

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 3, 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 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. **HEMET UNIFIED SCHOOL DISTRICT UPDATE:** Update given by HUSD Director of Facilities, Sandy Packham

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

- IV. **CONSENT CALENDAR:**
No items at this time.

□ CITY OF HEMET PLANNING COMMISSION MEETING □
JUNE 3, 2003

V. PUBLIC HEARINGS

**A. GENERAL PLAN AMENDMENT NO. 02-3/SPECIFIC PLAN AMENDMENT NO. 02-2/
ENVIRONMENTAL ASSESSMENT NO. 02-10 (CONTINUED FROM MAY 6, 2003)**

APPLICANT: Nat Harty, Stowe Passco Development
LOCATION: E/S of Sanderson Avenue approximately 400-feet south of Stetson Avenue
PLANNER: Ron Running
DESCRIPTION: A 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).

B. VESTING TENTATIVE PARCEL MAP NO. 31705

APPLICANT: Karubian Family Trust
LOCATION: Northeast corner of State Street and Gibbel Road
PLANNER: Maureen Losey
DESCRIPTION: A request to subdivide 21.5 acres into eight (8) lots for future commercial development within the Diamond Valley Gateway Specific Plan area.

VI. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 03-10 (Continued from May 20, 2003)

APPLICANT: Carlos Gonzales
LOCATION: 3710 Park Ave.
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval of a site development plan for the construction of a 2,400 square-foot metal accessory structure on 1.6 acres and zoned R-1-10.

B. SITE DEVELOPMENT REVIEW NO. 03-7

APPLICANT: Empire Homes, Inc.
LOCATION: Northwest corner of Sanderson and Eaton Avenues
PLANNER: Matthew Bassi
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for Tentative Tract Map No. 30689 in the R-1 zone district.

VII. WORK STUDY:

A. ZONE CHANGE NO 03-2 & VESTING TENTATIVE TRACT MAP NO. 31188 - Matthew Bassi
A work study session to review a proposed Zone Change from A-1-C-1 & R-A to R-1, and the subdivision of 13.9 acres into 28 lots for single family residential development.

B. AUTOMOBILE CAR LOT SALES - Richard Masyczek
Discussion with possible direction to staff. This item placed at the request of Commissioner Jones.

- C. **GRANITE BAY HOLDING APARTMENT PROJECT** - Loretta Domenigoni
A work study session to discuss a future 14-unit apartment complex with a recreational facility on 5.8 acres located on the north side of Acacia east of Yale.

VIII. DIRECTOR'S REPORT:

- A. **REVIEW AND DISCUSSION OF THE 3RD SUPERVISORIAL DISTRICT DESIGN GUIDELINES**
- B. **CITY COUNCIL DIRECTION TO REVIEW FLAG LOTS AND CUL-DE-SACS**

IX. PLANNING COMMISSION COMMENTS

X. FUTURE AGENDA ITEMS

- XI. **ADJOURNMENT:** Adjourn to the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, June 17, 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 PC AGENDA FOR JUNE 17, 2003

- 1. **A JOINT MEETING OF THE PLANNING COMMISSION AND TRAFFIC & PARKING COMMISSION MEETING** - Richard Masyczek
A joint meeting with the Traffic & Parking Commission to discuss the Circulation Element of the Hemet General Plan.