

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 digitally recorded.

ONLY TESTIMONY FROM THE LECTERN WILL BE HEARD BY THE PLANNING COMMISSION

AGENDA

DATE: June 17, 2008 **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, Commissioners Rick Crimeni, Wigsbert Mendoza and Mayzelle Rhoten

Invocation and Flag Salute: Commissioner Rick Crimeni

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 Chairman 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.**

II. AMENDMENTS OR ADDITIONS TO THE AGENDA

III. PUBLIC HEARINGS

- A. Project: **ANNEXATION NO. 05-152, SPECIFIC PLAN NO. 05-02 AND ENVIRONMENTAL ASSESSMENT NO. 05-13 [CANYON TRAILS]**
- Applicant: McRae Group of Companies c/o Ron McRae
- Agent Tom Nieves of AEI-CASC, and Mike Naggar of MNA Associates

Location: County of Riverside lands adjoining the City of Hemet along the northern boundary of the Heartland Specific Plan No. 88-01 "Four Seasons" and adjacent to California Avenue on the west side and a portion on the east side in the area commonly known as Reinhardt Canyon.

Planner: Bernard Chase, Associate Planner

Description: A proposed pre-zoning and annexation of a 394-acre area containing the Maze Stone Village mobile home park, and a proposed specific plan for a 363.3-acre site, along with an environmental impact report for the project.

Recommended Action:

1. On May 16, 2008, the City Council adopted policies relating to annexations. For the Reinhardt Canyon area (Area D1), the policy is to generally consider only agricultural land uses, open space or preserve land uses, and residential uses with lot sizes of at least 2.5 acres. The policy also directs City staff and the Planning Commission to not process or consider annexations that do not conform to the above policy. A copy of the Council approved resolution is attached for your information. Based on Council policy, the Canyon trails Specific Plan, Environmental Impact Report, and annexation cannot proceed at this time due to the project inconsistency with Council policy.

B. Project: CONDITIONAL USE PERMIT NO. 07-027 (SALVATION ARMY)

Applicant: The Salvation Army

Location: Southeast corner of Palm and Acacia Avenues

Planner: Carole Kendrick, Assistant Planner

Description: To construct and operate 16,613 square foot church consisting of three (3) buildings composed of a 5,144 square foot worship chapel, a 10,818 square foot office/multipurpose/assembly area and a 651 square foot detached garage on a 182,080 square foot lot located on the southeast corner of Palm Avenue and Acacia Avenue.

Recommended Action:

The Planning Department recommends that the Planning Commission:

1. Adopt Planning Commission Resolution Bill No. 08-017, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 07-027 FOR THE CONSTRUCTION AND OPERATION OF A 5,144 SQUARE FOOT CHAPEL AND A 10,818 SQUARE FOOT BUILDING FOR OFFICE AND COMMUNITY SERVICES PURPOSES, ALONG WITH APPURTENANT SITE IMPROVEMENTS INCLUDING OUTDOOR USE AREAS, DRIVEWAYS, PARKING, A 651 SQUARE FOOT GARAGE, LANDSCAPING, WALLS AND FENCES, SIGNAGE, AND STORM WATER DETENTION, LOCATED ON THE EAST SIDE OF PALM

AVENUE, BETWEEN ACACIA AND CENTRAL AVENUES (APN 446-020-019)

IV. CONSENT CALENDAR

- A. Meeting minutes of April 1, 2008
- B. Meeting minutes of May 6, 2008

V. PLANNING DIRECTOR ITEMS

VI. PLANNING COMMISSION COMMENTS

VII. FUTURE AGENDA ITEMS

- VIII. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, July 1, 2008 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

Note: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department counter of City Hall located at 445 E. Florida Avenue during normal business hours.