

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: August 5, 2003

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

Roll Call: Chairman Duistermars, Vice Chairman Jones and Commissioners Calkins, Hicks and 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. **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. March 18, 2003
2. July 15, 2003

V. PUBLIC HEARINGS:

A. CONDITIONAL USE PERMIT NO. 01-1 (EXTENSION OF TIME)

APPLICANT: The Salvation Army
AGENT: G.V. Salts, STK Architecture, Inc.
LOCATION: Southeast corner of Palm and Acacia Avenues
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for a one-year time extension and minor site and architectural modifications for the development of a 13,572 square-foot one-story building containing a worship chapel, classrooms, offices and a multi-purpose room.

Recommended Action: ***Staff recommends that this item be continued to the meeting of September 2, 2003, per the request of the applicant.***

B. GENERAL PLAN AMENDMENT NO. 01-1; SPECIFIC PLAN NO. 01-2 (MCSWEENEY SPECIFIC PLAN - PRE-ZONING OF SUBJECT PROPERTY(AND CONSIDERATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROJECTS

APPLICANT: McSweeney Farms Properties
LOCATION: Southeast corner of State Street and Gibbel Road in the unincorporated area of the County
PLANNER: Richard Masyczek
DESCRIPTION: A request for pre-zoning of a 673 acre site to Specific Plan (SP 01-2) which would permit 1,640 residential units, 100 acres of open space, 12 acres of commercial space, 3 acres for an equestrian center and two school sites on the subject property. A concurrent General Plan Amendment is also proposed to accommodate the uses specified above. A draft Environmental Impact Report (DEIR) will also be reviewed.

Recommended Action:

1. ***Adopt Planning Commission Resolution No. 03-10EA recommending to the City Council certification of the Draft Environmental Impact Report for General Plan Amendment No. 01-1 and Specific Plan No. 01-2, entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET RECOMMENDING APPROVAL AND CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE MCSWEENEY FARMS SPECIFIC PLAN (SP 01-2) AND GENERAL PLAN AMENDMENT (GPA 01-1) TO THE CITY COUNCIL OF THE CITY OF HEMET.”

2. ***Adopt Planning Commission Resolution No. 03-35 recommending approval to the City Council of General Plan Amendment 01-1, entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 01-1

ESTABLISHING A "SP" DESIGNATION ON A 673 ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF STATE STREET AND GIBBEL ROAD IN THE COUNTY OF RIVERSIDE TO THE CITY COUNCIL OF THE CITY OF HEMET."

3. **Adopt Planning Commission Resolution No. 03-36 recommending approval to the City Council of Specific Plan 01-2, entitled:**

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET RECOMMENDING APPROVAL OF AN ORDINANCE ADOPTING SPECIFIC PLAN 01-2 FOR A 673 ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF STATE STREET AND GIBBEL ROAD IN THE COUNTY OF RIVERSIDE AND WHICH WOULD PERMIT 1,640 DWELLING UNITS, COMMERCIAL AND COMMUNITY USES, DRAINAGE FACILITIES, OPEN SPACE USES, AND ESTABLISH A PRE-ZONE FOR ANNEXATION OF THE PROPERTY TO THE CITY COUNCIL OF THE CITY OF HEMET."

C. ZONE CHANGE NO. 03-5 / ENVIRONMENTAL ASSESSMENT NO. 03-27

APPLICANT: Jacoby Plantenga 1999 Trust
AGENT: Jeff Petrus, Lee Entitlements
LOCATION: West side of Cawston Avenue between Fruitvale and Eaton Avenues
PLANNER: Maureen Losey
DESCRIPTION: A request for a zone change from A-2-C (Heavy-Agricultural) to R-1 (Single-Family Residential), and adoption of a Mitigated Negative Declaration for the project.

