

PLANNING COMMISSION

WELCOME TO THE CITY OF HEMET REGULAR PLANNING COMMISSION MEETING

To address the Commission:

1. Step forward to the lectern when comments from the public are invited by the Chairman.
2. State and spell your name, residence address or business address, and city.
3. Please speak directly into the microphone since the meeting is being tape recorded.

WHEN ADDRESSING THE PLANNING COMMISSION, IT MUST BE FROM THE LECTERN

AGENDA

DATE: January 17, 2006

TIME: 6:00 p.m.

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

Roll Call: Chairman Bob Duistermars, Vice Chairman Nick Jones and Commissioners Wigsbert Mendoza and Mayzelle Rhoten

Invocation and Flag Salute: Vice Chairman Jones

- I. **OATH OF OFFICE FOR NEW PLANNING COMMISSIONER - ERIC MCBRIDE** - To be administered by Minutes Secretary
- II. **PUBLIC COMMENTS:** Anyone who wishes to address the Commission regarding items not on the agenda may do so at this time. Please line up at the lectern when the Chair asks if there are any communications from the public. ***When you are recognized, please give your name, spelling of last name, and address for accurate recording in the minutes.***

State law prohibits the Commission from taking action or discussing any item not appearing on the agenda, except for brief responses to statements made or questions posed by the public. In addition, they may, on their own initiative or in response to questions posed by the public, ask a question for clarification, provide a reference to staff or other resources for factual information, or request staff to report back to them at a subsequent meeting. Furthermore, a member of the Planning Commission may take action to direct staff to place a matter of business on a future agenda.

- III. **AMENDMENTS OR ADDITIONS TO THE AGENDA**

IV. **HEMET UNIFIED SCHOOL DISTRICT UPDATE** - Update given by Hemet Unified School District Director of Facilities, Dan Lovingier

V. **PUBLIC HEARINGS**

A. **ZONE CHANGE NO. 04-14 AND TENTATIVE TRACT MAP NO. 32878 (Continued from 12-06-05)**

APPLICANT: Mark O'Brien - S.V. Investments
AGENT: Oscar Montez - Cozad and Fox
LOCATION: Northeast corner of Devonshire Avenue and Girard Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for approval of: 1) a zone change to change the zoning from R-1-8 (Single-Family Residential - 8,000 square-foot minimum lot size) and SLR (Small-Lot Residential) to R-1-7.2 (Single-Family Residential - 7,200 square-foot minimum lot size); and 2) a tentative tract map to subdivide 10.0 acres into 23 lots and one (1) remainder lot for the future development of single-family homes.

Recommended Action:

It is recommended that the Planning Commission continue this item as a closed public hearing to the meeting of March 7, 2006.

B. **VESTING TENTATIVE PARCEL MAP NO. 30602 (Continued from 12-06-05)**

APPLICANT: Lock Piatt - Frey and Associate
AGENT: Jim Unland - James Unland & Associates
LOCATION: North side of Wentworth Drive approximately 480-feet east of Cawston Avenue with a portion of the property located on the east side of Cawston Avenue approximately 375-feet north of Wentworth Drive.
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to subdivide 19.10 acres into eight (8) lots for future industrial development.

Recommended Action:

It is recommended that the Planning Commission:

- 1. Adopt Planning Commission Resolution Bill No. 05-12EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A NEGATIVE DECLARATION FOR VESTING TENTATIVE PARCEL MAP NO. 30602 TO SUBDIVIDE 19.10 ACRES INTO EIGHT (8) LOTS FOR FUTURE INDUSTRIAL DEVELOPMENT LOCATED ON THE NORTH SIDE OF WENTWORTH DRIVE APPROXIMATELY 480-FEET EAST OF CAWSTON AVENUE WITH A PORTION OF THE PROPERTY LOCATED ON THE EAST SIDE OF***

CAWSTON AVENUE APPROXIMATELY 375-FEET NORTH OF WENTWORTH DRIVE (APN'S: 456-040-001 AND 005)."

