

# 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 digitally recorded.

**ONLY TESTIMONY FROM THE LECTERN WILL BE HEARD BY THE PLANNING COMMISSION**

## AGENDA

**DATE:** February 19, 2008 **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, Commissioners Rick Crimeni, Wigsbert Mendoza and Mayzelle Rhoten

**Invocation and Flag Salute:** Commissioner Mayzell 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 Chairman 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.**

### II. AMENDMENTS OR ADDITIONS TO THE AGENDA

### III. PUBLIC HEARINGS

- A. Project:** **APPEAL NO. 07-003 & APPEAL NO. 07-004 [FAUSTO'S BAIL BONDS]**  
**Applicant:** Fausto Atilano  
**Agent:** Law Office of Grabel and Linehan  
**Location:** 157 North Buena Vista Street  
**Planner:** Carole Kendrick, Assistant Planner

Description: Appeal of a Planning Director's denial of an administrative use permit request to operate a 548 square foot bail bonds office within an existing four (4) tenant building located on a 17,900 square foot lot on the southwest corner of Buena Vista Street and Latham Avenue (APN: 443-234-001) and an appeal of the Planning Director's determination requiring bail bond uses to obtain an Administrative Use Permit.

***Recommended Action:***

1. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA UPHOLDING THE PLANNING DIRECTOR DETERMINATION NO. 07-001 AND AFFIRMING THE DENIAL OF ADMINISTRATIVE USE PERMIT NO. 07-001 FOR THE OPERATION OF A 548 SQUARE FOOT BAIL BOND'S OFFICE LOCATED AT 157 NORTH BUENA VISTA STREET ON THE SOUTHWEST CORNER OF BUENA VISTA STREET AND LATHAM AVENUE (APN 443-234-001)

**IV. PUBLIC MEETINGS**

- A. Project:** **SITE DEVELOPMENT REVIEW NO. 07-009**  
**Applicant:** Woodside Homes/Woodside McSweeney 148  
**Agent:** Woodside Homes/Woodside McSweeney 148  
**Location:** Phase 1 of McSweeney Farms - NEC Gibbel Road and State Street  
**Planner:** Carole Kendrick, Assistant Planner  
**Description:** Architectural review of 40 SFR within TM 32717-3 of MCSweeney Farms

***Recommended Action:***

1. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 07-009 FOR 40 SINGLE FAMILY HOMES WITHIN TENTATIVE TRACT MAP NO. 32717 LOCATED ON THE SOUTHEAST CORNER OF SOUTH VILLAGE LOOP AND STATE STREET (APN'S: 454-450-001 THRU 016; 454-451-001 THRU 015; AND 454-452-001 THRU 009)

**V. WORK STUDY**

- A. Project:** **CONDITIONAL USE PERMIT NO. 07-007 (CROW'S NEST)**  
**Applicant:** Arde Damos  
**Agent:** Steve Rego  
**Location:** Northwest corner of Crow's Nest Place and State Street  
**Planner:** Carole Kendrick, Assistant Planner

Description: Construct and operate a 14,340 square foot office and warehouse building on a 195,000 square located at the northwest corner of Crow's Nest Place and State Street

**B. Project: CONDITIONAL USE PRMIT NO. 07-028 (T-MOBILE)**

Applicant: Omnipoint Communications, Inc.

Agent: Kristin Galardo, Truillium Consulting, Inc

Location: 131 South Gilbert Street

Planner: Carole Kendrick, Assistant Planner

Description: Construction, installation and operation of an unmanned major wireless telecommunications facility, disguised as a 60 foot palm tree, ancillary to property's existing use as an Southern California Edison (SCE) substation on a 553 square foot leased area located at 131 South Gilbert Street.

**C. Project: PRELIMINARY REVIEW NO. 08-002 [SANDERSON COMMONS]**

Applicant: Elite Real Estate Development

Agent: Bryan Thomas Fletcher

Location: Southwest corner of Sanderson and Fruitvale Avenues

Planner: Carole Kendrick, Assistant Planner

Description: To change the site zoning from R-1-7.2 (Single Family Residential) to R-3 (Multiple Family Residential) and construct and operate a 120 unit senior apartment complex with a recreation and activity wing on a 4.14 acre lot located at the southwest corner of Sanderson and Fruitvale Avenues

**IV. PLANNING COMMISSION COMMENTS**

**V. FUTURE AGENDA ITEMS**

VI. **ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, March 4, 2008 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.