

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 15, 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 Calkins

- 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 20, 2004 meeting of the Planning Commission.***

B. TENTATIVE TRACT MAP NO. 31737 (Continued from June 1, 2004)

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. ZONING ORDINANCE AMENDMENT NO. 04-2 AND DETERMINATION OF A STATUTORY EXEMPTION

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: Richard Masyczek
DESCRIPTION: An amendment to Section 90-1261 of the Hemet Municipal Code regulating moving signs within the City of Hemet.

Recommended Action(s):

- 1. Staff recommends that the Planning Commission adopt Resolution Bill No. 04-44, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO***

**THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 04-2,
AMENDING SECTION 90-1661 OF THE HEMET MUNICIPAL CODE
RELATED TO MOVING SIGNS, AND FINDING THAT THE AMENDMENT IS
NOT A PROJECT UNDER CEQA.”**

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 03-28

APPLICANT: KB Home Coastal, Inc.
LOCATION: East side of Cawston Avenue between Fruitvale and Eaton
Avenues
PLANNER: Maureen Losey
DESCRIPTION: A request for Planning Commission review and recommendation
to the City Council of the final design of the proposed park site
for Vesting Tentative Tract Map No. 30560.

Recommended Action(s):

- 1. Staff recommends that the Planning Commission adopt Resolution Bill No. 04-43, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF SITE DEVELOPMENT REVIEW NO. 03-28 FOR THE FINAL DESIGN OF THE PROPOSED PARK SITE LOCATED ON THE EAST SIDE OF CAWSTON AVENUE BETWEEN FRUITVALE AND EATON AVENUES (APN: 441-060-021).”***

VI. WORK STUDY

- A. SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES - UPDATE - Richard Masyczek**
A work study session including a review and update of the existing single-family residential design guidelines with discussion and possible direction to staff.

VII. CONSENT CALENDAR

- A. MINUTES**
1. June 1, 2004

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

No update.

IX. PLANNING DIRECTOR ITEMS

A. REVIEW OF DEVELOPMENT ACTIVITY

B. HIGHWAY 79 UPDATE

X. PLANNING COMMISSION COMMENTS

XI. FUTURE AGENDA ITEMS

XII. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, July 6, 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.
