

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 20, 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: 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. 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 HEARINGS

A. VESTING TENTATIVE TRACT MAP NO. 31280 / ENVIRONMENTAL ASSESSMENT NO. 03-32 (Continued from April 6, 2004)

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 continue the public hearing to the meeting of May 4, 2004 to allow staff time to review and evaluate the applicant's proposed alternative option.***

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 04-4

APPLICANT: Kalpesh Homes, Inc. / Sumer Vardhan
LOCATION: Northeast corner of Hemet and Berkeley Streets
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for review of the site plan and architecture for VTTM 30969.

Recommended Action:

1. ***Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-28, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-4 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR VESTING TENTATIVE TRACT MAP NO. 30969 LOCATED ON THE NORTHWEST CORNER OF HEMET STREET AND BERKELEY AVENUE (APN: 551-050-007)."***

B. SITE DEVELOPMENT REVIEW NO. 04-5

APPLICANT: Kalpesh Homes, Inc. / Sumer Vardhan
LOCATION: Kalpesh Homes, Inc. / Sumer Vardhan
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for review of the site plan and architecture for VTTM 30869.

Recommended Action:

1. ***Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-29, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA***

APPROVING SITE DEVELOPMENT REVIEW NO. 04-5 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR VESTING TENTATIVE TRACT MAP NO. 30869 LOCATED ON THE SOUTH SIDE OF BERKELEY BETWEEN SOBOBA AND LAKE STREETS (APN: 551-120-004 AND 005)."

C. SITE DEVELOPMENT REVIEW NO. 04-6

APPLICANT: S.V. Investments / Mark O'Brien
LOCATION: West side of Soboba Street near Merlyn Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for review of the site plan and architecture for VTTM 31179.

Recommended Action:

1. **Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-27, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-6 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR VESTING TENTATIVE TRACT MAP NO. 31179 LOCATED ON THE WEST SIDE OF SOBOBA STREET APPROXIMATELY 300-FEET NORTH OF FLORIDA AVENUE (APN: 551-180-028)."**

VI. WORK STUDY

- A. CONDITIONAL USE PERMIT NO. 03-13 - JUNIPER VILLAS - Maureen Losey**
A request for a conditional use permit to develop a 66-unit Home for the Aged and an Adult Day Health Care Facility, located on the north side of Stetson Avenue approximately 170-feet east of Palm Avenue.
- B. CONDITIONAL USE PERMIT NO. 01-6 (AMENDMENT)- SPIRIT OF JOY CHURCH - Maureen Losey**
A request for an amendment to Conditional Use Permit No. 01-6 to provide child day care on the proposed church site located at the northeast corner of Sanderson and Johnston Avenues.

VII. CONSENT CALENDAR

- A. MINUTES**
1. September 16, 2003
 2. January 6, 2004
 3. April 6, 2004
- B. CONDITIONAL USE PERMIT NO. 03-8 - RESOLUTION OF DENIAL**
The motion for approval of this item failed due to a 2-2 vote at the April 6, 2004 Planning Commission meeting. A resolution of denial (*PC Resolution Bill No. 04-18*)

has been prepared to reflect this action, entitled: ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 03-8 FOR THE CONSTRUCTION OF A 67-FOOT 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).”***

C. CONDITIONAL USE PERMIT NO. 04-1 - RESOLUTION NO. 04-20

This resolution was adopted with revisions by a 4-0 vote at the April 6, 2004 Planning Commission meeting. The Commission must provide their consent in order to validate the revised resolution, entitled: ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 04-1 TO REHABILITATE AN EXISTING 22,970 SQUARE-FOOT BUILDING BY ADDING EIGHT LEASE SPACES IN PHASE I, A 17,438 SQUARE-FOOT FITNESS CENTER IN PHASE II, A 3,100 SQUARE-FOOT RETAIL BUILDING IN PHASE III, AND TWO ADDITIONS TO THE EXISTING BUILDING TOTALING 5,718 SQUARE-FEET IN PHASE IV, LOCATED ON THE NORTHWEST CORNER OF MERIDIAN STREET AND FLORIDA AVENUE (APN: 438-102-025).”***

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

A. ZONING ORDINANCE AMENDMENT NO. 03-5 - HOTEL/MOTEL OCCUPANCY STANDARDS

B. UPDATE ON SUBDIVISION ORDINANCE PROCESSING

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, May 4, 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.