2. **Adopt Planning Commission Resolution Bill No. 05-50, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING VESTING TENTATIVE PARCEL MAP NO. 30602 TO SUBDIVIDE 19.10 ACRES INTO EIGHT (8) LOTS FOR FUTURE INDUSTRIAL DEVELOPMENT LOCATED ON THE NORTH SIDE OF WENTWORTH DRIVE APPROXIMATELY 480-FEET EAST OF CAWSTON AVENUE WITH A PORTION OF THE PROPERTY LOCATED ON THE EAST SIDE OF CAWSTON AVENUE APPROXIMATELY 375-FEET NORTH OF WENTWORTH DRIVE (APN'S: 456-040-001 AND 005)."**

C. CONDITIONAL USE PERMIT NO. 05-09 & ENVIRONMENTAL ASSESSMENT NO. 05-09 (SAM'S CLUB)

APPLICANT: Wal-Mart Realty
AGENT: Mike Birkland - Nasland Engineering
LOCATION: Southwest corner of Florida Avenue and Gilmore Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to demolish a 130,226 square-foot unoccupied building and construct a 135,300 square-foot food & general retail store with a 12-pump gasoline station on 13.45 acres with adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

Recommended Action:

It is recommended that the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 06-01EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR CONDITIONAL USE PERMIT NO. 05-09 TO DEMOLISH A 130,226 SQUARE-FOOT UNOCCUPIED BUILDING AND CONSTRUCT A 135,300 SQUARE-FOOT RETAIL BUILDING AND A 12-PUMP GASOLINE STATION ON 13.45 ACRES LOCATED ON THE SOUTHWEST CORNER OF FLORIDA AVENUE AND GILMORE STREET (APN: 441-250-034)."**
2. **Adopt Planning Commission Resolution Bill No. 06-01, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 05-09 TO DEMOSISH A 130,226 SQUARE-FOOT UNOCCUPIED BUILDING AND CONSTRUCT A 135,300 SQUARE-FOOT RETAIL BUILDING AND A 12-PUMP GASOLINE STATION ON 13.45 ACRES LOCATED ON THE SOUTHWEST CORNER OF FLORIDA AVENUE AND GILMORE STREET (APN: 441-250-034)."**

D. TENTATIVE PARCEL MAP NO. 39915

APPLICANT: Steve and Anna L. Nersasian
AGENT: Frank Gorman - GW Engineering
LOCATION: Northeast corner of Lyon and Commonwealth Avenues
PLANNER: Kristina Cline
DESCRIPTION: A request to subdivide 4.68 acres into four (4) one-acre lots for the future development of single-family homes.

Recommended Action:

It is recommended that the Planning Commission:

1. ***Adopt Planning Commission Resolution Bill No. 06-02, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE PARCEL MAP NO. 33915 PERTAINING TO THE SUBDIVISION OF 4.68 ACRES INTO FOUR (4) ONE-ACRE LOTS LOCATED AT THE NORTHEAST CORNER OF LYON AVENUE AND COMMONWEALTH AVENUE (APN: 441-090-044)."***

VI. WORK STUDY

- A. **FLOOD CONTROL FACILITY STANDARDS WITHIN THE CITY OF HEMET** - Mike Gow
- B. **COMPREHENSIVE SIGN ORDINANCE UPDATE** - R. Masyczek
An initial discussion with possible direction to staff regarding a comprehensive update to the City of Hemet Sign Ordinance.

VII. CONSENT CALENDAR

- A. **MINUTES**
 1. January 3, 2005

VIII. UPDATE OF CITY COUNCIL ACTION ON PLANNING COMMISSION ITEMS

- A. **CITY COUNCIL MEETING OF JANUARY 10, 2005**
 1. Tentative Tract Map No. 33075 - KB Home

IX. PLANNING DIRECTOR ITEMS

- A. **STATUS UPDATE OF THE COMPREHENSIVE GENERAL PLAN UPDATE**

B. JOINT MEETING WITH THE CITY COUNCIL REGARDING THE COMPREHENSIVE
GENERAL PLAN UPDATE

 To be held at the City of Hemet Library on January 30, 2006 at 7:00 p.m.

X. PLANNING COMMISSION COMMENTS

XI. FUTURE AGENDA ITEMS

XII. **ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, February 7, 2005 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.
