

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 20, 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: Commissioner Rhoten

- 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. VESTING TENTATIVE TRACT MAP NO. 31280 / ENVIRONMENTAL ASSESSMENT NO. 03-32 (Continued from June 15, 2004)

APPLICANT: Orangewood Investment Partners
LOCATION: West side of Pine Avenue between Commonwealth and Esplanade Avenues
PLANNER: Maureen Losey
DESCRIPTION: A request to subdivide 16.18 acres into 13 lots for single-family residential development with adoption of a Mitigated Negative Declaration for the project.

Recommended Action:

Staff recommends that the Planning Commission:

- 1. Adopt Resolution Bill No. 04-7EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION (EA NO. 03-32) FOR VESTING TENTATIVE TRACT MAP NO. 31280 (APN: 441-090-002, 004 & 036)."***
- 2. Adopt Resolution Bill No. 04-20, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING VESTING TENTATIVE TRACT MAP NO. 31280 FOR THE SUBDIVISION OF 16.18 ACRES INTO 13 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE WEST SIDE OF PINE AVENUE BETWEEN COMMONWEALTH AND ESPLANADE AVENUES (APN: 441-090-002, 004 & 036)."***

B. CONDITIONAL USE PERMIT NO. 01-6 - EXTENSION OF TIME

APPLICANT: Spirit of Joy Church
LOCATION: Northeast corner of Sanderson and Johnston Avenues
PLANNER: Maureen Losey
DESCRIPTION: A request for a one (1) year extension of time for a conditional use permit to construct a multi-building church facility with a two-story sanctuary, a one-story social hall and a classroom, with related parking on 5.06± acres zoned Planned Community Development (PCD 79-91) with Commercial Standards.

Recommended Action:

Staff recommends that the Planning Commission:

- 1. Adopt Resolution Bill No. 04-42, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A ONE-YEAR TIME EXTENSION FOR CONDITIONAL USE PERMIT NO. 01-6 TO CONSTRUCT A MULTI-BUILDING CHURCH FACILITY WITH A TWO-STORY SANCTUARY, A ONE-STORY SOCIAL HALL AND A CLASSROOM, WITH RELATED PARKING ON 5.06± ACRES ZONED PLANNED COMMUNITY DEVELOPMENT (PCD 79-91) WITH COMMERCIAL STANDARDS (APN: 456-060-006)."***

C. TENTATIVE PARCEL MAP NO. 32484

APPLICANT: KZ Holdings, LLC
AGENT: Pat Cowen
LOCATION: Southwest corner of Florida Avenue and Kirby Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to subdivide 5.79 acres into four (4) commercial parcels.

Recommended Action:

Staff recommends that the Planning Commission:

- 1. Adopt Resolution Bill No. 04-45, entitled: "A RESOLUTION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 32484 FOR THE SUBDIVISION OF 5.79 ACRES INTO FOUR (4) COMMERCIAL PARCELS LOCATED AT THE SOUTHWEST CORNER OF FLORIDA AVENUE AND KIRBY STREET (APN'S: 441-210-005, 024 AND 025)."***

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 04-7

APPLICANT: Osborne Development, Inc.
AGENT: Bob Osborne
LOCATION: Southwest corner of Palm and Eaton Avenues
PLANNER: Maureen Losey
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for Vesting Tentative Tract Map No. 31188 located on the southwest corner of Palm and Eaton Avenues.

Recommended Action:

Staff recommends that the Planning Commission:

- 1. Adopt Resolution Bill No. 04- , entitled: "A RESOLUTION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-7 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR VESTING TENTATIVE TRACT MAP NO. 31188 LOCATED ON THE SOUTHWEST CORNER OF PALM AND EATON AVENUES (APN: 441-130-024 & 025)."***

VI. WORK STUDY

A. COTTONWOOD RANCH - Ron Running

A work study session to review the proposed single-family architecture for Vesting Tentative Tract Map No. 30558 by Greystone Homes located on the southeast corner of Fisher Street and Mustang Way in Page Ranch.

B. PULTE HOMES - Ron Running

A work study session for the architectural review of single-family residences proposed for Tentative Tract Map Nos. 31807 and 31808 located south of the railroad tracks between Warren Road and Fishter Street.

C. STETSON RANCH - Richard Masyczek

A work study session to review a possible Specific Plan for single-family residential development located south of Stetson Avenue, east and west of Elk Street.

D. BUENA VISTA HOMES - Loretta Domenigoni

A work study session to review a proposed zone change from R-3 to R-1-6 and a tentative tract map subdividing approximately 5 acres in 20 single-family residential lots located east of Buena Vista Street and north of Sunjoy Drive.

VII. CONSENT CALENDAR

A. MINUTES

1. July 6, 2004

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

A. INTERIM URGENCY ORDINANCE ADOPTED BY CITY COUNCIL ON JULY 13, 2004

IX. PLANNING COMMISSION COMMENTS

X. FUTURE AGENDA ITEMS

XI. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, August 3, 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.
