

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 20, 2004

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, Commissioner Jim Calkins, Commissioner B.R. Hicks and Commissioner Mayzelle Rhoten

Invocation and Flag Salute: Commissioner Rhoten

- I. 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.

II. HEMET UNIFIED SCHOOL DISTRICT UPDATE

Due to the absence of Sandy Packham, no HUSD update will be presented.

III. AMENDMENTS OR ADDITIONS TO THE AGENDA

IV. CONSENT CALENDAR

A. MINUTES

1. June 17, 2003
2. December 2, 2003

V. PUBLIC MEETINGS

No items.

VI. PUBLIC HEARINGS

A. TENTATIVE PARCEL MAP NO. 31718

APPLICANT: Gas Plus / Barry Stone
LOCATION: Southeast corner of Warren Road and Florida Avenue
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to subdivide 2.5 acres into two (2) commercial parcels located at the southeast corner of Warren Road and Florida Avenue.

Recommended Action:

1. ***Approve Planning Commission Resolution Bill No. 04-4 entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 31718 TO SUBDIVIDE 2.5 ACRES INTO TWO COMMERCIAL PARCELS LOCATED AT THE SOUTHEAST CORNER OF WARREN ROAD AND FLORIDA AVENUE (APN: 456-010-001)”

VII. WORK STUDY

A. CONDITIONAL USE PERMIT NO. 03-19 - Maureen Losey

A work study session with Glen Pierce (Walgreens Drug Store) to discuss a proposed Conditional Use Permit to construct a 14,820 square-foot drug store with a drive-thru pharmacy located within the Page Plaza Specific Plan (SP 00-1).

B. DEVELOPMENT REVIEW REQUIREMENTS - Richard Masyczek

A work-study session to discuss additional submittal items that may be needed by the Planning Commission for their review of projects.

C. FENCING / SCREENING MATERIALS FOR COMMERCIAL & INDUSTRIAL USE -

Richard Masyczek

A work-study session to discuss the possibility of a zoning ordinance amendment to provide for tighter fencing and screening materials for commercial and industrial uses.

D. REQUIREMENTS FOR BUS TURNOUTS - Richard Masyczek

A work-study session to discuss the requirements for bus turnouts (Requested by Vice Chairman Nick Jones).

E. GENERAL PLAN CIRCULATION ELEMENT AND PARK ELEMENT - Richard Masyczek

A review and discussion of the Circulation Element and Park Element of the General Plan.

VIII. PLANNING DIRECTOR ITEMS

A. UPDATE ON MULTI-SPECIES HABITAT CONSERVATION PLAN

IX. PLANNING COMMISSION COMMENTS

X. FUTURE AGENDA ITEMS

XI. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, February 3, 2004 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

TENTATIVE PC AGENDA FOR FEBRUARY 3, 2004

PUBLIC HEARING ITEMS:

1. **Tentative Tract Map No. 31864** (Don Bender / Light house Communities)
2. **Conditional Use Permit No. 03-16** (Don Bender / Lighthouse Communities)
3. **Zone Change No. 03-13** (KB Home)
4. **Conditional Use Permit No. 03-15** (Lock-A-Way Storage)
5. **Conditional Use Permit No. 03-17** (Farmer Boys Restaurant)

PUBLIC MEETING ITEMS:

1. **Site Development Review No. 03-31** (KB Home Development Plans)
2. **Site Development Review No. 03-30** (Miller Accessory Structure)

WORK STUDY ITEMS:

1. **Tentative Tract Map No. 31146 Development Plans** (Corman Leigh)
2. **Acacia / Yale PUD Project** (Danielian Assoc.)
3. **Park / Menlo Subdivision** (Blaine Womer)
4. **Devonshire / Girard Infill** (Blaine Womer)
5. **Conditional Use Permit No. 04-1** (Commercial Rehab. Project)
6. **Conditional Use Permit No. 03-18 / Tentative Parcel Map No. 31992** (Winston Capital Group LLC / Vlessing Development)

CITY OF HEMET PLANNING COMMISSION MEETING

JANUARY 20, 2004

