

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 6, 2006

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 Eric McBride, 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**

IV. PUBLIC HEARINGS

A. TENTATIVE PARCEL MAP NO. 30204 - EXTENSION OF TIME (3)

APPLICANT: Philip Frey Jr. – Trustee of the Frey Living Trust
AGENT: Jim Unland – Unland and Associates
LOCATION: South side of Esplanade Avenue between Palm Avenue and State Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for a final one (1) year time extension to subdivide 11.3 acres into 14 commercial lots on property zoned C-M (Commercial-Manufacturing) and M-1 (Light-Manufacturing).

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 06-12, 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).”***

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 05-25 - (Continued from 04-04-06)

APPLICANT: Ryland Homes - A Delaware Corporation
AGENT: Suzanne Scarborough
LOCATION: North side of Devonshire Avenue between Myers Street and Cawston Avenue
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for 100 single-family residential homes within Tract No. 31970.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 06-05, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-25 FOR 100 SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT MAP NO. 31970 LOCATED ON THE NORTH SIDE OF DEVONSHIRE AVENUE BETWEEN MYERS STREET AND CAWSTON AVENUE (APN’S: 441-470-002 AND 003).”***

VI. CONSENT CALENDAR

A. MINUTES

1. May 2, 2006

VII. PLANNING DIRECTOR ITEMS

A. UPDATE ON FUTURE METROLINK SYSTEM

Discussion and update regarding a future Metrolink System in the City of Hemet, per the request of Commissioner Mendoza.

B. PLANNING COMMISSION SCHEDULE FOR JULY 2006

Discussion with direction to staff regarding the July 2006 Planning Commission schedule – specifically the fact that the 1st regularly scheduled meeting of the month falls on a holiday and possible dates for rescheduling that meeting if the need is determined.

C. DISCUSSION REGARDING SENIOR HOUSING

An erudite discussion regarding senior housing with possible options and strategies for pertinent rules and regulations. (Discussion is per the Planning Commission's request at a previous meeting)

D. MAJOR PROJECTS UPDATE

Handout to be provided at meeting.

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 20, 2006 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.
