

# 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 16, 2004

**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, Commissioner Jim Calkins, Commissioner Patrick Searl, and Commissioner 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. **HEMET UNIFIED SCHOOL DISTRICT UPDATE** - Update given by Hemet Unified School District Director of Facilities, Sandra Packham.

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

**IV. AMENDMENTS OR ADDITIONS TO THE AGENDA**

**V. CONSENT CALENDAR**

**A. MINUTES**

**VI. PUBLIC HEARINGS**

**A. CONDITIONAL USE PERMIT NO. 03-8 (Continued from March 2, 2004)**

APPLICANT: Delta Groups Engineering, Inc.  
AGENT: Ahmad Smith  
LOCATION: Northwest corner of Lyon and Acacia Avenues  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request for a conditional use permit to construct a 67-foot mono-pine telecommunications facility on property zoned C-M (Commercial-Manufacturing).

**Recommended Action:**

1. Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-18 approving Conditional Use Permit No. 03-8 entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03-8 FOR THE CONSTRUCTION OF A 67' MONO-PINE TELECOMMUNICATIONS FACILITY ON PROPERTY ZONED C-M (COMMERCIAL MANUFACTURING) LOCATED ON THE NORTHWEST CORNER OF LYON AND ACACIA AVENUES (APN: 441-260-009)”**

**B. VESTING TENTATIVE TRACT MAP NO. 31280**

APPLICANT: Orangewood Investment Partners  
LOCATION: West side of Pine Avenue between Commonwealth and Esplanade Avenues  
PLANNER: Maureen Losey  
DESCRIPTION: A request to subdivide 16.18 acres into 13 lots for single-family residential development with adoption of a Mitigated Negative Declaration for the project.

**Recommended Action:**

1. Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-7 for Environmental Assessment No. 03-32 in compliance with Section 15074 of the CEQA Guidelines entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION (EA NO. 03-32), FOR VESTING TENTATIVE TRACT MAP NO. 31280 (APN: 441-090-004-036 & 002)”**

2. Staff recommends that the Planning Commission adopt Planning Commission Resolution No. 04-20 for Vesting Tentative Tract Map No. 31280 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING VESTING TENTATIVE TRACT MAP 31280 FOR THE SUBDIVISION OF 16.18 ACRES INTO 13 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE WEST SIDE OF PINE AVENUE BETWEEN COMMONWEALTH AND ESPLANADE AVENUES. (APN 441-090-004-036)”

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**C. ZONE CHANGE NO. 03-14**

APPLICANT: Victoria Homes, Inc.  
LOCATION: West side of Palm Avenue between Eaton and Esplanade Avenues (approximately 900-feet south of Esplanade Avenue)  
PLANNER: Maureen Losey  
DESCRIPTION: A request to change the zoning from A-1-C-1 (Light-Agricultural, 1-acre minimum lot size) and A-2-C-5 (Heavy-Agricultural, 5-acre minimum lot size) to RA (Residential-Agricultural) with adoption of a Negative Declaration for the proposed project.

**Recommended Action:**

1. Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-6 for Environmental Assessment No. 03-64 in compliance with Section 15074 of the CEQA Guidelines entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION (EA NO. 03-64), FOR ZONE CHANGE NO. 03-14 AND TENTATIVE TRACT MAP NO. 31737 (APN: 441-100-021 & 441-090-051)”

2. Staff recommends that the Planning adopt Planning Commission Resolution Bill No. 04-19 for Zone Change No. 03-14 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 03-14 TO CHANGE THE ZONING CLASSIFICATION FROM A-1-C-1 (LIGHT AGRICULTURAL, 1 ACRE MINIMUM LOT SIZE) AND A-2-C-5 (HEAVY AGRICULTURAL, 5 ACRE MINIMUM LOT SIZE) TO R-A (RESIDENTIAL AGRICULTURAL) ZONE LOCATED ON THE WEST SIDE OF PALM BETWEEN EATON & ESPLANADE (APPROXIMATELY 900 FEET SOUTH OF ESPLANADE) (APN: 441-100-021 & 441-090-051)”

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**D. ZONING ORDINANCE AMENDMENT NO. 04-1 (Continued from February 3, 2004)**

APPLICANT: City of Hemet  
LOCATION: City-wide

PLANNER: David Sawyer  
DESCRIPTION: An amendment of the Hemet Municipal Code adding Sections 90-895(h) and 90-1045(i), establishing regulations for outdoor storage areas located in all commercial and industrial zones.

