

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 20, 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:** Update given by HUSD Director of Facilities, Sandy Packham

III. **AMENDMENTS OR ADDITIONS TO THE AGENDA**

IV. **CONSENT CALENDAR:**

A. **MINUTES**

_____ No items at this time.

V. PUBLIC MEETINGS:

A. COMMERCIAL DESIGN GUIDELINES (Continued from May 6, 2003)

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.

B. SITE DEVELOPMENT REVIEW NO. 03-10

APPLICANT: Carlos Gonzales
LOCATION: 3710 Park Ave.
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for site development review to construct a 2,400 square-foot metal accessory structure on 1.6 acres of land zoned R-1-C.

VI. PUBLIC HEARINGS

A. ZONE CHANGE NO. 02-5 & ENVIRONMENTAL ASSESSMENT NO. 03-6 (Continued from May 6, 2003)

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 (Continued from May 6, 2003)

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. 02-1 - David Sawyer

An amendment to the Public Safety Element of the Hemet General Plan addressing airport compatibility standards and criteria.

VII. WORK STUDY:

A. VESTING TENTATIVE TRACT MAP 30969 - Matt Bassi

A work study session to review the revised 33-lot residential subdivision related to Zone Change No. 02-5.

B. ACCESSORY STRUCTURES - David Sawyer

A work study session to review the recent amendment to the City's regulations regarding residential accessory structures and direction regarding potential additional amendments.

C. VESTING TENTATIVE TRACT MAP NO. 31280 - Maureen Losey

A work study session to review a proposed 97 lot R-1 subdivision on 26 acres located at the northeast corner of Lyon and Commonwealth Avenues.

D. MCSWEENEY FARMS - Richard Masyczek / Joanna Crombie

A brief work study session to review requested revisions to the McSweeney Farms Specific Plan.

VIII. DIRECTOR'S REPORT:

A. RE-CAP OF THE JOINT PLANNING COMMISSION / CITY COUNCIL MEETING

Discussion of action items as agreed upon by the Planning Commission and City Council.

B. JOINT MEETING WITH TRAFFIC COMMISSION

Discussion of holding a joint meeting with the Traffic Commission regarding the Circulation Element of the General Plan.

C. REVIEW AND DISCUSSION OF THE 3RD SUPERVISORIAL DISTRICT DESIGN GUIDELINES

IX. PLANNING COMMISSION COMMENTS

X. FUTURE AGENDA ITEMS

XI. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for Tuesday, June 3, 2003 at 6:00 p.m. to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

TENTATIVE AGENDA FOR JUNE 3, 2003

1. GENERAL PLAN AMENDMENT NO. 02-3, SPECIFIC PLAN AMENDMENT NO. 02-2 AND ENVIRONMENTAL ASSESSMENT NO. 02-10 - Ron Running

Continued from the Planning Commission meeting of May 6, 2003, this project represents 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).

2. VESTING TENTATIVE PARCEL MAP NO. 31705 - Maureen Losey

A subdivision of 21.5 acres into eight (8) lots for future commercial development located at the northeast corner of State Street and Gibble Road within the Diamond Valley Gateway Specific Plan.

3. **SITE DEVELOPMENT REVIEW NO. 03-7** - Matthew Bassi
Site development plan review for an approved 174 lot single family residential subdivision (TM 30689) located at the northwest corner of Sanderson and Eaton Avenues.