

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

III. AMENDMENTS OR ADDITIONS TO THE AGENDA

IV. CONSENT CALENDAR:

A. MINUTES

1. January 21, 2003

V. PUBLIC MEETINGS:

A. MISCELLANEOUS PROJECT 02-20 - CHESHIRE FARMS

APPLICANT: Rice Development
LOCATION: North side of Lincoln Avenue between Meridian and Hemet Streets
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval of the site development, architectural elevations, landscaping, and wall plans for Tentative Tract Map 30724.

Staff Recommendation: That the Planning Commission adopt Resolution No. 03-8 approving Miscellaneous Project No. 02-20.

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 recommend approval to the City Council, through minute order, of the Single-Family Residential Design Guidelines.

VI. PUBLIC HEARINGS:

A. CONDITIONAL USE PERMIT 02-9

APPLICANT: Keystone Education and Youth Services
LOCATION: 145 N. Tahquitz Street
PLANNER: Maureen Losey
DESCRIPTION: A conditional use permit to expand an existing school facility for the developmentally disabled to increase the student capacity from 48 to 168 by adding three (3) 24' x 60' modular units on property zoned S-1 (Church) and C-2 (Commercial).

Staff Recommendation: That the Planning Commission adopt Resolution No. 03-10 approving Conditional Use Permit 02-9.

B. ZONE CHANGE 02-4 & ENVIRONMENTAL ASSESSMENT NO. 03-1

APPLICANT: Lee Entitlements
AGENT: Jeff Petrus
LOCATION: Sanderson and Cawston Avenues, between Fruitvale and Eaton Avenues
DESCRIPTION: A request for a zone change from A-1-C (Light-Agricultural) and A-2-C (Heavy-Agricultural) to R-1 (Single-Family Residential) and OS (Open Space) on 65 acres of vacant land.

Staff Recommendation: That the Planning Commission: 1) adopt Resolution No. 03-3 recommending approval to the City Council of Environmental Assessment No. 03-1 for Zone Change 02-4; and 2) adopt Resolution No. 03-9 recommending approval to the City Council of Zone

Change 02-4.

VII. WORK STUDY:

A. VESTING TENTATIVE TRACT MAP 30560 - Maureen Losey

A Tentative Tract Map to subdivide 65 acres into 199 lots on property proposed to be zoned R-1 (Single Family) located on the west side of Sanderson between Eaton and Fruitvale.

B. 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.

C. 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.

VIII. DIRECTOR'S REPORT:

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

1. February 7, 2003

B. RECENT CITY COUNCIL ACTION

1. Wood Fences vs. Block Walls
2. Funding for Maintenance of Public and Private Areas

IX. PLANNING COMMISSION DISCUSSION

X. FUTURE AGENDA ITEMS

XI. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for Tuesday, March 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 MARCH 4, 2003

No items as of yet.