

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: September 6, 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 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, Dan Lovingier

IV. PUBLIC HEARINGS

A. TENTATIVE PARCEL MAP NO. 32132 - (Continued from 08-16-05)

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:

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- 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. TENTATIVE PARCEL MAP NO. 33522

APPLICANT: Jaime Suarez
AGENT: CES Consultants, Inc.
LOCATION: Northwest corner of Central Avenue and Ramona Street
PLANNER: Tamara Alaniz
DESCRIPTION: A request for approval of a tentative parcel map to develop an existing 29,565 square-foot lot into two (2) single-family residential parcels of 10,069 square-feet each (APN: 446-041-015).

Recommended Action:

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- 1. Adopt Planning Commission Resolution Bill No. 05-39, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE PARCEL MAP NO. 33522, PERTAINING TO THE DEVELOPMENT OF AN EXISTING 29,565 SQUARE-FOOT LOT ON THE NORTHWEST CORNER OF CENTRAL AVENUE AND RAMONA STREET INTO TWO (2) SINGLE-FAMILY RESIDENTIAL PARCELS OF 10,069 SQUARE-FEET EACH (APN: 446-041-015)."***

V. WORK STUDY

A. CONDITIONAL USE PERMIT NO. 05-11 - (Continued from 08-16-05) - 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. March 15, 2005
2. May 31, 2005
3. August 16, 2005

VII. UPDATE OF CITY COUNCIL ACTION ON PLANNING COMMISSION ITEMS

A. AUGUST 23, 2005 CITY COUNCIL MEETING

1. **A TWENTY-MONTH AND 15 DAY EXTENSION OF INTERIM URGENCY ORDINANCE NO. 1734 PROVIDING TEMPORARY DEVELOPMENT REGULATIONS FOR THE WEST HEMET PLANNING AREA**
2. **ZONING ORDINANCE AMENDMENT NO. 05-01 - DENSITY BONUSES**
3. **ZONING ORDINANCE AMENDMENT NO. 05-06 - TELECOMMUNICATIONS ORDINANCE**

VIII. PLANNING COMMISSION COMMENTS

IX. FUTURE AGENDA ITEMS

- X. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, September 20, 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.
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