

# 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 20, 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 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**

**IV. PUBLIC HEARINGS**

**A. ZONE CHANGE NO. 05-10 / TENTATIVE TRACT MAP NO. 33916 / SITE DEVELOPMENT REVIEW NO. 05-19**

APPLICANT: Sagefield Homes  
AGENT: Eugene Wilson  
LOCATION: Northeast corner of Kit Avenue and Carson Street (APN: 443-080-035)  
PLANNER: Tamara Alaniz  
DESCRIPTION: A proposed zone change from R-3 (Multiple-Family) to R-2 (Two-Family) in order to facilitate the development of a tentative tract map and site development review for seven (7) single-family lots with homes on 1.86 acres.

**Recommended Action:**

1. ***Adopt Planning Commission Resolution Bill No. 06-14, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A CATEGORICAL EXEMPTION AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 05-10 TO CHANGE THE ZONING CLASSIFICATION FROM R-3 (MULTIPLE-FAMILY) TO R-2 (TWO-FAMILY) AND TO SUBDIVIDE 1.86 ACRES INTO SEVEN (7) LOTS FOR THE DEVELOPMENT OF SEVEN (7) SINGLE-FAMILY HOMES LOCATED ON THE NORTHEAST CORNER OF KIT AVENUE AND CARSON STREET (APN: 443-080-035)."***
2. ***Adopt Planning Commission Resolution Bill No. 06-15, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT A CATEGORICAL EXEMPTION AND APPROVE TENTATIVE TRACT MAP NO. 33916 PERTAINING TO THE SUBDIVISION OF 1.86 ACRES INTO SEVEN (7) LOTS FOR THE DEVELOPMENT OF SEVEN (7) SINGLE-FAMILY HOMES LOCATED ON THE NORTHEAST CORNER OF KIT AVENUE AND CARSON STREET (APN: 443-080-035)."***
3. ***Adopt Planning Commission Resolution Bill No. 06-16, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT A CATEGORICAL EXEMPTION AND APPROVE SITE DEVELOPMENT REVIEW NO. 05-19 FOR THE DEVELOPMENT OF SEVEN (7) SINGLE-FAMILY HOMES ON SEVEN (7) LOTS TOTALING 1.86 ACRES LOCATED ON THE NORTHEAST CORNER OF KIT AVENUE AND CARSON STREET (APN: 443-080-035)."***

**V. WORK STUDY**

**A. TENTATIVE TRACT MAP NO. 24067 - ARCON HOMES**

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A work study session with discussion and possible direction to staff, including an update on the status of Tentative Tract Map 24067, which is a proposed 110-lot subdivision located along the souther terminus of Lyon Avenue within PCD 80-02 (Seven Hills Senior Community) and proposed solutions to related drainage issues.

**B. CONDITIONAL USE PERMIT NO. 05-15 - DR. BISHARA**

A work study session with discussion and possible direction to staff regarding Conditional Use Permit No. 05-15 to construct and operate a 94-unit, 2 & 3 story apartment complex located on 4.89 acres at 1000 North Buena Vista Street (APN: 439-090-021), north of Fruitvale Avenue and east of Searl Park.

**VI. CONSENT CALENDAR**

**A. MINUTES**

1. June 6, 2006

**VIII. PLANNING COMMISSION COMMENTS**

**IX. FUTURE AGENDA ITEMS**

**X. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, July 18, 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.