

# 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 6, 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:** Vice Chairman Jones

- 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. 03-9 (Continued from June 1, 2004)

APPLICANT: Jarinala "Sonny" Sanjay  
AGENT: Ashok Parikn - Cypress Builders  
LOCATION: 395 W. Stetson Avenue  
PLANNER: Ron Running  
DESCRIPTION: A request for a conditional use permit to expand an existing gasoline station with the construction of an additional fuel pump island located on the southeast corner of Stetson Avenue and Sapphire Place in the C-1 (Neighborhood Commercial) zone.

##### Recommended Action(s):

*Staff recommends that the Planning Commission:*

1. **Adopt Resolution Bill No. 04-36, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03-9 TO ADD A FUEL PUMP ISLAND AT AN EXISTING GASOLINE STATION LOCATED ON THE SOUTHEAST CORNER OF STETSON AVENUE AND SAPPHIRE PLACE (APN: 451-062-033)."**

##### B. VESTING TENTATIVE PARCEL MAP NO. 31075

APPLICANT: Karubian Family Joint Venture  
LOCATION: Northeast corner of State Street and Gibbel Road  
PLANNER: Maureen Losey  
DESCRIPTION: A proposal for a parcel map to subdivide 21.5 acres into eight (8) lots for future commercial development on property located within the Diamond Valley Gateway Specific Plan (SP 96-001).

##### Recommended Action(s):

*Staff recommends that the Planning Commission:*

1. **Adopt Resolution Bill No. 04-46, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING VESTING TENTATIVE PARCEL MAP NO. 31075 FOR THE SUBDIVISION OF 21.50 ACRES INTO EIGHT (8) PARCELS LOCATED AT THE NORTHEAST CORNER OF STATE STREET AND GIBBEL ROAD (APN: 450-070-008, 011 & 012)."**

##### C. TENTATIVE PARCEL MAP NO. 31992 / CONDITIONAL USE PERMIT NO. 03-18

APPLICANT: Winston Capital Group  
AGENT: Larry Reeves  
LOCATION: Southwest corner of Devonshire and Sanderson Avenues  
PLANNER: Maureen Losey  
DESCRIPTION: A proposal for a parcel map to subdivide 2.86 acres into three (3) commercial lots and a conditional use permit to construct and operate a 24,342 square-foot shopping center consisting of a 13,800 square-foot retail building, a 5,600 square-foot retail building and a 3,700

square-foot fast-food restaurant building, on property located in the C-2 (General-Commercial) zone.

**Recommended Action(s):**

**Staff recommends that the Planning Commission:**

1. **Adopt Resolution Bill No. 04-40, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 31992 TO DIVIDE 2.86 ACRES INTO 3 PARCELS LOCATED ON THE SOUTHWEST CORNER OF DEVONSHIRE AND SANDERSON AVENUES (441-480-046)"; and,**
2. **Adopt Resolution Bill No. 04-41, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03-18 TO CONSTRUCT 3 COMMERCIAL RETAIL BUILDINGS TOTALING 24,342 SQUARE-FEET AND LOCATED ON THE SOUTHWEST CORNER OF DEVONSHIRE AND SANDERSON AVENUES (441-480-046).**

**V. PUBLIC MEETINGS**

**A. KIRBY STREET TRAFFIC REDUCTION ACT OF 2004 - Richard Masyczek**

Review of the proposed initiative with a request for Planning Commission comments to be forwarded to the City Council.

**VI. CONSENT CALENDAR**

**A. MINUTES**

1. October 7, 2003
2. June 15, 2004

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

**A. RURAL DESIGN STANDARDS - Richard Masyczek**

A work study session regarding the possible establishment of rural design standards, with discussion and possible direction to staff.

**B. CONDITIONAL USE PERMITS FOR ALL COMMERCIAL PROJECTS - Richard Masyczek**

A work study session to consider the possibility of requiring conditional use permits for all commercial development in the City of Hemet, with discussion and possible direction to staff.

**VIII. PLANNING DIRECTOR ITEMS**

**A. DISCUSSION OF PLANNING COMMISSION TOUR OF TEMECULA**

**IX. PLANNING COMMISSION COMMENTS**

**X. FUTURE AGENDA ITEMS**

**XI. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, July 20, 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.

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