

# 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 16, 2003

TIME: 5:00 p.m.

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

### Roll Call:

#### Planning Commission

Chairman Bob Duistermars  
Vice Chairman Nick Jones  
Commissioner Jim Calkins  
Commissioner B.R. Hicks  
Commissioner Mayzelle Rhoten

#### Traffic Commission

Chairman Joseph Ley  
Vice Chairman Patrick Searl  
Commissioner Don Berry  
Commissioner Brenda Garrity  
Commissioner Dan Walters

Invocation and Flag Salute: Planning Commissioner Hicks

## I. JOINT MEETING OF THE CITY OF HEMET PLANNING COMMISSION AND TRAFFIC COMMISSION

### A. TRAFFIC ISSUES

A discussion of traffic issues with possible direction to staff regarding traffic calming, the circulation element and rural standards.

**\*\*Note:** *The joint meeting will be held from 5:00 p.m. to 6:00 p.m. and will be immediately followed by the regularly scheduled meeting of the City of Hemet Planning Commission.*

- II. **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.

III. **HEMET UNIFIED SCHOOL DISTRICT UPDATE:** Update given by HUSD Director of Facilities, Sandy Packham

IV. **AMENDMENTS OR ADDITIONS TO THE AGENDA**

V. **CONSENT CALENDAR:**

     A. **MINUTES**

1. September 2, 2003

VI. **PUBLIC HEARINGS:**

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

APPLICANT: The Salvation Army  
AGENT: Tony Finaldi / STK Architecture  
LOCATION: Southeast corner of Palm and Acacia Avenues  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request for a one-year time extension and minor architecture and landscaping modifications for the construction of a 13,572 square-foot, one-story building containing a worship chapel, classrooms, offices and a multi-purpose room.

***Recommended Action:***

1. ***Adopt Planning Commission Resolution No. 03-34 approving a one-year extension of time for Conditional Use Permit No. 01-1, entitled:***

***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING A ONE-YEAR TIME EXTENSION AND MINOR ARCHITECTURAL AND LANDSCAPING MODIFICATIONS FOR CONDITIONAL USE PERMIT NO. 01-1 LOCATED AT THE SOUTHEAST CORNER OF PALM AND ACACIA AVENUES (APN: 446-020-019)”***

B. **ZONE CHANGE NO. 03-2 & ENVIRONMENTAL ASSESSMENT NO. 03-17**

APPLICANT: Osborne Development, Inc.  
AGENT: Bob Osborne  
LOCATION: Southwest corner of Palm and Eaton Avenues  
PLANNER: Matthew Bassi  
DESCRIPTION: A request to change the zoning classification from A-1-C-1 (Light Agricultural - 1 acre minimum) and R-A (Residential Agriculture) to A-1 (Light Agricultural - ½ acre minimum) and R-1-15 (Single Family

Residential - 15,000 square-foot minimum), including adoption of a Negative Declaration.

**Recommended Action:**

1. **Adopt Planning Commission Resolution No. 03-14EA recommending approval to the City Council of Environmental Assessment No. 03-17 for Zone Change No. 03-2, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A NEGATIVE DECLARATION (EA NO. 03-17) FOR ZONE CHANGE NO. 03-2 AND VESTING TENTATIVE TRACT MAP NO. 31188 (APN: 441-130-024 and 025)”**

2. **Adopt Planning Commission Resolution No. 03-42 recommending approval to the City Council of Zone Change No. 03-2, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 03-2 TO CHANGE THE ZONING CLASSIFICATION FROM A-1-C-1 (LIGHT AGRICULTURAL - 1 ACRE MINIMUM) AND R-A (RESIDENTIAL AGRICULTURE) TO A-1 (LIGHT AGRICULTURAL - ½ ACRE MINIMUM) AND R-1-15 (SINGLE-FAMILY RESIDENTIAL - 15,000 SQUARE-FOOT MINIMUM) FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF PALM AND EATON AVENUES (APN: 441-130-024 and 025)”**

**C. ZONE CHANGE NO. 03-7 & ENVIRONMENTAL ASSESSMENT NO. 03-35**

APPLICANT: All Star Super Storage / Stephen Manfredi  
LOCATION: Southeast corner of Lyon and Acacia Avenues  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request to change the zone from C-M (Commercial-Manufacturing) to M-1 (Light-Manufacturing) to accommodate an expansion of an existing mini-storage facility.

