

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 7, 2005

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 Jim Calkins, Wigsbert Mendoza and 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. CONDITIONAL USE PERMIT NO. 04-21

APPLICANT: Vincent R. Graves (AT & T Wireless)
AGENT: Christopher Rizza
LOCATION: 450 North State Street
PLANNER: Tamara Alaniz
DESCRIPTION: A request for a conditional use permit to construct a sixty-five (65) foot tall wireless telecommunications facility in a flagpole style design on property zoned C-2 (General-Commercial) and located on the east side of State Street, two parcels south of Oakland Avenue.

Recommended Action:

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1. ***Adopt Planning Commission Resolution Bill No. 05-27, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 04-21 CONSISTING OF THE DEVELOPMENT PLANS FOR THE INSTALLATION AND OPERATION OF A SIXTY-FIVE (65) FOOT HIGH WIRELESS TELECOMMUNICATIONS FACILITY LOCATED ON THE EAST SIDE OF STATE STREET, TWO PARCELS SOUTH OF OAKLAND AVENUE, AT 450 N. STATE STREET (APN: 443-131-016)."***

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 05-06

APPLICANT: Osborne Development Corporation
AGENT: Bob Osborne
LOCATION: Southwest corner of Devonshire Avenue and Columbia Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for 15 single-family residential homes within Tract No. 31576.

Recommended Action:

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1. ***Adopt Planning Commission Resolution Bill No. 05-19, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-06 FOR 15 SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT MAP NO. 31576 LOCATED AT THE SOUTHWEST CORNER OF DEVONSHIRE AVENUE AND COLUMBIA STREET (APN: 445-210-006)."***

VI. WORK STUDY

A. GENERAL PLAN AMENDMENT NO. 03-05 / ZONE CHANGE NO. 03-11 / VARIANCE NO. 04-01 / VESTING TENTATIVE TRACT MAP NO. 31466

A work study session with possible direction to staff regarding the: 1) General Plan Amendment from the current land use designations of Commercial (C), Rural-Residential (RR-0.5) and Multi-Family Residential (R-II) to R-I (Single-Family Residential); 2) Zone Change from the current classification of C-2 (General-Commercial), R-A (Residential-Agriculture), R-3 (Multi-Family Residential) and R-1-14-C (Single-Family Residential - 14,000 square-foot lots) to R-1-7.2 (Single-Family Residential - 7,200 square-foot lots); Variance from the City of Hemet ordinance prescribing minimum lot widths (frontage) on lots having an area in excess of 10,000 square-feet – specifically the shape, dimensions and topographical features of the property are such that lots 55, 56, 83, 84 and 85 are much deeper than they would ordinarily be; and 4) Vesting Tentative Tract Map for 90 single-family residential lots with a minimum of 7,200 square-feet of lot area on property located at the northwest corner of Florida Avenue and Lake Street.

B. “PENCILING OUT” - Planning Director Masyczek

A work study session to define the development term “to make a project pencil out”,

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

A. CITY COUNCIL MEETING OF MAY 24, 2005

1. **ZONE CHANGE NO. 04-5 / TENTATIVE PARCEL MAP NO. 31970 / ENVIRONMENTAL ASSESSMENT NO. 04-10**

VIII. PLANNING DIRECTOR ITEMS

A. WEST SIDE ISSUES

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 21, 2005 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.