

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: April 5, 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: Chairman Duistermars

I. ADMINISTER OATH OF OFFICE - Wigsbert Mendoza - by Minutes Secretary Shaw

II. 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.

III. AMENDMENTS OR ADDITIONS TO THE AGENDA

IV. HEMET UNIFIED SCHOOL DISTRICT UPDATE - Update given by Hemet Unified School District Director of Facilities, Sandra Packham.

□ CITY OF HEMET PLANNING COMMISSION MEETING □

APRIL 5, 2005

V. PUBLIC MEETINGS

A. COMPREHENSIVE PHASING AND MAINTENANCE PLAN FOR MCSWEENEY FARMS (Continued from March 15, 2005)- 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.

VI. PUBLIC HEARINGS

A. TENTATIVE TRACT MAP NO. 32529 (Continued from March 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:

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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)."***

B. TENTATIVE TRACT MAP NO. 32717 (Continued from March 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 McSweeney Farms Specific Plan (SP No. 01-2) Phase I development.

Recommended Action:

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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)."

C. VESTING TENTATIVE TRACT MAP NO. 31165

APPLICANT: Young Homes/William Corwin
AGENT: Young Homes
LOCATION: Southeast corner of Hemet Street and Mountain Avenue
PLANNER: David Sawyer
DESCRIPTION: A request for approval of a vesting tentative tract map to subdivide 186-acres into 253 lots for the development of single-family residential homes.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-22, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET APPROVING VESTING TENTATIVE TRACT MAP NO. 31165 FOR THE SUBDIVISION OF 86 ACRES INTO 253 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE SOUTHEAST CORNER OF HEMET STREET AND MOUNTAIN AVENUE (APN: 551-040-009, 010, 011, 012, 014, 029, and 030; 551-050-006 and 008; and 551-060-006, 008, 012, 015, 017 and 021)."***

D. ZONE CHANGE NO. 04-5 / TENTATIVE TRACT MAP NO. 31970 / ENVIRONMENTAL ASSESSMENT NO. 04-10

APPLICANT: Clinton & Patricia Emmerson
AGENT: Larry Ford
LOCATION: The south side of Devonshire Avenue, east of Myers Street and west of Cawston Avenue
PLANNER: Maureen Losey
DESCRIPTION: A request for approval of a change of zone from A-1-C (Light-Agriculture) to R-1 (Single-Family Residential), a tentative tract map to subdivide 25.7 acres into 104 single-family residential lots with a 0.83-acre park site, and an environmental assessment that includes a mitigated negative declaration with a monitoring program for the project.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-2EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ENVIRONMENTAL ASSESSMENT NO. 04-10 MITIGATED NEGATIVE DECLARATION MONITORING PROGRAM FOR ZONE CHANGE NO. 04-5 AND TENTATIVE TRACT MAP NO. 31970 (APN 441-470-002 & 003)."***

2. ***Adopt Planning Commission Resolution Bill No. 05-17, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 04-5 CHANGING THE ZONE FROM A-1-C (LIGHT AGRICULTURE) ZONE TO R-1 (SINGLE FAMILY) ZONE ON 25.7 ACRES LOCATED ON THE SOUTH SIDE OF DEVONSHIRE AVENUE, EAST OF MYERS STREET AND WEST OF CAWSTON AVENUES (APN 441-470-002 & 003)."***
3. ***Adopt Planning Commission Resolution Bill No. 05-17, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 31970 TO SUBDIVIDE 25.7 ACRES INTO 104 SINGLE FAMILY LOTS WITH A .83 ACRE PARK SITE LOCATED ON THE SOUTH SIDE OF DEVONSHIRE AVENUE, EAST OF MYERS STREET AND WEST OF CAWSTON AVENUES (APN 441-470-002 & 003)."***

VII. WORK STUDY

- A. **BENCHMARK PACIFIC - SPA 04-01 / GPA 05-02 / TTM'S 31807 & 31808** - Ron Running
A work study session with discussion and possible direction to staff regarding the proposed Benchmark Pacific development project within the Page Ranch area.
- B. **COMMERCIAL CENTER CORNER DEVELOPMENTS** - Richard Masyczek
A work study session with discussion and possible direction to staff regarding corner developments within commercial centers.

VIII. CONSENT CALENDAR

- A. **MINUTES**
 1. September 7, 2005
 2. February 1, 2005

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

A. **CITY COUNCIL MEETING OF MARCH 22, 2005**

No Planning Commission Items were reviewed.

X. PLANNING DIRECTOR ITEMS

No items scheduled.

XI. PLANNING COMMISSION COMMENTS

XII. FUTURE AGENDA ITEMS

XIII. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, April 19, 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.
