

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 21, 2003

TIME: 6:00 P.M.

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

Roll Call: Chairman Duistermars, Vice Chairman Hicks and Commissioners Calkins, Jones and Rhoten

Invocation and flag salute: Vice Chairman Hicks

- 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:** Report given by HUSD Director of Facilities, Sandy Packham.

III. AMENDMENTS OR ADDITIONS TO THE AGENDA

IV. CONSENT CALENDAR:

A. MINUTES

1. December 17, 2002

V. PUBLIC MEETINGS:

A. MISCELLANEOUS PROJECT NO. 02-18

APPLICANT: Robert Smith
AGENT: Thomas Walker
LOCATION: Hemet Auto Mall
APN: 453-020-042, 453-020-043 & 453-020-045
PLANNER: Loretta Domenigoni
DESCRIPTION: A proposal to construct a new 35,175 square-foot auto dealership with display, service and parts areas located in the Hemet Auto Mall.

Staff Recommendation: That the Planning Commission adopt Resolution No. 03-6 approving Miscellaneous Project No. 02-18.

B. SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: Richard Masyczek
DESCRIPTION: Proposed single-family residential design guidelines that would provide guidance on architectural details, landscaping, and walls and fences for projects in the City of Hemet

Staff Recommendation: That the Planning Commission: 1) reaffirm, through minute order, the Commission's October 1, 2002 recommendation of approval for the single-family design guidelines; 2) review and discuss the list of concerns expressed by Public Works on the Design Guidelines and provide appropriate input and or communication from the Commission to the City Council regarding the same.

VI. PUBLIC HEARINGS:

A. GENERAL PLAN AMENDMENT No. 02-2; ZONE CHANGE NO. 02-3 AND ENVIRONMENTAL ASSESSMENT NO. 02-9

APPLICANT: Mr. Sumer Vardhan, Kalpesh Homes Inc.
LOCATION: The project is located on the south side of Berkley Avenue between Soboba and Lake Streets (APN: 551-120-004 & 005).
PLANNER: Matthew Bassi, Principal Planner
DESCRIPTION: The applicant is proposing a General Plan Amendment from the current land use designation of R-R (Rural Residential) to R-1 (Single Family Residential), a Zone Change from the current zoning designation of R-A (Residential Agricultural) and A-1-C (Light Agricultural) to R-1 (Single Family Residential), and review of a Negative Declaration for the project.

Staff Recommendation: That the Planning Commission: 1) Adopt Resolution No. 03-1EA approving Environmental Assessment No. 02-9; 2) Adopt Resolution No. 03-1 recommending to the City Council approval of General Plan Amendment No. 02-2; 3) Adopt Resolution No. 03-2 recommending to the City Council approval of Zone Change No. 02-3.

B. VESTING TENTATIVE PARCEL MAP NO. 30970

APPLICANT: Dean and Karen Rose
AGENT: Unland & Associates

LOCATION: 575 N. Lake Street
APN: 551-133-001

PLANNER: Maureen Losey
DESCRIPTION: A request to subdivide 2.05 acres into four lots on property zoned A-1-C (Light Agriculture).

*Staff Recommendation: That the Planning Commission adopt **Resolution No. 03-5** approving Vesting Tentative Parcel Map No. 30970.*

VII. WORK STUDY:

- A. VESTING TENTATIVE TRACT MAP NO. 30869 / VARIANCE NO. 02-1** - Matthew Bassi
A work study session for a proposal to develop a 39-lot single-family residential subdivision, with a Variance on property located on the south side of Berkeley Avenue between Soboba and Lake Streets.
- B. HERMOSA HOMES** - Matthew Bassi
A work study to discuss a future 116-unit townhouse project on 8.5 acres located at the northwest corner of Lyon and Acacia Avenues.
- C. VESTING TENTATIVE TRACT MAP NO. 31146 (Raebrooke Homes)** - Matthew Bassi
A work study request by Raebrooke Homes for a proposed 91-lot single-family residential subdivision located generally at the northwest corner of Warren Road and Devonshire Avenue.

VIII. DIRECTOR'S REPORT:

- A. TW2'S - "THE WEEK THAT WAS"**
1. December 19, 2002
 2. January 10, 2003
- B. UPDATE ON MCSWEENY NEIGHBORHOOD MEETING**

IX. PLANNING COMMISSION DISCUSSION

X. FUTURE AGENDA ITEMS

- XI. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for Tuesday, February 4, 2003 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 AGENDA FOR FEBRUARY 4, 2003

- 1. ZONE CHANGE NO. 02-4** - Maureen Losey
A request to change the current zoning from A-1-C (Light Agricultural) to R-1 (Single-Family Residential) for a 65-acre site located at the northwest corner of Sanderson & Fruitvale Avenues.
- 2. ZONING ORDINANCE AMENDMENT NO. 02-15** - Loretta Domenigoni

**? CITY OF HEMET PLANNING COMMISSION MEETING ?
JANUARY 21, 2003**

Amendments to the Zoning Ordinance proposing additional standards relating to accessory structures in the residential zones.