

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: May 3, 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, Wigsbert Mendoza and Mayzelle Rhoten

Invocation and Flag Salute: Vice Chairman 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. **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. TENTATIVE PARCEL MAP NO. 30204 - EXTENSION OF TIME

APPLICANT: Philip Frey Jr., Trustee of the Frey Living Trust
AGENT: Jim Unland - Unland & Associates
LOCATION: South side of Esplanade Avenue between Palm Avenue and State Street
PLANNER: Loretta Domenigoni, Acting Associate Planner
DESCRIPTION: A request for a one-year time extension to subdivide 11.3-acres into 14 commercial lots on property zoned C-M (Commercial-Manufacturing) and M-1 (Light-Manufacturing).

Recommended Action:

1. **Adopt Planning Commission Resolution Bill No. 05-21, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A ONE-YEAR TIME EXTENSION OF TENTATIVE PARCEL MAP NO. 30204 FOR THE SUBDIVISION OF 11.3-ACRES INTO 14 COMMERCIAL LOTS LOCATED ON THE SOUTH SIDE OF ESPLANADE AVENUE BETWEEN PALM AVENUE AND STATE STREET (APN: 439-030-007)."**

B. TENTATIVE PARCEL MAP NO. 32516

APPLICANT: K Hovnanian - Four Seasons at Hemet , LLC
AGENT: Tom Carmody - RBF Consulting
LOCATION: McCarron Way (within SP 88-01 Heartland)
PLANNER: Maureen Losey
DESCRIPTION: A request to subdivide 1.25 acres into 2 lots, which will be 37,026 square-feet (Lot 1) and 17,424 square-feet (Lot A) in size, lot 2 will contain one single-family residence and lot A will be an open space lot.

Recommended Action:

1. **Adopt the attached Planning Commission Resolution Bill No. 05-20 entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 32516 TO SUBDIVIDE 1.25 ACRES INTO 2 LOTS LOCATED ON McCARRON WAY (WITHIN SPECIFIC PLAN 88-01- HEARTLAND - APN: 455-360-014)."**

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 05-03

APPLICANT: Flowerwood Hemet, Inc.
AGENT: Dana Dunn, Sales and Marketing Manager
LOCATION: 901 Buena Vista Street (Northwest and Southwest corner of Buena Vista Street and Fruitvale Avenue within Tract No. 30158)
PLANNER: Tamara Alaniz, Acting Assistant Planner
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for Tentative Tract Map No. 30158.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 05- 23, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-03 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR TENTATIVE TRACT MAP NO. 30158 GENERALLY LOCATED AT 901 BUENA VISTA STREET (NORTHWEST AND SOUTHWEST CORNERS OF BUENA VISTA STREET AND FRUITVALE AVENUE - APN'S: 439-090-050 & 068 AND 439-100-047 AND 048)."**

VI. WORK STUDY

- A. ZC 03-13 & TTM 31064 (KOBY) - PRESENTATION OF PROPOSED PROJECT FOR DISCUSSION AND POSSIBLE DIRECTION TO STAFF.**
- B. ANX 05-151, GPA 05-05, ZC 05-05 & TTM 33426 (JAGELS) - PRESENTATION OF PROPOSED PROJECT FOR DISCUSSION AND POSSIBLE DIRECTION TO STAFF.**

VII. CONSENT CALENDAR

- A. NO ITEMS ON THIS AGENDA**

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

- A. CITY COUNCIL MEETING OF APRIL 12, 2005**

No Planning Commission Items were reviewed.

- B. CITY COUNCIL MEETING OF APRIL 26, 2005**

No Planning Commission Items were reviewed.

IX. PLANNING DIRECTOR ITEMS

A. STATUS OF PROJECTS

B. GENERAL PLAN UPDATE STATUS

C. LETTER TO CITY COUNCIL FROM PLANNING COMMISSION REGARDING DEVELOPMENT STANDARDS FOR COMMERCIAL CORNERS

X. PLANNING COMMISSION COMMENTS

A. RIVERSIDE COUNTY TRANSPORTATION COMMISSION - Requested by Vice Chairman Jones

XI. FUTURE AGENDA ITEMS

XII. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, May 17, 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.