

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 18, 2003

TIME: 6:00 P.M.

PLACE: City Council Chambers, 450 East Latham Avenue, Hemet, CA 92543

Roll Call: Chairman Duistermars, Vice Chairman Hicks and Commissioners Calkins, Jones and Rhoten

Invocation and flag salute: Chairman Duistermars

- 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:** Report given by HUSD Director of Facilities, Sandy Packham.

- III. **AMENDMENTS OR ADDITIONS TO THE AGENDA**

- IV. **CONSENT CALENDAR:**

No items.

□ CITY OF HEMET PLANNING COMMISSION MEETING □
MARCH 18, 2003

V. PUBLIC MEETINGS:

No items.

VI. PUBLIC HEARINGS:

A. VESTING TENTATIVE TRACT MAP NO. 31146 & ENVIRONMENTAL ASSESSMENT NO. 03-5

APPLICANT: Mr. Chuck Treach, Corman Leigh Properties
LOCATION: Northeast corner of Warren Road and Devonshire Avenue (APN: 455-120-013 & 055)
PLANNER: Matthew Bassi, Principal Planner
DESCRIPTION: A proposal to subdivide 28.79 acres into 105 parcels for the future development of 103 single-family residential dwelling units on property zoned R-1-7.2 (Single-Family Residential).

B. ZONE CHANGE NO. 02-5 & ENVIRONMENTAL ASSESSMENT NO. 03-6

APPLICANT: Mr. Sumer Vardhan, Kalpesh Homes Inc.
LOCATION: Northeast corner of Hemet Street and Berkley Avenue (APN: 551-050-007)
PLANNER: Matthew Bassi, Principal Planner
DESCRIPTION: A proposal to change the zoning on a 10-acre parcel from the existing classification of A-1-C (Light-Agricultural) to R-1 (Single-Family Residential).

C. CONDITIONAL USE PERMIT NO. 03-2

APPLICANT: Michael Culton
LOCATION: North side of Acacia Avenue, one parcel east of San Jacinto Street (APN: 445-321-020 & 024)
PLANNER: Loretta Domenigoni, Planning Technician
DESCRIPTION: A request for the development of a two-story, 18-unit affordable housing complex for the disabled on property zoned R-3 (Multiple-Family Residential).

D. VESTING TENTATIVE TRACT MAP NO. 30560

APPLICANT: Mr. Jeff Petrus, Lee Entitlements
LOCATION: West side of Sanderson Avenue between Fruitvale and Eaton Avenues (APN: 441-060-009, 020, 021, 022 & 024)
PLANNER: Maureen Losey, Assistant Planner
DESCRIPTION: A request to subdivide 65 acres into 199 lots for the future development of single-family homes on property zoned R-1 (Single-Family Residential) and OS (Open Space).

VII. WORK STUDY:

A. VESTING TENTATIVE TRACT NO. MAP 30969 (RELATED TO ZC NO. 02-5) - Matthew Bassi

A subdivision of 10-acres into 38-lots for future single-family residential development located at the northeast corner of Hemet Street and Berkley Avenue.

B. RANCHO DIAMANTE - Richard Masyczek

A powerpoint presentation to be given by Benchmark Pacific regarding the revised specific plan for Rancho Diamante (Page Ranch), which has been coordinated with the Hwy 79 right-of-way study.

VIII. DIRECTOR'S REPORT:

A. MASTER PLAN OF DRAINAGE (1985 EXISTING MASTER PLAN & STATUS OF WEST HEMET MASTER PLAN)

B. NEIGHBORHOOD CONTEXT ANALYSIS

C. RECEIVE & FILE CITY APPROVED MATERIALS REGARDING PARKLANDS IN THE CITY

IX. PLANNING COMMISSION DISCUSSION

X. FUTURE AGENDA ITEMS

XI. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for Tuesday, April 1, 2003 at 6:00 p.m. to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

TENTATIVE AGENDA FOR APRIL 1, 2003

1. VESTING TENTATIVE TRACT MAP NO. 30869 - Matthew Bassi

A public hearing for review of the subdivision of 10 acres into 17 lots for a future ½-acre single-family development located on the south side of Berkley Avenue between Soboba and Lake Streets (Kalpesh Homes, Inc.).

2. CONDITIONAL USE PERMIT NO. 03-1 - Maureen Losey

A public hearing to review a conditional use permit request to construct a 76,775 square-foot mini-storage facility with R.V. parking on property zoned C-M (Commercial-Manufacturing), and located on Acacia Avenue between Gilbert and Palm Streets.

3. COMMERCIAL DESIGN GUIDELINES - Richard Masyczek

A public meeting for the presentation of the draft Commercial Development Design Guidelines as recommended by the City's Community Development Committee with Planning Commission discussion and recommendation to the City Council.

4. SPECIFIC PLAN NO. 01-3 / VESTING TENTATIVE TRACT MAP NO. 29843 - PEPPERTREE - Matthew Bassi

A work study session to discuss the revised Peppertree specific plan & related tract map.

**□ CITY OF HEMET PLANNING COMMISSION MEETING □
MARCH 18, 2003**

5. **GENERAL PLAN AMENDMENT NO. 02-3 / SPECIFIC PLAN AMENDMENT NO. 02-2 / ENVIRONMENTAL ASSESSMENT 02-10 - STOWE PASSCO** - Ron Running
A public hearing to review the proposed General Plan Amendment and Specific Plan Amendment to the Page Ranch Planned Community Master Plan (PCD 79-93) for a 103± acre site located on the east side of Sanderson Avenue approximately 400 feet south of Stetson Avenue.

6. **VESTING TENTATIVE TRACT MAP NO. 31148** - Maureen Losey
A work study session to review the proposed subdivision of 120 acres into 307 lots for the future development of single-family homes, located on the west side of Cawston Street, 177.01± feet north of Fruitvale Avenue.

7. **GENERAL PLAN AMENDMENT NO. 02-1 - SAFETY ELEMENT** - David Sawyer / Richard Masyczek
A public hearing for consideration of the proposed amendment to the City of Hemet General Plan, Public Health and Safety Element, (Airport Land Use Compatibility) and related General Plan Elements and Environmental Assessment (EA No. 02-6). The purpose of the proposed amendment is to bring the City's General Plan policies regarding airport safety and land use compatibility into consistency with the Hemet-Ryan Airport Land Use Plan.