

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: FEBRUARY 3, 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: Chairman Duistermars

- 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. SPECIAL PLANNING COMMISSION PRESENTATION

- III. HEMET UNIFIED SCHOOL DISTRICT UPDATE** - Update given by Hemet Unified School District Director of Facilities, Sandra Packham.

IV. UPDATE OF CITY COUNCIL ACTIONS ON PLANNING COMMISSION ITEMS - Update given by Planning Director Richard Masyczek

A. APPEAL OF SITE DEVELOPMENT REVIEW 03-20 - CONDITION NO. 11

An update of the City Council decision on the appeal of Planning Commission Condition No. 11 requiring single-story homes for an approved 79-lot single-family subdivision (Tract Map No. 28558) development located on the north side of Menlo Avenue approximately 1,000-feet west of Sanderson Avenue.

B. CITY COUNCIL DIRECTION ON NEIGHBORHOOD MEETINGS

V. AMENDMENTS OR ADDITIONS TO THE AGENDA

VI. CONSENT CALENDAR

A. MINUTES

1. May 20, 2003
2. January 20, 2004

VII. PUBLIC HEARINGS

A. ZONE CHANGE NO. 03-13 / ENVIRONMENTAL ASSESSMENT NO. 03-60 (Continued from January 6, 2004)

APPLICANT: K.B. Home Coastal, Inc.
LOCATION: Northwest corner of Lyon and Commonwealth Avenues
PLANNER: Matthew Bassi
DESCRIPTION: A request to change the zoning from A-1-C-1 (Heavy Agriculture) to R-1 (Single-Family Residential) and adoption of a Mitigated Negative Declaration, including the Mitigation Monitoring Program for the proposed project.

Recommended Action:

1. ***Staff recommends that the Planning Commission continue Zone Change No. 03-13 / Environmental Assessment No. 03-60 to the March 2, 2004 Planning Commission meeting.***

B. TENTATIVE TRACT MAP NO. 31864 / CONDITIONAL USE PERMIT NO. 03-16 / ENVIRONMENTAL ASSESSMENT 03-67

APPLICANT: Lighthouse Communities, LLC
AGENT: Don Bender, Tierra West
LOCATION: Northeast corner of Madrid Street and Devonshire Avenue
PLANNER: Matthew Bassi
DESCRIPTION: A request to subdivide 7.4± acres into one (1) lot for condominium purposes and to develop a 104-unit multiple-family townhouse condominium project, including adoption of a Negative Declaration.

Recommended Action:

1. **Staff recommends that the Planning Commission table Tentative Tract Map No. 31864 / Conditional Use Permit No. 03-16 / Environmental Assessment No. 03-67.**

C. CONDITIONAL USE PERMIT NO. 03-17

APPLICANT: Farmer Boys Food, Inc.
OWNER: Page Plaza Partners LLC
AGENT: Gil Saenz
LOCATION: West side of Sanderson Avenue between Stetson and Thornton Avenues
PLANNER: Maureen Losey
DESCRIPTION: A request for a conditional use permit to construct a 3,129 square-foot drive-thru Farmer Boys restaurant on property zoned Specific Plan (SP 00-1 - Page Plaza).

Recommended Action:

1. **Staff recommends that the Planning Commission adopt Resolution Bill No. 04-6, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 03-17 TO CONSTRUCT A 3,129 SQUARE-FOOT DRIVE-THRU RESTAURANT ON PROPERTY LOCATED ON THE WEST SIDE OF SANDERSON AVENUE BETWEEN STETSON AND THORNTON AVENUES (APN 460-150-006)."**

D. CONDITIONAL USE PERMIT NO. 03-15 / ENVIRONMENTAL ASSESSMENT NO. 03-66

APPLICANT: Lockaway Storage
AGENT: Ray Martinez
LOCATION: 1181 N. State Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for a conditional use permit to expand an existing mini-storage facility by constructing two (2) additional buildings totaling 13,299 square-feet.

