

# 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 6, 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:** No update due to the absence of the Hemet Unified School District Director of Facilities, Sandy Packham.
- III. **AMENDMENTS OR ADDITIONS TO THE AGENDA**
- IV. **CONSENT CALENDAR:** No Items.

**V. PUBLIC MEETINGS:**

**A. COMMERCIAL DESIGN GUIDELINES**

APPLICANT: City of Hemet

LOCATION: City-wide

PLANNER: David Sawyer

DESCRIPTION: Adoption of commercial design guidelines that provide guidance on architectural details, landscaping, pedestrian amenities and overall compatibility for commercial projects in the City of Hemet.

**VI. CONTINUED PUBLIC HEARINGS (From April 15, 2003):**

**A. ZONE CHANGE NO. 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).

**B. VESTING TENTATIVE TRACT MAP NO. 30869 & ENVIRONMENTAL ASSESSMENT NO. 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).

**C. GENERAL PLAN AMENDMENT NO. 02-3, SPECIFIC PLAN AMENDMENT NO. 02-2 AND ENVIRONMENTAL ASSESSMENT NO. 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).

**VII. PUBLIC HEARINGS:**

**A. CONDITIONAL USE PERMIT NO. 03-3**

APPLICANT: Valley Health Systems

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MAY 6, 2003

