

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 15, 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: Commissioner Jones

- 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:**

A. **MINUTES**

1. February 18, 2003
2. March 4, 2003

V. PUBLIC MEETINGS:

No items.

VI. CONTINUED PUBLIC HEARINGS (From March 18, 2003):

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

APPLICANT: Sumer Vardhan / Kalpesh Homes, Inc.
LOCATION: Northeast corner of Hemet Street and Berkley Avenue
PLANNER: Matthew Bassi
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) and R-1-20,000 (Single-Family Residential, 20,000 square-foot minimum lot size).

VII. PUBLIC HEARINGS:

A. GENERAL PLAN AMENDMENT 02-3, SPECIFIC PLAN AMENDMENT 02-2 AND ENVIRONMENTAL ASSESSMENT 02-10

APPLICANT: Nat Harty / Stowe Passco Development
LOCATION: East side of Sanderson Avenue approximately 400-feet south of Stetson Avenue
PLANNER: Ron Running
DESCRIPTION: A proposed General Plan Amendment and Specific Plan Amendment to the Page Ranch Planned Community Master Plan (PCD 79-93) for a 103± acre site, changing the General Plan Land Use designation from R-II (7-17 du/ac), Commercial, Open Space/Park to R-I (7 du/ac), and a Master Plan designation of High-Medium Density (17 du/ac), Medium Density (10 du/ac), Recreation/Commercial, Open Space/Recreation to Low-Medium Density (5 du/ac).

B. DEVELOPMENT AGREEMENT 03-1

APPLICANT: Jeff Holbrook / Jeffrey MDM Partners VI LLC
LOCATION: South side of Esplanade Avenue, east of Warren Road
PLANNER: Ron Running
DESCRIPTION: A proposed Ordinance adopting Development Agreement No. 03-1 (Stoney Mountain Ranch) between the City of Hemet and Jeffrey MDM Partners VI LLC, for the construction of a 405 single-family lot subdivision of 231.5± acres with a ten-acre park in the R-1-7.2 (Single-Family Residential) zone.

C. CONDITIONAL USE PERMIT 03-1

APPLICANT: U-Turn for Christ
AGENT: Jose Luciano
LOCATION: Acacia Avenue between Gilbert & Palm Streets
PLANNER: Maureen Losey
DESCRIPTION: A request for a conditional use permit to construct a 69,207 square-foot mini-storage facility with Recreation Vehicle storage on property zoned C-M (Commercial-Manufacturing).

D. ZONING ORDINANCE AMENDMENT 03-2

APPLICANT: City of Hemet

LOCATION: City-wide

PLANNER: David Sawyer

DESCRIPTION: A City-initiated request to amend the Hemet Municipal Code, Chapter 90, Article I - In General, Section 90-4 - Definitions; Chapter 90, Article X - Single-Family Residential Zones, Sections 90-312 - Permitted Uses and 90-315 - Site development requirements; and Chapter 90, Article XII - Multiple-Family Zones, Sections 90-382 - Permitted uses and 90-385 - Site development requirements, for the purpose of regulating accessory residential units, including granny flats and second units in accordance with California Government Code Sections 65852.1 and 65852.2.

E. VESTING TENTATIVE TRACT MAP 30869 & ENVIRONMENTAL ASSESSMENT 03-9

APPLICANT: Sumer Vardhan / Kalpesh Homes, Inc.

LOCATION: South side of Berkley Avenue between Soboba and Lake Streets

PLANNER: Matthew Bassi

DESCRIPTION: A proposal to subdivide 10 acres into 17 lots for future ½-acre single-family residential development on property zoned A-1-C (Light-Agricultural).

VIII. WORK STUDY:

A. TELECOMMUNICATIONS ORDINANCE - David Sawyer

A work study session to review the basic telecommunication issues and discussion regarding the drafting of a telecommunications ordinance.

B. ACCESSORY STRUCTURES - David Sawyer

A work study session to review the recent amendment to the City's regulations regarding residential accessory structures and direction regarding potential additional amendments.

C. VESTING TENTATIVE TRACT MAP 31184 - 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.

D. SPECIFIC PLAN 01-3 / VESTING TENTATIVE TRACT MAP 29843 - "PEPPERTREE" - Matthew Bassi

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

IX. DIRECTOR'S REPORT:

No items.

X. PLANNING COMMISSION DISCUSSION

XI. FUTURE AGENDA ITEMS

XII. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for Tuesday, May 6, 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 MAY 6, 2003

1. **CONDITIONAL USE PERMIT 03-3** - Maureen Losey
A public hearing to review a request for a conditional use permit to construct a 4,000 square-foot expansion and an 11,700 square-foot remodel of the existing Emergency Room at Hemet Valley Medical Center within the Institutional zone.

2. **ZONE CHANGE 03-2 / VESTING TENTATIVE TRACT MAP NO. 31188** - Matthew Bassi
A work study session on a zone change to single-family residential for a 53-lot residential subdivision of 13.9 acres on property located at 981 N. Palm Ave.