

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 2, 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 Jim Calkins, Wigsbert Mendoza and Mayzelle Rhoten

Invocation and Flag Salute: Vice Chairman Jones

- 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

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. CONDITIONAL USE PERMIT NO. 04-20

APPLICANT: Western States Mobile Home Parks, General Partnership
AGENT: Ben Miller
LOCATION: South side of Florida Avenue, easterly and westerly of Myers Street
PLANNER: Maureen Losey
DESCRIPTION: A request for approval of a Conditional Use Permit to add 73 spaces to an existing mobile home park (Hemet West MHP).

Recommended Action:

1. ***Continue the project to the Planning Commission meeting of September 6, 2005 pending the City Council's review of the project on August 23, 2005.***

C. ZONING ORDINANCE AMENDMENT NO. 05-01

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: Richard Masyczek
DESCRIPTION: An ordinance amendment to revise the City's Density Bonus Ordinance to reflect recent, mandatory State requirements.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-06EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ENVIRONMENTAL ASSESSMENT NO. 05-38 ADOPTING A NEGATIVE DECLARATION FOR ZONING ORDINANCE AMENDMENT NO.***

05-01, ADDING SECTIONS 90-161 THROUGH 90-168 TO ARTICLE VI (DENSITY BONUSES) OF CHAPTER 90 OF THE HEMET MUNICIPAL CODE.

2. ***Adopt Planning Commission Resolution Bill No. 05-37, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 05-01 ADDING SECTIONS 90-161 THROUGH 90-168 TO ARTICLE VI (DENSITY BONUSES) OF CHAPTER 90 OF THE HEMET MUNICIPAL CODE ESTABLISHING A DENSITY BONUS PROGRAM FOR QUALIFYING HOUSING DEVELOPMENTS."***

D. ZONING ORDINANCE AMENDMENT NO. 05-06

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: Bernard Chase
DESCRIPTION: An ordinance of the City of Hemet, California amending Hemet Municipal Code Sections 90-1613 and 90-1622 regarding wireless telecommunications facilities located on public property.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-38, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 05-06 AMENDING SECTIONS 90-1613 AND 90-1622 OF ARTICLE XLVI (WIRELESS TELECOMMUNICATION FACILITIES) OF CHAPTER 90 OF THE HEMET MUNICIPAL CODE REGARDING WIRELESS TELECOMMUNICATIONS FACILITIES LOCATED ON PUBLIC PROPERTY."***

V. WORK STUDY

A. ZONE CHANGE NO. 03-13 / TENTATIVE TRACT MAP NO. 31064 (Continued from 07-19-05) - D. Sawyer

A work study session with possible direction to staff regarding a request to change the zoning from A-1-C-1 (Heavy-Agricultural) to R-1 (Single-Family Residential) and adoption of a Mitigated Negative Declaration, including the Mitigation Monitoring Program for the proposed project, with the concurrent processing of tentative tract map to subdivide 39 acres into 150 Single-family Residential lots.

VI. CONSENT CALENDAR

A. MINUTES

1. December 7, 2004
2. May 17, 2005
3. June 21, 2005
4. July 19, 2005

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

A. MUNICIPAL CODE AMENDMENT NO. 05-02 - AMENDMENT TO MSHCP FEE ORDINANCE

B. ZONING ORDINANCE AMENDMENT NO. 05-02 - GASOLINE STATION STANDARDS

C. GENERAL PLAN AMENDMENT NO. 04-01, ZONE CHANGE NO. 04-01, CONDITIONAL USE PERMIT NO. 04-20 AND ENVIRONMENTAL ASSESSMENT NO. 04-02 - HEMET WEST MOBILE HOME PARK

VIII. PLANNING DIRECTOR ITEMS

A. REVISED TENTATIVE TRACT MAP NO. 32955 LOCATED WITHIN THE CITY OF HEMET'S SPHERE OF INFLUENCE, BETWEEN WARREN ROAD AND CAWSTON AVENUE BORDERING BOTH ESPLANADE AVENUE AND SEVENTH STREET IN SAN JACINTO.

B. DISCUSSION OF ITEMS REQUESTED BY PLANNING COMMISSION:

Including 1) Water conservation within the City of Hemet; 2) Concerns regarding Esplanade Avenue relative to consistency and definition of densities between the City of Hemet and City of San Jacinto; 3) Design Guidelines; 4) Traffic Calming; 5) RTA Bus Turnouts; 6) Planned Unit Developments vs. Specific Plans for smaller lot subdivisions; 7) What happened to City Councils for both the City of Hemet and City of San Jacinto reviewing projects along Esplanade.

IX. PLANNING COMMISSION COMMENTS

X. FUTURE AGENDA ITEMS

XI. ADJOURNMENT: To the joint meeting of the City of Hemet Planning Commission and City Council scheduled for ***Tuesday, August 8, 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.
