

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: September 5, 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:

- 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**

IV. PUBLIC HEARINGS

A. TENTATIVE TRACT MAP NO. 34117 (Continued from July 18, 2006)

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 A CATEGORICAL EXEMPTION AND TENTATIVE TRACT MAP NO. 34117 PERTAINING TO THE CONVERSION OF AN EXISTING 16 UNIT APARTMENT COMPLEX INTO 16 CONDOMINIUM UNITS LOCATED ON THE SOUTHEAST CORNER OF THORNTON AVENUE AND BUENA VISTA STREET OR 525 EAST THORNTON AVENUE (APN: 451-130-005).”***

B. TENTATIVE TRACT MAP NO. 34116 AND VARIANCE NO. 06-001

APPLICANT: Alex Lisnevsky
AGENT: Matt Hussions – Aquila Development
LOCATION: 204 North Mayflower Street (East side of Mayflower Street between Florida and Devonshire Avenues)
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval of the conversion of an existing 20 unit apartment complex into 20 condominium units and to vary from the minimum required side and rear setbacks for required parking.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 06-29, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE TRACT MAP NO. 34116 PERTAINING TO THE CONVERSION OF AN EXISTING 20 UNIT APARTMENT COMPLEX INTO 20 CONDOMINIUM UNITS ON THE EAST SIDE OF MAYFLOWER STREET BETWEEN FLORIDA AND DEVONSHIRE AVENUES OR 204 NORTH MAYFLOWER STREET (APN: 445-202-047).”***

C. TENTATIVE TRACT MAP NO. 33858

APPLICANT: BC Eaton Avenue, LLC
AGENT: Brian Boulio
LOCATION: South side of Eaton Avenue between Sanderson Avenue and Kirby Street

PLANNER: Tamara Alaniz
DESCRIPTION: A request for Planning Commission review and approval of a tentative tract map application for the subdivision of 9.56 acres into thirty-seven (37) single-family residential lots ranging in size from 7,200 to 12,758 square-feet.

Recommended Actions:

1. ***Adopt Planning Commission Resolution Bill No. 06-05EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING ENVIRONMENTAL ASSESSMENT NO. 05-40 (MITIGATED NEGATIVE DECLARATION) FOR TENTATIVE TRACT MAP NO. 33858 IN ORDER TO SUBDIVIDE 9.56 ACRES INTO THIRTY-SEVEN (37) LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT."***
2. ***Adopt Planning Commission Resolution Bill No. 06-25, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 33858, PERTAINING TO THE SUBDIVISION OF 9.56 ACRES INTO THIRTY-SEVEN (37) LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE OF EATON AVENUE, BETWEEN KIRBY STREET AND SANDERSON AVENUE (APN: 444-190-001)."***

D. TENTATIVE TRACT MAP NO. 34659

APPLICANT: Cheryl Thompson – SunCal Companies
AGENT: John Vanderelst – AEI-CASC Engineering
LOCATION: Southeast corner of Domenigoni Parkway (Gibbel Road) and State Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval for the subdivision of 383.93 acres into sixteen (16) numbered lots and nine (9) lettered lots to establish Planning Area boundaries for the Phase 3 development of the McSweeney Farms Specific Plan (SP No. 01-2).

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-30, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 34659 SUBDIVIDING 383.93 ACRES INTO SIXTEEN (16) NUMBERED LOTS AND NINE (9) LETTERED LOTS TO ESTABLISH PLANNING AREA BOUNDARIES LOCATED ON THE SOUTHEAST CORNER OF DOMENIGONI PARKWAY/GIBBLE ROAD AND STATE STREET WITHIN THE MCSWEENEY FARMS SPECIFIC PLAN (SP 01-2) (APN'S: 454-070-021, 454-100-012 & 018, 454-170-006 AND 454-180-003 & 004)."***

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 05-19 (Continued from 06-20-06)

APPLICANT: Sagefield Homes
AGENT: Eugene Wilson
LOCATION: Northeast corner of Kit Avenue and Carson Street (APN: 443-080-035)
PLANNER: Tamara Alaniz
DESCRIPTION: A request for review and approval of the site development review application related to Zone Change No. 05-10 and Tentative Tract Map No. 33916 for seven (7) single-family lots with homes on 1.86 acres.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 06-16, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-19 FOR THE DEVELOPMENT OF SEVEN (7) SINGLE-FAMILY HOMES ON SEVEN (7) LOTS TOTALING 1.86 ACRES LOCATED ON THE NORTHEAST CORNER OF KIT AVENUE AND CARSON STREET (APN: 443-080-035)."***

B. SITE DEVELOPMENT REVIEW NO. 06-016

APPLICANT: Centex Homes
AGENT: Heather Allen
LOCATION: North side of Fruitvale Avenue between Palm Avenue and State Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval to construct 193 single-family residential units on 27.4 acres within Tract Map Nos. 31796 and 24147.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 06-31, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-16 FOR 193 SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT MAP NOS. 31796 AND 24147 LOCATED ON THE NORTH SIDE OF FRUITVALE AVENUE BETWEEN PALM AVENUE AND STATE STREET (APN: 439-040-009)."***