Recommended Action:

1. **Staff recommends that the Planning Commission adopt Resolution Bill No. 04-7, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 03-15 FOR THE CONSTRUCTION OF TWO (2) ADDITIONAL STORAGE BUILDINGS TOTALING 13,299 SQUARE-FEET, LOCATED AT 1181 N. STATE STREET (APN: 439-040-024)."**

E. ZONING ORDINANCE AMENDMENT NO. 04-1

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: David Sawyer
DESCRIPTION: An amendment of the Hemet Municipal Code adding Sections 90-895(h) and 90-1045(i), establishing regulations for outdoor storage areas located in all commercial and industrial zones.

Recommended Action:

1. **Staff recommends that the Planning Commission adopt Resolution Bill No. 04-13, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET,**

CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 04-1, AN AMENDMENT OF THE HEMET MUNICIPAL CODE ADDING SECTIONS 90-895(h) AND 90-1045(i) ESTABLISHING REGULATIONS FOR OUTDOOR STORAGE AREAS LOCATED IN COMMERCIAL AND INDUSTRIAL ZONES.

VIII. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 03-30

APPLICANT: Tyran and Dianne Miller
LOCATION: 950 N. Lyon Avenue
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to construct a 1,600 square-foot detached garage on a 2.17± acre property zoned A-1-C-1.

Recommended Action:

- 1. Staff recommends that the Planning Commission adopt Resolution Bill No. 04-8, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING SITE DEVELOPMENT REVIEW NO. 03-30 FOR THE CONSTRUCTION OF A 1,600 SQUARE-FOOT DETACHED GARAGE LOCATED AT 950 NORTH LYON AVENUE (APN: 441-130-008)."***

B. SITE DEVELOPMENT REVIEW NO. 03-31

APPLICANT: KB Home Coastal, Inc.
AGENT: Mike Freeman
LOCATION: Northwest corner of Fruitvale and Sanderson Avenues
PLANNER: Maureen Losey
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for Vesting Tentative Tract Map No. 30560.

Recommended Action:

- 1. Staff recommends that the Planning Commission adopt Resolution Bill No. 04-9, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING SITE DEVELOPMENT REVIEW NO. 03-31 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR VESTING TENTATIVE TRACT MAP NO. 30560 LOCATED ON THE NORTHWEST CORNER OF FRUITVALE AND SANDERSON AVENUES (APN: 441-060-009, 020, 021, 022 & 024)."***

IX. WORK STUDY

A. MENLO AVENUE / GIRARD STREET SUBDIVISION - Matthew Bassi

_____ A work study session to discuss a proposed 44-lot single-family subdivision, and, as an alternative, a 77-lot small-lot single-family subdivision, generally located at the northeast corner of Girard Street and Menlo Avenue and proposed by CNH Homes. _____

B. DEVONSHIRE AVENUE / GIRARD STREET INFILL - Matthew Bassi

A work study session to discuss a proposed 40-lot single-family subdivision, generally located at the northeast corner of Girard Street and Devonshire Avenue and proposed by CNH Homes.

C. CFD REGARDING CITY, SCHOOL & OPEN LAND

Per the request of Vice Chairman Jones.

X. PLANNING DIRECTOR ITEMS

No items.

XI. PLANNING COMMISSION COMMENTS

XII. FUTURE AGENDA ITEMS

XIII. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, February 17, 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 17, 2004

PUBLIC HEARING ITEMS:

1. **General Plan Amendment No. 03-4 / Zone Change No. 03-10** (Charlie McLaughlin)
2. **Tentative Tract Map No. 31796** (Hemet 132, LLC)
3. **Tentative Parcel Map 31668** (Sanderson/Devonshire Map)
4. **General Plan Amendment No. 03-2 / Zone Change No. 03-4** (Bill Corwin)
5. **Conditional Use Permit No. 03-19** (Walgreens)

PUBLIC MEETING ITEMS:

No items.

WORK STUDY ITEMS:

1. **Tentative Tract Map No. 31146 Development Plans** (Corman Leigh)
2. **Conditional Use Permit No. 04-1** (Commercial Rehabilitation Project)
3. **Proposed Specific Plan Amendment for property between Florida & Devonshire Avenues just west of MWD Aqueduct** (Rox Consulting)