to be zoned Rural Residential, with 90 feet of frontage, and be at least 20,000-square feet in lot area.

Commissioner Dixon discussed his preference for a wide variety of homes to fit multiple needs, and he asked for a breakdown by percentage of lot size. Mr. Naaseh said they have an area for each zone district.

Ray Contreras of 737 West Avenue L filled out a speaker slip but elected not to comment.

Julie Garrison of 1255 Lone Star Court expressed her concerns about the Sandalwood exit and asked what kind of windows could block out the noise of vehicles traveling on that street. Chair Draeger said the studies showed the existing noise level is higher than the noise level of the Roberts Road extension. Ms. Garrison asked about traffic and how they were supposed to back out of their driveways. Chair Draeger said the developer's representative would be happy to discuss that with anyone outside of the Planning Commission. There was some discussion between Ms. Garrison and the Planning Commission that was ineligible for transcription. City Engineer Schneider said it depends on traffic volumes generated.

Manuel Guzman of 741 West County Line Road asked about the proposed inlet from the freeway to County Line Road and if it would be widened, and City Engineer Schneider said it is designated to be widened. Mr. Guzman asked if, where Roberts Road meets County Line Road, it would be perpendicular to County Line Road, and City Engineer Schneider said yes. Mr. Guzman asked if there would be stop lights or signs, and City Engineer Schneider said the ultimate build-out requires a traffic signal to be installed. Mr. Guzman asked how that would impact the traffic from the freeway to that perpendicular point and if Roberts Road was continuous or would meet the now-existing topography, and Chair Draeger said it would be to the City requirements for grade and City Engineer Schneider said it would be significantly smoothed out. Mr. Guzman asked if the grading would impact his property when it rains, and Commissioner Dixon said the developer would have to have the water would have to flow from his property line to his street, and City Engineer Schneider said the developer has no right to impact his property whatsoever. Mr. Guzman asked about the beautification along Roberts Road, and Commissioner Dixon referred to the cross sections.

Commissioner Dixon asked for clarification regarding existing flow, and City Engineer Schneider said the development standard is that any existing historical flows that are being caused that cross property lines in a particular fashion are allowed to continue.

Chair Draeger closed the public hearing.

Chair Draeger indicated his approval of the medium-high density units being decreased and some of those units being designated as affordable housing as required by SCAG. Community Development Director Elliott confirmed but that the details have not yet been worked out. Commissioner Dixon stated his opinion that, just because something is high density does not necessarily make it affordable. There was discussion on the current housing market conditions and impacts on affordable housing.

Commissioner Hewitt moved to pass Resolution 2007-20 recommending certification of the Final Environmental Impact Report for the Mesa Verde Estates, and Commissioner DeWitt seconded the motion. Commissioner Dixon commented he would like to see if the City changes their road improvement standards then the plan would have to meet or exceed the changes. City Engineer Schneider said this plan has its own street standards that are being proposed, and if the City changes their standards it would not affect this project's specific plan, but there would be an opportunity for changes to Roberts Road street section. Chair Draeger asked what the trigger was for that, and City Engineer Schneider said the street standards are specified in the General Plan and is part of the General Plan update and the revisions to the traffic circulation element. Commissioner Dixon said he would like to see more walkable sidewalks in relation to the school, and Mr. Naaseh mentioned the school's EIR and their sidewalks. Nancy Ferguson, the project's EIR consultant mentioned Michael Brandman & Associates was awarded the contract from the Yucaipa-Calimesa Unified School District to prepare the supplemental EIR. Commissioner Dixon asked the Planning Commission's opinion regarding land-locking the open space, and Chair Draeger cited animal movement guidelines already in place. There was further discussion between the Planning Commission, staff, and the developer regarding land-locking and access in and out of the development. The motion passed 4-0, with the Planning Commission directing staff to immediately contact the Yucaipa-Calimesa Unified School District in regards to the width of the sidewalks approaching the school off of Sandalwood Drive, or the condition that, if Fiesta builds the roads, then the roads leaving Sandalwood Drive and approaching the school district would have to have 6-foot sidewalks.

Commissioner Hewitt moved to pass Resolution 2007-21 recommending approval of General Plan Amendment 04-003 with the amendments as discussed for Resolution 2007-20, and Commissioner DeWitt seconded the motion. The motion passed 4-0.

Commissioner Hewitt moved to pass Resolution 2007-22 recommending approval of Zone Change 04-003 with the amendments as discussed for Resolution 2007-20, and Commissioner DeWitt seconded the motion. The motion passed 4-0.

Commissioner Hewitt moved to pass Resolution 2007-23 recommending adoption of Specific Plan - Mesa Verde Estates with the amendments as discussed for Resolution 2007-20, and Commissioner DeWitt seconded the motion. Commissioner Dixon asked if any of the other commissions had any serious concerns left, and Community Development Director Elliott said he did not recall any of the commissions having any outstanding issues but if there were there was an interim time between the Planning Commission action and the City Council action to resolve any issues. Janet Gudgell of the Trails, Open Space and Beautification Commission addressed the Planning Commission but the audio was illegible for transcription. The motion passed 4-0, with direction to staff that the artistic representations be corrected and to collect comments from commissions to present to the City Council.

Commissioner Hewitt moved to pass Resolution 2007-24 recommending approval of Tentative Tract Map 33931 with the amendments as discussed for Resolution 2007-20, and Commissioner DeWitt seconded the motion. The motion passed 4-0.

### COMMISSION MEMBERS' REPORTS AND COMMENTS

Item 3: Commission Members' Reports and Comments

Commissioner DeWitt - She asked for the status of the construction modular building placed on Bryant Street.

Community Development Director said there should be higher screening placed around the modular, and if not he would check into it further.

Commissioner Dixon - No comment.

Commissioner Pyle - No comment.

Commissioner Hewitt - He thanked staff for presenting all the work they did with the Fiesta developer and public.

Chair Draeger - He asked staff to create an ordinance or resolution to control waste containers being left on curbs.

Community Development Director said he believed there was already something in the code but he would check into it further.

### ADJOURNMENT

Item 4: Adjournment

**Action:** The meeting was adjourned at 8:45 p.m. to the Regularly Scheduled Planning Commission meeting of August 13, 2007, at 6:30 p.m. at the Norton Younglove Multipurpose Senior Center at 908 Park Avenue.