

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: July 1, 2003

TIME: 6:00 P.M.

PLACE: City Council Chambers, 450 East Latham Avenue, Hemet, CA 92543

Roll Call: Chairman Bob Duistermars, Vice Chairman B.R. Hicks and Commissioners James Calkins, Nick Jones 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. PLANNING COMMISSION RE-ORGANIZATION AND ELECTION FOR THE CHAIRMAN AND VICE-CHAIRMAN**

- III. HEMET UNIFIED SCHOOL DISTRICT UPDATE:** Update given by HUSD Director of Facilities, Sandy Packham

- IV. AMENDMENTS OR ADDITIONS TO THE AGENDA**

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V. CONSENT CALENDAR:

No items at this time.

VI. PUBLIC HEARINGS:

A. TENTATIVE PARCEL MAP NO. 30968

APPLICANT: Mark Cooper
LOCATION: Southwest corner of Sanderson and Stetson Avenues
PLANNER: Ron Running
DESCRIPTION: A subdivision of 39.83 acres into 16 lots for commercial development within the Page Community Plaza Master Plan

B. CONDITIONAL USE PERMIT NO. 03-4

APPLICANT: Norman Soren
LOCATION: 3510 Tanya Avenue
PLANNER: Loretta Domenigoni
DESCRIPTION: A Conditional Use Permit to operate a "Test Only" smog shop in an existing industrial building.

C. GENERAL PLAN AMENDMENT NO. 01-2; SPECIFIC PLAN NO. 01-3; AND ENVIRONMENTAL ASSESSMENT NO. 03-19

APPLICANT: Kevin Lynch, Lennar Homes
LOCATION: Northwest corner of Cawston and Menlo Avenues
PLANNER: Matthew Bassi
DESCRIPTION: A request for approval of an amendment to the Land Use Map of the General Plan to change the land use designation from R-1 (Single Family Residential) to SP (Specific Plan), a change the zoning from A-2-C (Heavy Agricultural) to SP (Specific Plan), adoption of the Peppertree Specific Plan, and adoption of a Mitigated Negative Declaration.

VII. WORK STUDY ITEMS:

A. VESTING TENTATIVE TRACT MAP NO. 29843 - Matthew Bassi

A work study session to discuss Vesting Tentative Tract Map No. 29843 consisting of the subdivision of 82.52 acres into 130 lots for the future development of 456 senior residential dwelling units within the Peppertree Specific Plan.

B. HEMET AUTO MALL (AREA D DEVELOPMENT) - Matthew Bassi

A work study session to discuss the preliminary site plan and architecture for development of Area D (14.63 acres) in the Hemet Auto Mall consisting of auto service uses.

C. GENERAL PLAN AMENDMENT NO. 03-1; ZONE CHANGE NO. 03-3; VESTING TENTATIVE TRACT MAP NO. 31179 - Maureen Losey

A work study session to discuss a proposed General Plan Amendment from R-R to R-1, a Zone Change from R-A to R-1 and a Tract Map for an eight (8) lot residential subdivision located on the west side Soboba Street just north of Florida Avenue.

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D. ZONE CHANGE NO. 03-1 - Maureen Losey

A work study session to discuss a proposed Zone Change from R-2 to R-P to allow the future development of office uses located at the northeast corner of Santa Fe Street and St. John's Place.

E. HEMET QUALITY INN - Loretta Domenigoni

A work study session to discuss the proposed development of a 28 room hotel, including a conversion of a single family residence into a honeymoon suites located at 127 S. Hamilton Avenue (just north of Florida Avenue).

VIII. DIRECTOR'S REPORT:

No items at this time.

IX. PLANNING COMMISSION COMMENTS

X. FUTURE AGENDA ITEMS

XI. ADJOURNMENT: Adjourn to the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, July 15, 2003 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

TENTATIVE PC AGENDA FOR JULY 15, 2003

Public Hearings:

1. **VESTING TENTATIVE TRACT MAP NO. 30969** - Matthew Bassi
A subdivision of 10 acres into 32 lot for future single family residential development located at the northeast corner of Hemet and Berkley Streets.
2. **GENERAL PLAN AMENDMENT NO. 03-1/ZONE CHANGE NO. 03-3 VTTM NO. 31179** - Maureen Losey
A General Plan Amendment from R-R to R-1, a Zone Change from R-A to R-1 and the subdivision of five acres into eight (8) lots for future single family residential development.
3. **ZONE CHANGE NO. 03-1** - Maureen Losey
A Zone Change from R-2 to R-P to allow a future parking lot located at the northeast corner of Santa Fe Street and St. John's Place.

Work Study Items:

4. **ZONE CHANGE NO. 03-2 & VESTING TENTATIVE TRACT MAP NO. 31188** - Matthew Bassi
A work study session to discuss a proposed zone change from A-1-C-1 to R-1 and the subdivision of 13.9 acres into 28 lots for future single family residential development located at the southwest corner of Palm and Eaton Avenues.

5. **ZONE CHANGE NO. 03-7 & CONDITIONAL USE PERMIT NO. 03-5** - Loretta Domenigoni
A work study session to discuss a proposed Zone Change from C-M to M-1 and a Conditional Use Permit for the development of two mini-storage buildings totaling 36,750 square feet located at the southeast corner of Lyon and Acacia Avenues (All Star Storage).
6. **ZONE CHANGE NO. 03-8** - Loretta Domenigoni
A work study session to discuss a proposed Zone Change from A-2-C-10 to M-2 for the property located at 601 Sanderson Avenue.
7. **CONDITIONAL USE PERMIT NO. 01-6 (AMENDMENT NO. 1)** - Maureen Losey
A work study session to discuss an amendment to an approved Conditional Use Permit to establish a full time day care facility for 188 children located at the northeast corner of Sanderson and Johnston Avenues (Spirit of Joy Church).
8. **ZONE CHANGE NO. 03-6 & VESTING TENTATIVE TRACT MAP NO. 31280** - Maureen Losey
A work study session to discuss a proposed Zone Change from A-1-C to R-1 and the subdivision of 25 acres into 64 lots for future single family residential development.