

# 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 17, 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:** Commissioner Mendoza

- 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. GENERAL PLAN AMENDMENT NO. 04-1, ZONE CHANGE NO. 04-1 AND CONDITIONAL USE PERMIT NO. 04-20/ ENVIRONMENTAL ASSESSMENT NO. 04-2

APPLICANT: Western States Mobile Home Parks, General Partnership  
AGENT: Ben Miller  
LOCATION: South Side of Florida Avenue, Easterly and Westerly of Myers Street  
PLANNER: Maureen Losey  
DESCRIPTION: A request for approval of a General Plan Amendment from the current land use designation of R-C (Regional-Commercial) to R-1 (up to 7 du/ac), a Zone Change to change the zone from C-2 (General-Commercial) to R-1 (Single-Family Residential) and a Conditional Use Permit to add 73 spaces to an existing mobile home park (Hemet West MHP).

##### Recommended Action:

1. **Adopt Planning Commission Resolution Bill No. 05-28, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING DENIAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT NO. 04-1 CHANGING THE LAND USE DESIGNATION FROM R-C (REGIONAL-COMMERCIAL) TO R-1 (RESIDENTIAL - UP TO 7 DU/AC), ZONE CHANGE NO. 04-1 CHANGING THE ZONE FROM C-2 (GENERAL-COMMERCIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AND CONDITIONAL USE PERMIT NO. 04-20 FOR THE DEVELOPMENT OF 73 ADDITIONAL MOBILE HOME LOTS ON THE 28.13-ACRE WESTERLY PARCEL OF THE PROPERTY LOCATED ON THE SOUTH SIDE OF FLORIDA AVENUE, EAST AND WEST OF MYERS STREET (APN'S: 456-010-022 & 023).**

#### V. PUBLIC MEETINGS

- ##### A. VESTING TENTATIVE MAP ORDINANCE REVISION - R. Masyczek
- A public meeting to allow the Planning Commission to review and provide input to the City Council on the proposed revisions to the vesting tentative map ordinance via Minute order.

#### VI. WORK STUDY

- ##### A. "HOW TO MAKE DEFENDABLE DECISIONS" - Deputy City Attorney Tom Jex
- A work study session to assist the Commission in how to make decisions that will be defensible.

- B. **“PENCILING OUT”** - Planning Director Masyczek  
A work study session to define the development term “to make a project pencil out”,

**VII. CONSENT CALENDAR**

A. **MINUTES**

1. April 5, 2005
2. May 3, 2005

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

No Update Items.

**IX. PLANNING DIRECTOR ITEMS**

No Planning Director Items.

**X. PLANNING COMMISSION COMMENTS**

**XI. FUTURE AGENDA ITEMS**

**XII. ADJOURNMENT:** To the special joint meeting of the City of Hemet and City of San Jacinto Planning Commissions scheduled for ***Tuesday, May 31, 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.

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