

# PLANNING COMMISSION

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## 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 15, 2003

**TIME:** 6:00 P.M.

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

**Roll Call:** Chairman Duistermars, Vice Chairman Hicks and Commissioners Calkins, Jones and Rhoten

**Invocation and Flag Salute:** Commissioner Calkins

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

III. **AMENDMENTS OR ADDITIONS TO THE AGENDA**

IV. **CONSENT CALENDAR:**

**A. MINUTES**

1. July 1, 2003

**V. PUBLIC HEARINGS:**

**A. GENERAL PLAN AMENDMENT NO. 01-2; SPECIFIC PLAN NO. 01-3; AND ENVIRONMENTAL ASSESSMENT NO. 03-19 (Continued from July 1, 2003)**

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.

**B. ZONE CHANGE NO. 03-1 / ENVIRONMENTAL ASSESSMENT NO. 03-15**

APPLICANT: Stephen Schaller  
AGENT: Kevin Cozad & Associates, Inc  
LOCATION: Northeast corner of Santa Fe Street and St. John's Place  
PLANNER: Maureen Losey  
DESCRIPTION: A request for a Zone Change from R-2 (Two-Family) to R-P (Residential-Professional) and adoption of a Negative Declaration for a 9,225 square-foot lot.

**C. GENERAL PLAN AMENDMENT NO. 03-1 / ZONE CHANGE NO. 03-3 / ENVIRONMENTAL ASSESSMENT NO. 03-18**

APPLICANT: S.V. Investments  
AGENT: Kevin Cozad & Associates, Inc.  
LOCATION: West side of Soboba Street between Florida and Lincoln Avenues  
PLANNER: Maureen Losey  
DESCRIPTION: A proposal to change the General Plan Land Use designation from R-R (Rural-Residential) to R-I (Up to 7 du/ac), and a Zone Change from R-A (Residential-Agriculture) to R-1 (Single-Family Residential) and adoption of a Negative Declaration for a 2.25 acre site.

**VI. WORK STUDY:**

**A. PROPOSED SUBDIVISION OF LAND - Maureen Losey**

A future proposal for a single-family residential subdivision consisting of 19 one (1) acre lots, with a zone change to A-1 for the property located on the west side of Palm Avenue, north and south of Commonwealth Avenue.

**B. ZONE CHANGE NO. 03-6 / VESTING TENTATIVE TRACT MAP NO. 31280 - Maureen Losey**

A work study to review a proposed zone change from A-1-C-1 to R-1 and a subdivision of 25 acres into 97 lots located at the northeast corner of Lyon and Commonwealth Avenues.

- C. **ZONE CHANGE NO. 03-2 / VESTING TENTATIVE TRACT MAP 31188** - Matthew Bassi  
A work study session to discuss a single-family residential subdivision consisting of 28 lots on 13.9 acres located on the southwest corner of Palm and Eaton Avenues.
- D. **CONDITIONAL USE PERMIT 02-6 (West Coast Faith Center)** - Maureen Losey  
A work study session to discuss a 15,000+ square-foot expansion to an existing church located at the southwest corner of State and Stetson Avenues (Diamond Valley Shopping Center).
- E. **CONDITIONAL USE PERMIT 01-6 - A1 (Spirit of Joy Church)** - Maureen Losey  
A work study session to discuss a proposal to establish a day-care center within an existing church consisting of 188 children located at the northeast corner of Sanderson and Johnston Avenues.

**VII. DIRECTOR'S REPORT:**

- A. **CITY COUNCIL DIRECTION TO AMEND THE DEVELOPMENT REVIEW PROCESS TO INCLUDE CONTEXT SENSITIVE DESIGN**

**VIII. PLANNING COMMISSION COMMENTS**

**IX. FUTURE AGENDA ITEMS**

- X. **ADJOURNMENT:** Adjourn to the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, August 5, 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 AUGUST 5, 2003**

**PUBLIC HEARINGS:**

- 1. **VESTING TENTATIVE TRACT MAP 30969 (Sumer Vardhan)** - Matthew Bassi  
A public hearing for the subdivision of 10-acres into 32 lots for single-family residential development located at the northeast corner of Hemet Street and Berkley Avenue.
- 2. **ZONE CHANGE NO. 03-5 (Lee Entitlements)** - Maureen Losey  
A public hearing for a zone change from A-2-C (Heavy-Agricultural) to R-1 (Single-Family Residential) for a 120-acre site located on the west side of Cawston and south of Esplanade Avenue.
- 3. **CONDITIONAL USE PERMIT NO. 01-1 - EXTENSION OF TIME (Salvation Army)** - Loretta Domenigoni  
A public hearing to review a one-year time extension for the Salvation Army located at the southeast corner of Acacia and Palm Avenues.
- 4. **GENERAL PLAN AMENDMENT 01-1 / SPECIFIC PLAN 01-2** - Richard Masyczek  
A public hearing approval of the Specific Plan pre-annexation and General Plan Amendment for 673+ acres located at the southeast corner of State Street and Gibbel Road.

**WORK STUDY:**

1. **ZONE CHANGE 03-7 / CONDITIONAL USE PERMIT 03-5 (All-Star Self-Storage)** - Loretta Domenigoni  
A work study session regarding a zone change from C-M (Commercial-Manufacturing) to M-2 (Heavy-Manufacturing) to accommodate the expansion of an existing mini-storage facility located at the southeast corner of Lyon and Acacia Avenues.
2. **ZONE CHANGE 03-8 (John Etchart)** - Loretta Domenigoni  
A work study session for a zone change from A-2-C-10 (Heavy-Agriculture) to M-2 (Heavy-Manufacturing) on property located at 601 South Sanderson Avenue.
3. **LOT SIZE AND OTHER RESTRICTIONS FOR RESIDENTIAL ZONES** - David Sawyer  
Discussion and possible direction to staff regarding the amendment of the City's existing residential zones to better address lot size requirements and design characteristics.
4. **RESIDENTIAL ESTATE DESIGN GUIDELINES** - David Sawyer  
Discussion and possible direction to staff regarding the development of guidelines for the design of rural and/or estate oriented residential developments.