

# 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 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 MEETINGS

##### A. COMPREHENSIVE PHASING AND MAINTENANCE PLAN FOR MCSWEENEY FARMS - Richard Masyczek

A public meeting for Planning Commission review and approval of the Comprehensive Phasing and Maintenance Plan (CPMP) for McSweeney Farms, as required by the McSweeney Farms Specific Plan.

#### V. PUBLIC HEARINGS

##### A. CONDITIONAL USE PERMIT NO. 04-18 (*Continued from February 15, 2005*)

APPLICANT: Cedar City BB, LLC  
AGENT: Tim Saivar - TW Layman Associates  
PLANNER: Loretta Domenigoni  
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)."***

##### B. TENTATIVE TRACT MAP NO. 32529 (*Continued from February 15, 2005*)

APPLICANT: Thomas Olsen (Rancho San Patricio)  
LOCATION: East of State Street, north of Newport Road and south of Gibbel Road  
PLANNER: Richard Masyczek  
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)."**

**C. TENTATIVE TRACT MAP NO. 32717 (Continued from February 15, 2005)**

APPLICANT: Thomas Olsen (Rancho San Patricio, LLC)  
LOCATION: Northeast corner of State Street and Newport Road  
PLANNER: Richard Masyczek  
DESCRIPTION: A request for approval of a tentative tract map to subdivide 138-acres into 310 single-family residential lots as part of the McSweeny 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)."**

**D. CONDITIONAL USE PERMIT NO. 01-6A**

APPLICANT: Spirit of Joy Church  
LOCATION: Northeast corner of Sanderson Avenue and Johnston Avenue  
PLANNER: Maureen Losey  
DESCRIPTION: A request for an amendment to approved Conditional Use Permit No. 01-6 to operate a child day-care/pre-school facility on property zoned Planned Community Development (PCD 79-91 with commercial standards).

**Recommended Action:**

- 1. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 01-6 TO OPERATE A CHILD DAY-CARE/PRE-SCHOOL FACILITY ON 5.06+ ACRES ZONED PLANNED COMMUNITY DEVELOPMENT (PCD 79-91) WITH COMMERCIAL STANDARDS (APN: 456-060-006)."**

**VI. WORK STUDY**

**A. CANYON TRAILS - REINHARDT CANYON - Loretta Domenigoni**

A work study session with possible direction to staff regarding the proposed annexation and Specific Plan of the Reinhardt Canyon area, to be called Canyon Trails, located west of California Avenue and north of the Heartland Specific Plan.

**VII. CONSENT CALENDAR**

**A. MINUTES**

1. March 1, 2005

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

**A. CITY COUNCIL MEETING OF MARCH 8, 2005**

1. Appeal of the Planning Commission's Approval of Conditional Use Permit No. 04-12

**IX. PLANNING DIRECTOR ITEMS**

*There are no Planning Director Items scheduled on this agenda.*

**X. PLANNING COMMISSION COMMENTS**

**XI. FUTURE AGENDA ITEMS**

**XII. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, April 5, 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.