

# 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 5, 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:** Chairman Duistermars

- 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. 04-16

APPLICANT: Roman Catholic Bishop of San Bernardino  
Our Lady of the Valley Parish  
AGENT: James E. Calkins  
LOCATION: 812 South State Street  
PLANNER: Bernard Chase  
DESCRIPTION: A request for approval of a conditional use permit to convert a 1,271 square-foot house with garage on a 12,246 square-foot lot, and utilize the interior space as ancillary church meeting rooms for the adjacent church, with primary access and parking on the existing church parking lot.

##### Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-30, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 04-16, FOR THE CONVERSION OF A 1,271 SQUARE-FOOT HOUSE WITH GARAGE ON A 12,246 SQUARE-FOOT LOT, AND UTILIZATION OF THE INTERIOR SPACE FOR ANCILLARY CHURCH MEETING ROOMS FOR THE ADJACENT CHURCH, WITH PRIMARY ACCESS AND PARKING ON THE EXISTING CHURCH PARKING LOT, LOCATED AT 812 SOUTH STATE STREET, ON THE EAST SIDE OF STATE STREET AT ITS INTERSECTION WITH WRIGHT STREET (APN: 446-231-001)."***

#### V. 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, and being processed by John Petty / JDP Development.

**B. SENIOR/ASSISTED LIVING DEVELOPMENT AT THE SOUTHWEST CORNER OF CENTRAL AVENUE AND SANTA FE STREET (Formerly CUP's 96-07 & 00-02) - Bernie Chase**

A work study session with possible direction to staff regarding the resurrection of expired Conditional Use Permit No. 00-02 for an assisted living facility for seniors. Architect, Keith Suchow will be presenting a new concept for the proposed project for Planning Commission comment and input.

**C. STREET STANDARDS IN RURAL / ESTATE AREAS - Planner Bernard Chase**

A work study session with discussion and possible direction to staff regarding the proposed revisions to the Standard Specification for Public Works Construction, revising Street Standards that may be applied in rural and estate areas in the City of Hemet.

**VI. CONSENT CALENDAR**

**A. MINUTES**

1. January 4, 2005

**VII. PLANNING DIRECTOR ITEMS**

**A. STATUS OF CONDITIONAL USE PERMIT NO. 00-01 - TIBBITTS SENIOR APARTMENTS**

A status update of Conditional Use Permit No. 00-01 processed by Tibbitts Investment Company and approved by the Planning Commission on August 17, 2000 for the construction of senior apartments on the northwest corner of Devonshire Avenue and Circeli Way, across from the new Social Security Building.

**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 19, 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.