Recommended Action: *Staff recommends that this item be tabled at this time to further evaluate potential environmental issues.*

VI. WORK STUDY:

A. D-3 ZONE - David Sawyer

A presentation by staff of issues regarding the establishment of a D-3 Zone as a transitional zone between traditional commercial zones and single-family residential zoning. Two study areas will be presented with discussion by the Planning Commission and possible direction to staff.

B. GPA NO. 03-4 AND ZC NO. 03-10 - Matthew Bassi

A work study session to discuss a recent new project submittal comprising of a general plan amendment from Industrial (I) to R-1 (Single Family) and a zone change from CM & M1 to R-1 for a 43 acre project area located on the west side of Kirby Avenue, approximately 660 feet south of Acacia Avenue.

VII. DIRECTOR'S REPORT:

A. PROJECT APPROVAL SIGN-OFF BY DEPARTMENT

Discussion & update to Commission regarding the implementation of a requirement for departments to sign off on project approvals.

B. PARKS COMMISSION MEETING UPDATE

Discussion and update of the July 28, 2003 Parks Commission meeting and their discussion of a Parks Master Plan, with possible direction to staff.

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 19, 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 19, 2003

PUBLIC HEARINGS:

1. **VESTING TENTATIVE TRACT MAP 30558 (Cottonwood Subdivision)** - Matthew Bassi
A public hearing for the proposed subdivision of 86 acres into 372 lots for single family development located at the southeast corner of Fisher Street and Mustang Way.
2. **CONDITIONAL USE PERMIT NO. 02-6 West Coast Faith Church)** - Maureen Losey
A public hearing for the proposed 15,000 square-foot expansion to an existing church located at the southwest corner of State Street and Stetson Avenue.
3. **TENTATIVE PARCEL MAP NO. 30934 (Rico Enterprises)** - Maureen Losey
A public hearing for the proposed subdivision of 9.73 acres into two parcels for commercial/institutional purposes located on the north side of Acacia Avenue, approximately 1/4 mile west of Sanderson Avenue.
4. **CONDITIONAL USE PERMIT NO. 02-7 (Rico Enterprises)** - Maureen Losey
A public hearing for the proposed development of a 240-unit home for the aged located on the north side of Acacia Avenue, approximately 1/4 mile west of Sanderson Avenue.
5. **VESTING TENTATIVE TRACT MAP 30041** - Ron Running
A public hearing for Stowe-Passco Development regarding the proposed subdivision of 102.8 acres into 428 single-family residential lots in the Residential Low Density (5 du/ac) area of the Page Ranch Planned Community Development (PCD 79-93) located on the east side of Sanderson Avenue approximately 400-feet south of Stetson Avenue.

WORK STUDY:

1. **ZONE CHANGE 03-7 / CONDITIONAL USE PERMIT 03-5 (All-Star Self-Storage)** - Loretta Domenigoni

A work study session regarding a request to change the zone 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 regarding a request to change the zone from A-2-C-10 (Heavy-Agriculture - 10-acre minimum) to M-2 (Heavy-Manufacturing) on property located at 601 South Sanderson Avenue.

3. **ZONING ORDINANCE AMENDMENT 03-3 (R-1-X Zone District)** - David Sawyer
A work study session for discussion with possible direction to staff regarding an amendment to the Hemet Municipal Code to divide the existing R-1 (Single-Family Residential) zone into separate R-1-6, R-1-7.2, R-1-10, R-1-20 and R-1-40 zones, each with specific standards including permitted uses, lot size, lot coverage, density and other regulations.
4. **RESIDENTIAL ESTATE DESIGN GUIDELINES** - David Sawyer
A work study session for discussion with possible direction to staff regarding the establishment of rural/estate residential design guidelines for use with large-lot subdivisions.
5. **ZONE CHANGE NO. 03-9/CONDITIONAL USE PERMIT NO. 03-7 - Maureen Losey**
A work study session to discuss a proposed Zone Change and CUP to accommodate the parking lot expansion of the Washington Mutual Bank located at the northeast corner of Mayflower and Florida Avenue.