

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 15, 2005

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 Jim Calkins and Mayzelle Rhoten

Invocation and Flag Salute: Commissioner Calkins

- 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. AMENDMENTS OR ADDITIONS TO THE AGENDA

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

IV. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT NO. 03-13

APPLICANT: Juniper Villas
AGENT: Jeremy Yeh
LOCATION: North side of Stetson Avenue approximately 170-feet east of Palm Avenue
PLANNER: Maureen Losey
DESCRIPTION: A request for approval of a conditional use permit to develop a 42-unit home for the aged and an Adult Day Health Care Facility on property zoned R-P (Residential-Professional).

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 04-21, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03-13 TO DEVELOP A 42-UNIT HOME FOR THE AGED/ADULT DAY HEALTH CARE FACILITY LOCATED ON THE NORTH SIDE OF STETSON AVENUE APPROXIMATELY 170-FEET EAST OF PALM AVENUE (APN: 446-260-018)."***

B. CONDITIONAL USE PERMIT NO. 04-18

APPLICANT: Cedar City BB, LLC
AGENT: Tim Saivar - TW Layman Associates
LOCATION: Southeast corner of Palm and Florida Avenues
DESCRIPTION: A request for approval of a conditional use permit to construct a 2,760 square-foot building that includes a juice bar and a drive-thru coffee house with an outdoor patio.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-8, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 04-18 FOR THE CONSTRUCTION OF A 2,760 SQUARE-FOOT BUILDING THAT INCLUDES A JUICE BAR AND A DRIVE-THRU COFFEE HOUSE WITH AN OUTDOOR PATIO LOCATED ON THE SOUTHEAST CORNER OF PALM AND FLORIDA AVENUES (APN: 443-250-016)."***

C. TENTATIVE PARCEL MAP NO. 32905

APPLICANT: Real Estate Management, LIC
LOCATION: West side of Park Avenue, north of Oakland Avenue
PLANNER: Michael McCoy
DESCRIPTION: A request for approval of a tentative parcel map to subdivide a 0.60-acre parcel into two (2) separate parcels of approximately 0.30-acres each for future single-family residential development.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-11, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 32905 TO SUBDIVIDE 0.60-ACRES INTO TWO (2) PARCELS OF APPROXIMATELY 0.30-ACRES EACH, LOCATED ON THE WEST SIDE OF PARK AVENUE, NORTH OF OAKLAND AVENUE (APN: 445-060-017)."***

D. TENTATIVE TRACT MAP NO. 32529

APPLICANT: Thomas Olsen (Rancho San Patricio)
LOCATION: East of State Street, north of Newport Road and south of Gibbel Road
PLANNER: Michael McCoy
DESCRIPTION: A request for approval of a tentative tract map to subdivide four (4) parcels totaling 146-acres into nine (9) parcels and six (6) lettered lots to create a financing tract map for the McSweeney Farms Specific Plan (SP No. 01-2) Phase I development.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-9, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 32529 FOR THE SUBDIVISION OF FOUR (4) PARCELS TOTALING 146-ACRES INTO NINE (9) NUMBERED LOTS AND SIX (6) LETTERED LOTS CREATING A FINANCING TRACT MAP FOR THE PHASE I DEVELOPMENT OF THE MCSWEENEY FARMS SPECIFIC PLAN (SP NO. 01-2), LOCATED ON THE EAST SIDE OF STATE STREET BETWEEN GIBBEL AND NEWPORT ROADS (APN'S: 454-470-002 & 003 AND 454-180-003 & 004)."***

E. TENTATIVE TRACT MAP NO. 32717

APPLICANT: Thomas Olsen (Rancho San Patricio, LLC)
LOCATION: Northeast corner of State Street and Newport Road
PLANNER: Michael McCoy
DESCRIPTION: A request for approval of a tentative tract map to subdivide 138-acres into 310 single-family residential lots as part of the McSweeney Farms Specific Plan (SP No. 01-2) Phase I development.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-10, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 32717, FOR THE SUBDIVISION OF 138-ACRES INTO 310 SINGLE-FAMILY RESIDENTIAL LOTS, INCLUDING TWO (2) PUBLIC PARK SITES, AN EQUESTRIAN CENTER, AND A PUBLIC SCHOOL SITE FOR THE PHASE I DEVELOPMENT OF THE MCSWEENEY FARMS SPECIFIC PLAN (SP NO.***

01-2) LOCATED ON THE NORTHEAST CORNER OF STATE STREET AND NEWPORT ROAD (APN'S: 454-170-002 AND 454-180-003)."

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 04-25

APPLICANT: Eugene and Linda Wilson
LOCATION: Northwest corner of Oakland Avenue and Girard Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for six (6) single-family residential homes within Tentative Tract Map No. 32183 located on the northwest corner of Oakland Avenue and Girard Street.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 04-82, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-25 FOR SIX (6) SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT MAP NO. 32183 LOCATED AT THE NORTHWEST CORNER OF OAKLAND AVENUE AND GIRARD STREET (APN: 445-080-016)."***

B. SITE DEVELOPMENT REVIEW NO. 04-26

APPLICANT: Daniel and Patricia Marana
LOCATION: Southwest corner of San Jacinto Street and Johnston Avenue
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for eight (8) single-family residences within Tentative Tract Map No. 32519 located on the southwest corner of Johnston Avenue and San Jacinto Street.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-7, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-26 FOR EIGHT (8) SINGLE-FAMILY RESIDENCES WITHIN TENTATIVE TRACT MAP NO. 32519 LOCATED AT THE SOUTHWEST CORNER OF JOHNSTON AVENUE AND SAN JACINTO STREET (APN'S: 447-331-017, 018 AND 019)."***

VI. WORK STUDY

There are no work study items scheduled on this agenda.

VII. CONSENT CALENDAR

A. MINUTES

1. October 5, 2004

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

There are no City Council update items scheduled on this agenda.

IX. PLANNING DIRECTOR ITEMS

A. DISCUSSION ON REVISED STAFF REPORT FORMAT

B. DISCUSSION REGARDING JOINT MEETING WITH CITY OF SAN JACINTO

X. PLANNING COMMISSION COMMENTS

XI. FUTURE AGENDA ITEMS

XII. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, March 1, 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.
