

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 4, 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: 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. VESTING TENTATIVE TRACT MAP NO. 31280 / ENVIRONMENTAL ASSESSMENT NO. 03-32 (Continued from April 20, 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 June 1, 2004 meeting of the Planning Commission.***

B. TENTATIVE TRACT MAP NO. 31737

APPLICANT: Victoria Homes, Inc.
LOCATION: West side of Palm Avenue between Eaton and Esplanade Avenues (approximately 900-feet south of Esplanade Avenue - APN's 441-100-021 & 441-090-051)
PLANNER: Maureen Losey
DESCRIPTION: A request for a tentative tract map to subdivide 19.32+ acres into 19 lots for single-family residential development.

Recommended Action:

1. ***Staff recommends that the Planning Commission continue the public hearing to the May 18, 2004 meeting of the Planning Commission.***

C. TENTATIVE TRACT MAP NO. 31864 / CONDITIONAL USE PERMIT NO. 03-16 / ENVIRONMENTAL ASSESSMENT NO. 03-67 (Continued from April 6, 2004)

APPLICANT: Lighthouse Communities, LLC
LOCATION: Northeast corner of Madrid Street and Devonshire Avenue
PLANNER: Maureen Losey
DESCRIPTION: A request for a tentative tract map to subdivide 7.4 acres into one (1) lot in order to process a conditional use permit for the development of a 100-unit townhouse apartment project, with adoption of a Negative Declaration for the proposed projects.

Recommended Action:

1. ***Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-3EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A NEGATIVE DECLARATION (EA 03-67) FOR TENTATIVE TRACT MAP NO. 31864 AND CONDITIONAL USE PERMIT NO. 03-16 LOCATED AT THE NORTHEAST CORNER OF MADRID STREET AND DEVONSHIRE AVENUE (APN: 441-690-001 thru 018)"***

2. **Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-10, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 31864 FOR THE SUBDIVISION OF 7.4 ACRES INTO ONE (1) LOT LOCATED AT THE NORTHEAST CORNER OF MADRID STREET AND DEVONSHIRE AVENUE (APN: 441-690-001 thru 018)"**
3. **Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-11, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03-16 FOR THE DEVELOPMENT OF A 100-UNIT TOWNHOUSE APARTMENT PROJECT ON A 7.4 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF MADRID STREET AND DEVONSHIRE AVENUE (APN: 441-690-001 thru 018)"**

D. TENTATIVE TRACT MAP 30158 - EXTENSION OF TIME

APPLICANT: Belmont Vista LLC
 AGENT: David Golkar - Rox Consulting Group
 LOCATION: North and south of Fruitvale Avenue on the west side of Buena Vista Street in the City of Hemet
 PLANNER: Ron Running
 DESCRIPTION: A request for a one-year extension of time for Tentative Tract Map No. 30158 to subdivide up to seventy three (73) single-family residential lots and a private neighborhood park on 18.62± acres of land.

1. **Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-33, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING A ONE-YEAR TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 30158 LOCATED ON THE WEST SIDE OF BUENA VISTA STREET, NORTH AND SOUTH OF FRUITVALE AVENUE."**

V. PUBLIC MEETINGS

VI. WORK STUDY

A. NEXT SUMMIT INC. - PROPOSED SUBDIVISION - Loretta Domenigoni

A work study session to review and discuss a proposed zone change from A-1-C-1 to R-1-X to accommodate the subdivision of 5.74 acres into 20 lots ranging in size from 9,000 square-feet to 29,000 square-feet on property located on the north side of Fruitvale Avenue between Palm and Lyon Avenues.

B. RICO ENTERPRISES DEVELOPMENT - Maureen Losey

A work study session to review and discuss the commercial portion of Conditional Use Permit No. 02-7 for Rico Enterprises located south of Florida Avenue between Cawston & Sanderson Avenues.

C. D.R. HORTON (Stowe Passco) - Ron Running

A work study session to review and discuss the proposed architectural and site design related to the Sanderson Lakes development located east of Sanderson Avenue between Stetson Avenue and Domenigoni Parkway .

VII. CONSENT CALENDAR

A. MINUTES

1. April 20, 2004

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

A. ZONING ORDINANCE AMENDMENT NO. 03-5 - OCCUPANCY STANDARDS

B. CONDITIONAL USE PERMIT NO. 03-19 - APPEAL (Walgreens)

C. TENTATIVE TRACT MAP NO. 31796 - APPEAL (Bosworth)

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 18, 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.
