

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 18, 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: Commissioner Rhoten

- 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 TRACT 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
DESCRIPTION: A request for a one (1) year time extension to subdivide 11.3 acres into 14 commercial lots on property zoned C-M (Commercial Manufacturing)

Recommended Action:

1. ***Staff recommends that the Planning Commission continue this item to the meeting of June 1, 2004.***

B. VARIANCE NO. 04-1 AND VESTING TENTATIVE TRACT MAP NO. 31466

APPLICANT: JDP Development
AGENT: John Petty
LOCATION: Northwest corner of Florida Avenue and Lake Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for a variance on the minimum lot widths on five (5) lots of Vesting Tentative Tract Map No. 31466 due to constraints with the Bautista Creek Wash directly adjacent to the subject property and a request to subdivide 21.0 acres into 86 lots for residential development located on the northwest corner of Lake Street and Florida Avenue.

Recommended Action:

1. ***Staff recommends that the Planning Commission table this item.***

C. TENTATIVE TRACT MAP NO. 31864 / CONDITIONAL USE PERMIT NO. 03-16 / ENVIRONMENTAL ASSESSMENT NO. 03-67 (Continued from May 4, 2004)

APPLICANT: Lighthouse Communities, LLC
AGENT: Don Bender - Tierra West
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 project.

Recommended Action:

Staff recommends that the Planning Commission:

1. ***Adopt 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)”; and,

- 2. Adopt 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)”; and,**
- 3. Adopt 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. CONDITIONAL USE PERMIT NO. 03-8

APPLICANT: Delta Groups Engineering, Inc.
AGENT: Ahmad Smith
LOCATION: Northwest Corner of Lyon and Acacia Avenues
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for a conditional use permit to construct a 67-foot mono-pine telecommunications facility on property zoned C-M (Commercial-Manufacturing).

Recommended Action:

Staff recommends that the Planning Commission:

- 1. Adopt Resolution Bill No. 04-18 approving Conditional Use Permit No. 03-8, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03-8 FOR THE CONSTRUCTION OF A 67-FOOT MONO-PINE TELECOMMUNICATIONS FACILITY ON PROPERTY ZONED C-M (COMMERCIAL MANUFACTURING) AND LOCATED ON THE NORTHWEST CORNER OF LYON AND ACACIA AVENUES (APN: 441-260-009)”;**
- OR**
- 2. Adopt Resolution Bill No. 04-31 denying Conditional Use Permit No. 03-8, 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) AND LOCATED ON THE NORTHWEST CORNER OF LYON AND ACACIA AVENUES (APN: 441-260-009).”**

V. CONSENT CALENDAR

A. MINUTES

1. December 16, 2004
2. May 4, 2004

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

A. GENERAL PLAN AMENDMENT NO. 03-4 / ZONE CHANGE NO. 03-10 - Athalon Properties / Charlie McLaughlin

VII. PLANNING DIRECTOR ITEMS

A. INITIATION OF COMPREHENSIVE GENERAL PLAN AMENDMENT

VIII. PLANNING COMMISSION COMMENTS

IX. FUTURE AGENDA ITEMS

X. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, June 1, 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.