**Recommended Action:**

1. Staff recommends that the Planning Commission adopt Resolution Bill No. 04-13, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 04-1, AN AMENDMENT OF THE HEMET MUNICIPAL CODE ADDING SECTIONS 90-895(h) AND 90-1045(i) ESTABLISHING REGULATIONS FOR OUTDOOR STORAGE AREAS LOCATED IN COMMERCIAL AND INDUSTRIAL ZONES.”**

**E. DEVELOPMENT AGREEMENT NO. 04-1**

APPLICANT: Rancho San Patricio, LLC & McSweeny Land Venture  
LOCATION: 673 Acres located at the Southeast Corner of Gibbel Road and State Street  
PLANNER: Richard Masyczek  
DESCRIPTION: Proposed Development Agreement between the applicant and the City of Hemet for the construction of 1640 homes, commercial uses, open space uses, parks, and drainage facilities located at the southeast corner of State Street and Gibbel Road in the McSweeny Farms Specific Plan (SP 01-2) in the City of Hemet, County of Riverside, State of California.

**Recommended Action:**

1. Staff recommends that the Planning Commission adopt the following resolution for Development Agreement No. 04-1, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE ADOPTING DEVELOPMENT AGREEMENT NO. 04-1 BETWEEN THE CITY OF HEMET AND RANCHO SAN PATRICIO PARTNERS, LLC AND MCSWEENEY LAND VENTURE, LLC”.**

2. Staff recommends that the Planning Commission adopt a resolution entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET RECOMMENDING ADOPTION OF THE NEGATIVE DECLARATION PREPARED FOR ZONING ORDINANCE AMENDMENT 03-5 TO THE CITY COUNCIL”**

**F. ZONING ORDINANCE AMENDMENT 03-5 AND INTENT TO ADOPT A NEGATIVE DECLARATION**

APPLICANT: City of Hemet  
LOCATION: Citywide  
PLANNER: Richard Masyczek

DESCRIPTION: A zoning ordinance amendment to amend sections of the zoning ordinance of the City of Hemet regulating hotel and motel occupancy standards (generally defined as placing a 30 day maximum stay limitation for guests at hotels and motels) in the City of Hemet, County of Riverside, State of California.

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**Recommended Action:**

1. Staff recommends that the Planning Commission adopt a resolution entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET RECOMMENDING APPROVAL OF ZONING ORDINANCE AMENDMENT 03-5 TO THE CITY COUNCIL WHICH ESTABLISH OCCUPANCY STANDARDS FOR HOTELS AND MOTELS IN THE CITY OF HEMET”**

2. Staff recommends that the Planning Commission adopt a resolution entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET RECOMMENDING ADOPTION OF THE NEGATIVE DECLARATION PREPARED FOR ZONING ORDINANCE AMENDMENT 03-5 TO THE CITY COUNCIL”**

**G. TENTATIVE PARCEL MAP NO. 31668 / ENVIRONMENTAL ASSESSMENT NO. 04-1**

APPLICANT: Sanderson Plaza, LLC  
AGENT: Hunsaker & Associates  
LOCATION: Southeast corner of Sanderson Avenue and Devonshire Avenue  
PLANNER: Ronald Running  
DESCRIPTION: A request to subdivide 10.9± acres into six (6) lots for future commercial development, and adoption of a Mitigated Negative Declaration for the project.

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**Recommended Action:**

1. Staff recommends that the Planning Commission adopt Resolution Bill No. 04-1EA, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 03-74) FOR TENTATIVE PARCEL MAP NO. 31668 LOCATED ON THE SOUTHWEST CORNER OF DEVONSHIRE AVENUE AND SANDERSON AVENUE (APN: 441-200-016)”**

2. Staff recommends that the Planning Commission adopt Resolution Bill No. 04-2EA, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 31668 FOR THE SUBDIVISION OF 10.9 ACRES INTO SIX (6) PARCELS, LOCATED AT SOUTHWEST CORNER OF DEVONSHIRE AVENUE AND SANDERSON AVENUE ( APN: 441-200-016)”**

**VII. PUBLIC MEETINGS**

**VIII. WORK STUDY**

**A . TENTATIVE TRACT MAP NO. 32168 - Maureen Losey**

A work study session regarding the subdivision of 4.77 acres into 4 (1.17 acre ) lots for single-family residential development. The site is located on the east side of Lyon Avenue between Commonwealth Avenue and Esplanade Avenue.

**IX. PLANNING DIRECTOR ITEMS**

**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 6, 2004 at 6:00 p.m.* to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

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**TENTATIVE PC AGENDA FOR APRIL 6, 2004**

**PUBLIC HEARING ITEMS:**

1. **Specific Plan Amendment No. 03-3** (Auto Mall SPA)
2. **Tentative Tract Map No. 31864 / Conditional Use Permit No. 03-16** (Lighthouse Communities)
3. **Tentative Parcel Map No. 31992 / Conditional Use Permit No. 03-18** (Vlessing)
4. **Conditional Use Permit No. 03-13** (Juniper Villas)
5. **Conditional Use Permit No. 04-1** (Center of Excellence)

**PUBLIC MEETING ITEMS:**