

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 21, 2006

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 Eric McBride, Wigsbert Mendoza and Mayzelle 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. AMENDMENTS OR ADDITIONS TO THE AGENDA

- III. **HEMET UNIFIED SCHOOL DISTRICT UPDATE** - Update given by Hemet Unified School Facilities Planner, Tina Koonce

IV. PUBLIC HEARINGS

A. TENTATIVE TRACT MAP NO. 33003 & CONDITIONAL USE PERMIT NO. 04-19

APPLICANT: Gardon FLP
AGENT: Kevin Barnes - Cataldo Architects
LOCATION: South side of Devonshire Avenue approximately 280-feet west of Sanderson Avenue
PLANNER: Maureen Losey
DESCRIPTION: A tentative tract map to create one (1) lot for commercial condominium purposes and a conditional use permit to construct and operate one (1) 21,748 square-foot multi-tenant building with suites ranging in size from 2,551 square-feet to 2,788 square-feet.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 05-59, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 33003 TO CREATE ONE (1) LOT FOR COMMERCIAL CONDOMINIUM PURPOSES LOCATED ON THE SOUTH SIDE OF DEVONSHIRE AVENUE APPROXIMATELY 280-FEET WEST OF SANDERSON AVENUE."***
- 2. Adopt Planning Commission Resolution Bill No. 05-60, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 04-19 TO CONSTRUCT AND OPERATE ONE (1) 21,748 SQUARE-FOOT MULTI-TENANT BUILDING WITH SUITES RANGING IN SIZE FROM 2,551 SQUARE-FEET TO 2,788 SQUARE-FEET LOCATED ON THE SOUTH SIDE OF DEVONSHIRE AVENUE APPROXIMATELY 280-FEET WEST OF SANDERSON AVENUE."***

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 05-09

APPLICANT: The Fredda and Jack Schaffer Family Trust
AGENT: KB Home
LOCATION: North side of Fruitvale Avenue between Sanderson and Cawston Avenues
PLANNER: Maureen Losey
DESCRIPTION: A request by KB Coastal for approval of the design of 38 single-family residences on individual lots and associated improvements.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 05-56, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF***

HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-09 CONSISTING OF SITE DEVELOPMENT REVIEW NO. 05-09 CONSISTING OF SITE DEVELOPMENT PLANS FOR 38 SINGLE-FAMILY RESIDENCES AND APPURTENANT LANDSCAPING AND IMPROVEMENTS AT 3620 FRUITVALE AVENUE (APN: 444-100-004)."

VI. CONSENT CALENDAR

A. MINUTES

1. February 7, 2006

VII. PLANNING DIRECTOR ITEMS

A. CONFIRMATION OF ATTENDANCE AT 2006 LEAGUE OF CALIFORNIA CITIES PLANNERS INSTITUTE & EXPO

Scheduled for March 22-24, 2006 in Monterey, California.

VIII. PLANNING COMMISSION COMMENTS

IX. FUTURE AGENDA ITEMS

- X. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, March 7, 2006 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.
-
-