

# 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 4, 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:** Commissioner Jones

- 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:

No items.

### V. PUBLIC MEETINGS:

None.

**VI. PUBLIC HEARINGS:**

None.

**VII. WORK STUDY:**

**A. CONDITIONAL USE PERMIT NO. 02-9 - KEYSTONE EDUCATION & YOUTH SERVICES -**

Maureen Losey

A work study session on the expansion of an existing facility to add three modular units, in order to accommodate 120 additional students.

**B. CORWIN, INC. / JIM MORRISSEY - Maureen Losey**

A work study session of a proposal for a subdivision of 75 acres into 258 single-family lots and one commercial parcel on property located on the southeast corner of Hemet Street and Mountain Avenue.

**VIII. DIRECTOR'S REPORT:**

**A. TW2'S - "THE WEEK THAT WAS"**

1. January 17, 2003

**B. DISCUSSION ON XERASCAPE ORDINANCES**

**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 18, 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.

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**TENTATIVE AGENDA FOR FEBRUARY 18, 2003**

**1. CONDITIONAL USE PERMIT 02-9 - KEYSTONE EDUCATION & YOUTH SERVICES - Maureen**

Losey

A public hearing to review a proposed expansion of an existing facility to add three modular units in order to accommodate 120 additional students.

2. **VESTING TENTATIVE TRACT MAP NO. 30558 (LENNAR HOMES, INC.)** - Matthew Bassi  
A work study for the review of a proposed 387-lot single-family residential subdivision (previously owned by Pacific Century Homes) located at the southeast corner of Fisher and Harrison Avenues within the Page Ranch Specific Plan.
  
3. **MISCELLANEOUS PROJECT 02-20 - CHESHIRE FARMS** - Loretta Domenigoni  
A request for Planning Commission review and approval of the site development, architectural elevations, landscaping, and wall plans for Tentative Tract Map 30724 located on the north side of Lincoln Avenue between Meridian and Hemet Streets.
  
4. **CONDITIONAL USE PERMIT NO. 03-2 (ABILITY FIRST)** - Loretta Domenigoni  
A work study for the review of an 18-unit disabled housing project located on the north side of Acacia Avenue approximately 130-feet east of San Jacinto Avenue.