

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 16, 2005

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 Wigsbert Mendoza and Mayzelle Rhoten

Invocation and Flag Salute: Commissioner Mendoza

- 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. TENTATIVE PARCEL MAP NO. 32132 (Continued from 8-2-05)

APPLICANT: Glen and Anna Marie Dalbey
AGENT: Alex Alatorre - Alatorre & Associates
LOCATION: West side of Soboba Street approximately 223-feet south of Lincoln Avenue
DESCRIPTION: A request for approval of a tentative parcel map to subdivide 3.99 acres into four (4) lots for the future development of single-family homes.

Recommended Action:

1. **Adopt Planning Commission Resolution Bill No. 05-33, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE PARCEL MAP NO. 32132 FOR THE SUBDIVISION OF 3.99 ACRES INTO FOUR (4) SINGLE-FAMILY RESIDENTIAL LOTS, LOCATED ON THE WEST SIDE OF SOBOBA STREET APPROXIMATELY 223-FEET SOUTH OF LINCOLN AVENUE (APN: 551-180-021)."**

B. ZONE CHANGE NO. 04-12 / TENTATIVE TRACT MAP NO. 32700 / ENVIRONMENTAL ASSESSMENT NO. 04-45

APPLICANT: Daniel Persichetti
AGENT: Russell Rumansoff
LOCATION: Southwest & northwest corners of Wentworth Drive and Sanderson Avenue
PLANNER: Tamara Alaniz
DESCRIPTION: A request to change the zoning designation of 6.09 acres on the northwestern corner of Wentworth Drive and Sanderson Avenue from M-2 (Heavy-Manufacturing) to C-M (Commercial-Manufacturing) and to subdivide 7.96 acres on the southwest corner of Wentworth Drive and Sanderson Avenue into 16 lots for commercial development, for a total affected project area of 10.13 acres.

Recommended Action: **Staff recommends that the Planning Commission:**

1) **Adopt Resolution Bill No. 05-5EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ENVIRONMENTAL ASSESSMENT NO. 04-45 (NEGATIVE DECLARATION) FOR ZONE CHANGE NO. 04-12 AND TENTATIVE PARCEL MAP NO. 32700."**

2) **Adopt Resolution Bill No. 05-35, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE NO. 04-12 TO CHANGE THE ZONING DESIGNATION OF 6.09 ACRES ON THE**

NORTHWESTERN CORNER OF WENTWORTH DRIVE AND SANDERSON AVENUE FROM M-2 (HEAVY-MANUFACTURING) TO C-M (COMMERCIAL-MANUFACTURING).”

3) Adopt Resolution Bill No. 05-36, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE PARCEL MAP NO. 32700, TO SUBDIVIDE 7.96 ACRES ON THE SOUTHWESTERN CORNER OF WENTWORTH DRIVE AND SANDERSON AVENUE INTO 16 LOTS FOR FUTURE COMMERCIAL DEVELOPMENT.”

V. WORK STUDY

A. CONDITIONAL USE PERMIT NO. 05-11 - Tamara Alaniz

A work study session with discussion and possible direction to staff for a request for approval of a conditional use permit to develop an 81 unit apartment complex on 5.79 acres located north of Acacia Avenue and one parcel east of Yale Street, west of the City/County border.

VI. CONSENT CALENDAR

A. MINUTES

1. February 15, 2005
2. August 2, 2005

VII. UPDATE OF CITY COUNCIL ACTION ON PLANNING COMMISSION ITEMS

A. AUGUST 9, 2005 CITY COUNCIL MEETING

1, CONDITIONAL USE PERMIT NO. 04-21

An appeal of the Planning Commission denial of the request for a conditional use permit to construct a sixty-five (65) foot tall wireless telecommunications facility in a flagpole style design on property zoned C-2 (General-Commercial) and located on the east side of State Street, two parcels south of Oakland Avenue, at 450 N. State Street (APN: 443-131-016).

VIII. PLANNING DIRECTOR ITEMS

A. APPOINTMENT OF PLANNING COMMISSIONER TO SERVICE AS A REPRESENTATIVE ON THE TRAFFIC COMMISSION

IX. PLANNING COMMISSION COMMENTS

X. FUTURE AGENDA ITEMS

XI. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, September 6, 2005 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.