C. SITE DEVELOPMENT REVIEW NO. 06-002 (VENTANA)

APPLICANT: PCG Peppertree, LP
AGENT: Ian Harvey
LOCATION: Northwest corner of Menlo and Cawston Avenues – Peppertree Specific Plan Area 2
PLANNER: Bernard Chase
DESCRIPTION: A request for Planning Commission review and approval of a Site Development Review application for the design review of 62 single-family residences with three (3) model plans and three (3)

design themes, as well as appurtenant landscape and hardscape features for Peppertree Specific Plan Area 2, Vesting Tract Map No. 29843, Lot Nos. 59-120.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-33, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-002 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR 62 SINGLE-FAMILY RESIDENCES AND APPURTENANT LANDSCAPING AND IMPROVEMENTS WITHIN PEPPERTREE SPECIFIC PLAN AREA 2 AT THE NORTHWEST CORNER OF MENLO AND CAWSTON AVENUES."***

D. SITE DEVELOPMENT REVIEW NO. 06-003 (GRAN VIA)

APPLICANT: PCG Peppertree, LP
AGENT: Ian Harvey
LOCATION: Northwest corner of Menlo and Cawston Avenues
PLANNER: Bernard Chase
DESCRIPTION: A request for Planning Commission review and approval of a Site Development Review application for the design review of 58 single-family residences with three (3) model plans and three (3) design themes, as well as appurtenant landscape and hardscape features for the Peppertree Specific Plan Area 3, Vesting Tentative Tract Map No. 29843, Lots 1 - 58.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-26, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-03 CONSISTING OF SITE DEVELOPMENT PLANS FOR 58 SINGLE-FAMILY RESIDENCES AND APPURTENANT LANDSCAPING AND IMPROVEMENTS WITHIN THE PEPPERTREE SPECIFIC PLAN AREA 3 AT THE NORTHWEST CORNER OF MENLO AND CAWSTON AVENUES."***

E. SITE DEVELOPMENT REVIEW NO. 06-004 (ENTRADA)

APPLICANT: PCG Peppertree, LP
AGENT: Ian Harvey
LOCATION: Northwest corner of Menlo and Cawston Avenues
PLANNER: Bernard Chase
DESCRIPTION: A request for Planning Commission review and approval of a Site Development Review application for the design review of 96 multiple-family residences with four (4) model plans in fifteen (15) buildings, and appurtenant landscape and hardscape features for the Peppertree Specific Plan Area 6, Vesting Tentative Tract Map No. 29843, Lot No. 125.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-27, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-004 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR 96 MULTIPLE-FAMILY RESIDENCES AND APPURTENANT LANDSCAPING AND IMPROVEMENTS WITHIN THE PEPPERTREE SPECIFIC PLAN AREA 6 AT THE NORTHWEST CORNER OF MENLO AND CAWSTON AVENUES.”***

F. SITE DEVELOPMENT REVIEW NO. 06-005 (LA RONDA)

APPLICANT: PCG Peppertree, LP
AGENT: Ian Harvey
LOCATION: Northwest corner of Menlo and Cawston Avenues
PLANNER: Bernard Chase
DESCRIPTION: A request for Planning Commission review and approval of a Site Development Review application for the design review of 144 multiple-family residences with four (4) model plans in eighteen (18) buildings, and appurtenant landscape and hardscape features for the Peppertree Specific Plan Area 4, Vesting Tentative Tract Map No. 29843, Lot 122.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-34, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-05 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR 144 MULTIPLE-FAMILY RESIDENCES AND APPURTENANT LANDSCAPING AND IMPROVEMENTS WITHIN THE PEPPERTREE SPECIFIC PLAN AREA 4 AT THE NORTHWEST CORNER OF MENLO AND CAWSTON AVENUES.”***

G. SITE DEVELOPMENT REVIEW NO. 06-006 (MONTE VERDE)

APPLICANT: PCG Peppertree, LP
AGENT: Ian Harvey
LOCATION: Northwest corner of Menlo and Cawston Avenues
PLANNER: Bernard Chase
DESCRIPTION: A request for Planning Commission review and approval of a Site Development Review application for the design review of 96 multiple-family residences with two (2) model plans in twelve (12) buildings, and appurtenant landscape and hardscape features for the Peppertree Specific Plan Area 5, Vesting Tentative Tract Map No. 29843, Portion of Lot Nos. 123 and 124.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-28, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-06 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR 96 MULTIPLE-FAMILY RESIDENCES AND APPURTENANT LANDSCAPING AND***

IMPROVEMENTS WITHIN PEPPERTREE SPECIFIC PLAN AREA 5 AT THE NORTHWEST CORNER OF MENLO AND CAWSTON AVENUES.”

H. SITE DEVELOPMENT REVIEW NO. 06-007 (COMMUNITY FACILITIES)

APPLICANT: PCG Peppertree, LP
AGENT: Ian Harvey
LOCATION: Northwest corner of Menlo and Cawston Avenues
PLANNER: Bernard Chase
DESCRIPTION: A request for Planning Commission review and approval of a Site Development Review application for the design review of the Recreation Center, project entry gates, fencing & landscaping and community pool areas for the Peppertree Specific Plan development, Vesting Tentative Tract Map No. 29843.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 06-35, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-07 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR THE DESIGN REVIEW OF THE COMMUNITY FACILITIES FOR VESTING TENTATIVE TRACT MAP NO. 29843, LOCATED ON THE NORTHWEST CORNER OF CAWSTON AND MENLO AVENUES.”***

VI. PLANNING DIRECTOR ITEMS

A. MAJOR PROJECTS UPDATE

An update of major projects within the City of Hemet (to be provided at the meeting).

VII. PLANNING COMMISSION COMMENTS

VIII. FUTURE AGENDA ITEMS

- IX. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, September 19, 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.