

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: March 7, 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 McBride

- 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. CONDITIONAL USE PERMIT NO. 04-14A (Amendment) (Continued from 01-03-06)

APPLICANT: John Guell - Southland Development
AGENT: Thomas Riggle - Thomas Riggle Architects
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to construct a 6,806 square-foot building for use as a restaurant and sports bar.

Note: APPLICATION WITHDRAWN AS SUBMITTED – PUBLIC HEARING CANCELED. (Explanation to be provided at meeting).

B. ZONE CHANGE NO. 04-14 AND TENTATIVE TRACT MAP NO. 32878 (Continued from 01-17-06)

APPLICANT: Mark O'Brien - S.V. Investments
AGENT: Oscar Montez - Cozad and Fox
LOCATION: Northeast corner of Devonshire Avenue and Girard Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for approval of: 1) a zone change to change the zoning from R-1-8 (Single-Family Residential - 8,000 square-foot minimum lot size) and SLR (Small-Lot Residential) to R-1-7.2 (Single-Family Residential - 7,200 square-foot minimum lot size); and 2) a tentative tract map to subdivide 10.0 acres into 23 lots and one (1) remainder lot for the future development of single-family homes.

Note: APPLICATION WITHDRAWN – PUBLIC HEARING CANCELED.

C. VESTING TENTATIVE PARCEL MAP NO. 30602 (Continued from 02-07-06)

APPLICANT: Lock Piatt - Frey and Associate
AGENT: Jim Unland - James Unland & Associates
LOCATION: North side of Wentworth Drive approximately 480-feet east of Cawston Avenue with a portion of the property located on the east side of Cawston Avenue approximately 375-feet north of Wentworth Drive.
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to subdivide 19.10 acres into eight (8) lots for future industrial development.

Recommended Action:

It is recommended that the Planning Commission:

- 1. Adopt Planning Commission Resolution Bill No. 05-12EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A NEGATIVE DECLARATION FOR VESTING TENTATIVE PARCEL MAP NO. 30602 TO SUBDIVIDE 19.10 ACRES INTO EIGHT (8) LOTS FOR FUTURE INDUSTRIAL DEVELOPMENT"***

LOCATED ON THE NORTH SIDE OF WENTWORTH DRIVE APPROXIMATELY 480-FEET EAST OF CAWSTON AVENUE WITH A PORTION OF THE PROPERTY LOCATED ON THE EAST SIDE OF CAWSTON AVENUE APPROXIMATELY 375-FEET NORTH OF WENTWORTH DRIVE (APN:456-040-001 AND 005)."

2. **Adopt Planning Commission Resolution Bill No. 05-50, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING VESTING TENTATIVE PARCEL MAP NO. 30602 TO SUBDIVIDE 19.10 ACRES INTO EIGHT (8) LOTS FOR FUTURE INDUSTRIAL DEVELOPMENT LOCATED ON THE NORTH SIDE OF WENTWORTH DRIVE APPROXIMATELY 480-FEET EAST OF CAWSTON AVENUE WITH A PORTION OF THE PROPERTY LOCATED ON THE EAST SIDE OF CAWSTON AVENUE APPROXIMATELY 375-FEET NORTH OF WENTWORTH DRIVE (APN: 456-040-001 AND 005)."**

D. ZONE CHANGE NO. 03-13(2) AND TENTATIVE TRACT MAP NO. 31064(2)

APPLICANT: Commonwealth Holdings, LLC
AGENT: Dan Koby
LOCATION: Northeast corner of Commonwealth Avenue and Kirby Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to change the zoning designation from A-1-C-1 (Light-Agriculture, one (1) acre minimum) to R-1-7.2 (Single-Family Residential, 7,200 square-foot minimum) and to subdivide 39.0 acres into 134 lots for the future development of single-family homes.

Recommended Action:

It is recommended that the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 06-02EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR ZONE CHANGE NO. 03-13(2) AND TENTATIVE TRACT MAP NO. 31064(2) TO CHANGE THE ZONING CLASSIFICATION FROM A-1-C-1 (LIGHT-AGRICULTURE, ONE (1) ACRE MINIMUM) TO R-1-7.2 (SINGLE-FAMILY RESIDENTIAL, 7,200 SQUARE-FOOT MINIMUM) AND R-1-10 (SINGLE-FAMILY RESIDENTIAL, 10,000 SQUARE-FOOT MINIMUM) AND TO SUBDIVIDE 39.0 ACRES INTO 134 LOTS FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY HOMES LOCATED ON THE NORTHEAST CORNER OF COMMONWEALTH AVENUE AND KIRBY STREET (APN: 441-070-006)."**
2. **Adopt Planning Commission Resolution Bill No. 06-03, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 03-13(2) TO CHANGE THE ZONING CLASSIFICATION FROM A-1-C-1 (LIGHT-AGRICULTURE, ONE (1) ACRE MINIMUM) TO R-1-7.2 (SINGLE-FAMILY RESIDENTIAL, 7,200 SQUARE-**

- FOOT MINIMUM) AND R-1-10 (SINGLE-FAMILY RESIDENTIAL, 10,000 SQUARE-FOOT MINIMUM) LOCATED ON THE NORTHEAST CORNER OF COMMONWEALTH AVENUE AND KIRBY STREET (APN: 441-070-006)."**
3. **Adopt Planning Commission Resolution Bill No. 06-04, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP NO. 31064(2) TO SUBDIVIDE 39.0 ACRES INTO 134 LOTS FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL HOMES LOCATED ON THE NORTHEAST CORNER OF COMMONWEALTH AVENUE AND KIRBY STREET (APN: 441-070-006)."**

V. WORK STUDY

- A. **ZONING ORDINANCE AMENDMENTS** - Richard Masyczek
Review of the Planning Director's determination of use for internet cafes and hookah lounges as conditionally permitted uses.

VI. UPDATE OF CITY COUNCIL ACTION ON PLANNING COMMISSION ITEMS

- A. **CITY COUNCIL MEETING OF FEBRUARY 28, 2006**
1. **ZONE CHANGE NO. 05-02, TENTATIVE TRACT MAP NO. 33424 AND ENVIRONMENTAL ASSESSMENT NO. 05-13** - Scrimsher Construction - North side of Fruitvale Avenue between Palm and Lyon Avenues

VII. PLANNING DIRECTOR ITEMS

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 21, 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.