

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: JUNE 1, 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 Mayzelle Rhoten and Commissioner Patrick Searl

Invocation and Flag Salute: Commissioner Searl

- 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 May 4, 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 July 6, 2004 meeting of the Planning Commission.***

B. TENTATIVE TRACT MAP NO. 31737

APPLICANT: Victoria Homes, Inc.
AGENT: Mel Haugen
LOCATION: West side of Palm Avenue between Eaton Street and Esplanade Avenue (approximately 967-feet south of Esplanade Avenue)
PLANNER: Maureen Losey
DESCRIPTION: A request for a tentative tract map to subdivide 19.43 acres into 19-lots for future single-family residential development.

Recommended Action(s):

- 1. Staff recommends that the Planning Commission adopt Resolution Bill No. 04-30, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 31737 FOR THE SUBDIVISION OF 19.43 ACRES INTO 19 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE WEST SIDE OF PALM AVENUE APPROXIMATELY 967-FEET SOUTH OF ESPLANADE AVENUE (APN: 441-100-021 & 441-090-051)."***

C. CONDITIONAL USE PERMIT NO. 03-9

APPLICANT: Jarinala "Sonny" Sanjay
AGENT: Ashok Parikn - Cypress Builders
LOCATION: 395 W. Stetson Avenue
PLANNER: Ron Running
DESCRIPTION: A request for a conditional use permit to expand an existing gasoline station with the construction of an additional fuel pump island located on the southeast corner of Stetson Avenue and Sapphire Place in the C-1 (Neighborhood Commercial) zone.

Recommended Action(s):

1. **Staff recommends that the Planning Commission adopt Resolution Bill No. 04-36, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03-9 TO ADD A FUEL PUMP ISLAND AT AN EXISTING GASOLINE STATION LOCATED ON THE SOUTHEAST CORNER OF STETSON AVENUE AND SAPPHIRE PLACE (APN: 451-062-033)."**

D. TENTATIVE PARCEL MAP NO. 30204 - EXTENSION OF TIME - (Continued from 5-18-04)

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 adopt Resolution Bill No. 04-32, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING A ONE-YEAR EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 30204 FOR THE SUBDIVISION OF 1.3 ACRES INTO 14 COMMERCIAL LOTS LOCATED ON THE SOUTH SIDE OF ESPLANADE AVENUE BETWEEN PALM AVENUE AND STATE STREET (APN: 439-030-007)."**

OR

2. **Staff recommends that the Planning Commission adopt Resolution Bill No. 04-39, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A ONE-YEAR TIME EXTENSION FOR TENTATIVE PARCEL MAP NO. 30204 FOR THE SUBDIVISION OF 11.3 ACRES INTO 14 COMMERCIAL LOTS LOCATED ON THE SOUTH SIDE OF ESPLANADE AVENUE BETWEEN PALM AVENUE AND STATE STREET (APN: 439-030-007), AS VOLUNTARILY MODIFIED BY THE APPLICANT."**

V. WORK STUDY

A. DIAMOND VALLEY GATEWAY - SPECIFIC PLAN 96-001 & VESTING TENTATIVE PARCEL MAP NO. 31075 - Maureen Losey

A work study session to review and discuss possible options for the Diamond Valley Gateway Specific Plan (SP 96-001) and proposed Vesting Tentative Parcel Map 31075 located at the northwest corner of State Street and Gibbel Road.

- B. **HOTEL AT 127 S. HAMILTON AVENUE** - Maureen Losey
A work study session to review and discuss an 80-unit hotel proposed by Anthony Hassan, and located at 127 S. Hamilton Avenue on the west side of Hamilton Avenue approximately 173-feet south of Florida Avenue.
- C. **SANDERSON LAKES AT PAGE RANCH** - Ron Running
A work study session to review and discuss the architecture and floor plans proposed by D.R. Horton for Tract No. 30041 in the Page Ranch Planned Community Development located on the east side of Sanderson Avenue, approximately 400-feet south of Stetson Avenue.
- D. **GAS STATION AT PAGE PLAZA** - Ron Running
A work study session to review and discuss the gasoline station, carwash and convenience store proposed by "Just 4 Fun" in the Page Plaza Specific Plan area located on the southwest corner of Sanderson and Stetson Avenues.

VI. CONSENT CALENDAR

- A. **MINUTES**
 - 1. September 30, 2003
 - 2. May 18, 2004

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

- A. **GENERAL PLAN AMENDMENT NO. 03-2; ZONE CHANGE NO. 03-4 & ENVIRONMENTAL ASSESSMENT NO. 03-21 - BILL CORWIN**
- B. **GENERAL PLAN AMENDMENT NO. 03-5; ZONE CHANGE NO. 03-11 & ENVIRONMENTAL ASSESSMENT NO. 03-43 - JOHN PETTY**
- C. **GENERAL PLAN AMENDMENT NO. 03-7 & ENVIRONMENTAL ASSESSMENT NO. 04-2 - JOHN PETTY**
- D. **ZONE CHANGE NO. 03-14 & ENVIRONMENTAL ASSESSMENT NO. 03-64 - VICTORIA HOMES**

VIII. PLANNING DIRECTOR ITEMS

- A. **REVIEW OF DEVELOPMENT ACTIVITY**
- B. **HIGHWAY 79 UPDATE**

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 15, 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.
