

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 18, 2006

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 Eric McBride, 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. **PRESENTATION OF PLANNING COMMISSION RESOLUTION OF APPRECIATION**

- A. **PRESENTED TO ASSISTANT PLANNER MAUREEN LOSEY**

A presentation by the Planning Commission Chairman, on behalf of the Planning Commission, of a Resolution of Appreciation to Assistant Planner Maureen Losey for 25 years of dedicated service to the City of Hemet, and an offer of congratulations on her retirement announcement.

IV. HEMET UNIFIED SCHOOL DISTRICT UPDATE

V. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT NO. 04-14B

APPLICANT: John Guell – Southland Development
AGENT: Bernard Furlow – Thomas Riggle Design Group
LOCATION: Southeast corner of Sanderson and Devonshire Avenues
DESCRIPTION: A request for a approval of a conditional use permit to construct and operate a 50,000 square-foot LA Fitness building consisting of one (1) basketball court, five (5) racquetball courts, circuit training, aerobics and free weight areas, a four (4) lane lap pool, locker rooms and restrooms, and other associated uses for a fitness center located on Parcel 2 of Map No. 31668.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 06-23, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 04-14B TO CONSTRUCT AND OPERATE A 50,000 SQUARE-FOOT LA FITNESS BUILDING CONSISTING OF ONE (1) BASKETBALL COURT, FIVE (5) RACQUETBALL COURTS, CIRCUIT TRAINING, AEROBICS AND FREE WEIGHT AREAS, A FOUR (4) LANE LAP POOL, LOCKER ROOMS AND RESTROOMS, AND OTHER ASSOCIATED USES FOR A FITNESS CENTER LOCATED ON PARCEL 2 OF MAP NO. 31668 AT THE SOUTHEAST CORNER OF DEVONSHIRE AND SANDERSON AVENUES (APN'S: 441-200-051 AND -054)."***

B. TENTATIVE TRACT MAP NO. 34117

APPLICANT: David Dudek Cap Appraisal
AGENT: Scott Peters – Sterling Land Services
LOCATION: Southeast corner of Thornton Avenue and Buena Vista Street (525 East Thornton Avenue)
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for review and approval of a tentative tract map to convert an existing 16-unit apartment complex into 16 condominium units.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-19, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 34117 TO CONVERT AN EXISTING 16-UNIT APARTMENT COMPLEX INTO 16 CONDOMINIUM UNITS LOCATED ON THE SOUTHEAST CORNER OF THORNTON AVENUE AND BUENA VISTA STREET AT 525 EAST THORNTON AVENUE (APN: 451-130-005)."***

C. VACATION OF A PORTION OF LATHAM AVENUE

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: Duane Baker, Senior Assistant City Manager
DESCRIPTION: A request for Planning Commission approval of the vacation of a portion of Latham Avenue generally described as east of Kirby Street between the Hemet Unified School District Administration complex and the Hemet Valley Mall.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-24, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE THE VACATION OF A PORTION OF THE STREET COMMONLY KNOWN AS 'LATHAM AVENUE' AND LOCATED IN THAT PORTION OF THE NORTHERLY ONE-HALF OF LOT 12 OF WEBER AND GRIFFITHS SUBDIVISION OF TRACT 18 OF RANCHO SAN JACINTO VIEJO."***

D. ZONING ORDINANCE AMENDMENT NO. 06-002

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: Tom Jex / Tamara Alaniz
DESCRIPTION: A proposed zoning ordinance amendment related to the conversion of senior housing into non-senior facilities.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-22, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT NO. 06-002 ADOPTING AN ORDINANCE TO AMEND SECTIONS 541 ET SEQ. OF CHAPTER 90 OF THE HEMET MUNICIPAL CODE REGARDING CONVERSIONS OF SENIOR-ONLY FACILITIES TO NON-SENIOR."***

E. ZONING ORDINANCE AMENDMENT NO. 06-003

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: Tom Jex / Tamara Alaniz

DESCRIPTION: A proposed zoning ordinance amendment of section 133 of Chapter 90 of the Hemet Municipal Code regarding Model Home Complexes.

Recommended Action:

- 1. *Adopt Planning Commission Resolution Bill No. 06-23, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 06-003 TO AMEND SECTION 133 OF CHAPTER 90 OF THE HEMET MUNICIPAL CODE REGARDING MODEL HOME COMPLEXES."***

VI. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 06-21

APPLICANT: Larry Maddox
LOCATION: South of Esplanade Avenue and north of Eaton Avenue on the east side of Palm Avenue
PLANNER: Tamara Alaniz
DESCRIPTION: A request for approval of a site development review application to construct and operate a 5,600 square-foot accessory structure (barn) for residential and agricultural uses.

Recommended Action:

- 1. *Adopt Planning Commission Resolution Bill No. 06-21, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-21, FOR A 5,600 SQUARE-FOOT BARN FOR AGRICULTURAL AND RESIDENTIAL USES ON A 2.19-ACRE LOT LOCATED ON THE EAST SIDE OF PALM AVENUE BETWEEN EATON AVENUE AND ESPLANADE AVENUE AT 1380 NORTH PALM AVENUE (APN: 439-030-013)."***

B. SITE DEVELOPMENT REVIEW NO. 06-13

APPLICANT: Woodside McSweeney 148, Inc.
AGENT: Trent Heiner
LOCATION: Southeast corner of Domenigoni Parkway and State Street
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for 148 single-family residential homes within Tract No. 32717 located within the McSweeney Farms Specific Plan (SP No. 01-02).

Recommended Action:

1. **Adopt Planning Commission Resolution Bill No. 06-20, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-13 FOR 148 SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT MAP NO. 32717 LOCATED ON THE SOUTHEAST CORNER OF DOMENIGONI PARKWAY AND STATE STREET (APN'S: 454-170-002,003 AND 454-070-013)."**

VII. CONSENT CALENDAR

A. MINUTES

1. June 20, 2006

VIII. PLANNING COMMISSION COMMENTS

IX. FUTURE AGENDA ITEMS

- X. **ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, August 1, 2006 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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