

# PLANNING COMMISSION

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## WELCOME TO THE CITY OF HEMET REGULAR PLANNING COMMISSION MEETING

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## AGENDA

**DATE:** July 17, 2007

**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 Rick Crimeni, Wigsbert Mendoza and Mayzelle Rhoten

**Invocation and Flag Salute:** Commissioner Mendoza

### I. PUBLIC COMMENTS

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### II. AMENDMENTS OR ADDITIONS TO THE AGENDA

**III. HEMET UNIFIED SCHOOL DISTRICT UPDATE** – Update given by HUSD Director of Facilities, Tina Koonce

**IV. PUBLIC HEARINGS**

**A. CONDITIONAL USE PERMIT NO. 06-015 (GUARANTY BANK)**

APPLICANT: Guaranty Bank  
AGENT: Russell Rumansoff – Herron & Rumansoff Architects, Inc.  
LOCATION: South side of Florida Avenue at the terminus of Cawston Avenue (APN: 448-250-015)  
PLANNER: Carole Kendrick  
DESCRIPTION: A request for Planning Commission review and approval of a conditional use permit to construct and operate a 13,150 square-foot, two (2) story Guaranty Bank Regional Office building. The first floor will include the banking facility with a drive-through and the second floor will include a regional office.

**Recommended Action:**

- 1. Adopt Planning Commission Resolution Bill No. 07-xxx, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 06-015 FOR THE CONSTRUCTION AND OPERATION OF A 13,150 SQUARE-FOOT TWO-STORY BUILDING FOR BANKING AND OFFICE USES ALONG WITH APPURTENANT PARKING LOT AND LANDSCAPING LOCATED ON THE SOUTH SIDE OF FLORIDA AVENUE AT THE TERMINUS OF CAWSTON AVENUE (APN: 448-250-015).”***

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APPLICANT: John Williams  
AGENT: Russell Rumansoff – Herron & Rumansoff Architects, Inc.  
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**C. CONDITIONAL USE PERMIT NO. 07-001 (DIAMOND VALLEY R.V. & BOAT STORAGE)**

APPLICANT: Jason Shelley  
LOCATION: South side of existing alignment of Stetson Avenue and east of the terminus of Fisher Road (APN: 460-020-001)  
PLANNER: Carole Kendrick  
DESCRIPTION: A request for Planning Commission review and approval of a conditional use permit to construct and operate a 2,292 square-foot two (2) story office building, 25 – 10' x 20' garages, 17 – 10' x 10' garages and 50 recreational vehicle and boat parking spaces. The site will also include an electrical and water station, waste dump station and a propane filling station on a 3.26-acre site.

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APPLICANT: City of Hemet  
LOCATION: City-wide  
PLANNER: Bernard Chase  
DESCRIPTION: A request for Planning Commission review and recommendation that the City Council adopt an ordinance adding new Articles X and XI to Chapter 18 of the Hemet Municipal Code pertaining to the licensing and regulation of adult businesses and adult business performers; and amending Section 90-4 and repealing Section 90-4.1 of Chapter 90 of the Hemet Municipal Code pertaining to adult business definitions, and amending Section 90-18 of Chapter 90 of the Hemet Municipal Code pertaining to the locational requirements for adult businesses.

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**V. WORK STUDY**

**A. GENERAL PLAN AMENDMENT NO. 05-04 / ZONE CHANGE NO. 05-04 / TENTATIVE PARCEL MAP NO. 34859 – *Ron Running / Loretta Domenigoni***

A work study session with discussion and possible direction to staff regarding a third amendment to the Hemet Valley Country Club Estates Specific Plan 90-9 pertaining to the eastern half of the HVCCE specific plan project area, now known as Tres Cerritos East Specific Plan Amendment No. 06-002. The applicant for this proposal is Corman Leigh Communities / Signal Hill Petroleum / Joan McClintock c/o Corman Leigh Communities and the location is east of the Tres Cerritos Hills, south of Menlo Avenue, west of Cawston Avenue and north of Devonshire Avenue. The project features 787 dwelling units that include detached single-family units on lots ranging from 3,600 to 10,000 square-feet, detached planned residential cluster units, and attached multiple-family units. The plan also includes 5.9 acres of park land allocated in six (6) neighborhood parks, two (2) private recreational facilities, a linear park associated with the Metropolitan Water District easement through the project site, and a network of neighborhood and community trails. The total area for the project is 165.8 acres.

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**VI. CONSENT CALENDAR**

**A. CONDITIONAL USE PERMIT NO. 06-005 (ACACIA GARDENS 2) – *Continued from 05-15-07***

APPLICANT: APE Holdings, LLC  
AGENT: Tim Baker  
LOCATION: East one-half of lot at the southeast corner of Acacia Avenue and Kirby Street  
PLANNER: Bernard Chase  
DESCRIPTION: A request for Planning Commission review and approval of a conditional use permit application for the design, construction and use of 50 multiple-family townhome residences in eleven buildings, with three model plans, along with office and swimming pool facilities, and appurtenant landscape and hardscape features for Units 50 and 52 through 100 of Condominium Tract No. 13982.

**Recommended Action:**

1. ***Adopt Planning Commission Resolution Bill No. 07-XXX, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 06-005....”***

**B. MINUTES**

1. February 20, 2007
2. June 19, 2007

**VII. PLANNING COMMISSION COMMENTS**

**VIII. FUTURE AGENDA ITEMS**

- IX. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, August 7, 2007 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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**VII. PLANNING COMMISSION COMMENTS**

**VIII. FUTURE AGENDA ITEMS**

- IX. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, August 7, 2007 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.