**Recommended Action:**

1. **Adopt Planning Commission Resolution No. 03-13EA recommending approval to the City Council of Environmental Assessment No. 03-35 for the adoption of a (Mitigated) Negative Declaration for Zone Change No. 03-7, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION (EA NO. 03-35) FOR ZONE CHANGE NO. 03-7 LOCATED AT THE SOUTHEAST CORNER OF LYON AND ACACIA AVENUES (APN: 442-120-014)”**

2. **Adopt Planning Commission Resolution No. 03-40 recommending approval to the City Council of Zone Change No. 03-7, entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 03-7 TO CHANGE THE ZONING CLASSIFICATION FROM C-M (COMMERCIAL MANUFACTURING) TO M-1 (LIGHT MANUFACTURING) ON 7.41±**

**ACRES LOCATED AT THE SOUTHEAST CORNER OF LYON AND ACACIA AVENUES (APN: 442-120-014)”**

**D. CONDITIONAL USE PERMIT NO. 02-6**

APPLICANT: West Coast Faith Church  
LOCATION: 1285 South State Street (Southwest corner of State Street and Stetson Avenue / APN: 451-062-037).  
PLANNER: Maureen Losey  
DESCRIPTION: A request for approval to expand an existing church into an adjacent 15,000 square-foot lease space to accommodate 703 fixed seats for Sunday and Wednesday church services.

***Recommended Action:***

1. ***Adopt Planning Commission Resolution No. 03-43 approving Conditional Use Permit No. 02-6, entitled:***

***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 02-6 FOR A 15,000 SQUARE-FOOT EXPANSION TO ACCOMMODATE 703 FIXED SEATS FOR AN EXISTING CHURCH LOCATED WITHIN THE DIAMOND VALLEY CENTER AT THE SOUTHWEST CORNER OF STATE STREET AND STETSON AVENUE (APN: 451-062-037)”***

**E. ZONING ORDINANCE AMENDMENT NO. 03-8**

APPLICANT: City of Hemet  
LOCATION: City-wide  
PLANNER: David Sawyer  
DESCRIPTION: An amendment to the Hemet Municipal Code Section 90-1424(a) to change the minimum required size of a standard parking stall for commercial uses from 9-feet x 18-feet to 10-feet x 20-feet.

***Recommended Action:***

1. ***Adopt Planning Commission Resolution No. 03-44 recommending approval to the City Council of Zoning Ordinance Amendment No. 03-8, entitled:***

***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 03-8, AN AMENDMENT TO HEMET MUNICIPAL CODE, CHAPTER 90, ARTICLE XL - OFFSTREET PARKING, SECTION 90-1424 - PARKING AREA DEVELOPMENT STANDARDS, TO AMEND THE REQUIRED SIZE OF A COMMERCIAL PARKING STALL FROM 9-FEET BY 18-FEET TO 10-FEET BY 20-FEET”***

**VII. WORK STUDY:**

- A. **CONDITIONAL USE PERMIT NO. 03-8 - VERIZON WIRELESS** - Loretta Domenigoni

A work study session regarding a proposal by Hemet Enterprises for Verizon Wireless to erect a 67-foot tall monopine at the northeast portion of the Mountain R.V. Park which is located at the northwest corner of Lyon and Acacia Avenues.

**B. VESTING TENTATIVE TRACT MAP NO. 31188 - Matthew Bassi**

A work study session to discuss the subdivision of 13.9 acres into 28 lots for single-family residential development located at the southwest corner of Palm and Eaton Avenues (related project is zone Change No. 03-2).

**C. RUDEX BROADCASTING ANTENNA (Tony Finaldi) - Matthew Bassi**

A work study session to discuss the development of three (3) radio station antennae near the northwest corner of Menlo Avenue and Garfield Street.

**D. ZONING ORDINANCE AMENDMENT NO. 03-10 (D-3 Zone) - David Sawyer**

A work study session to provide an update from staff regarding the September 3, 2003 neighborhood meeting and potential uses and regulations with discussion and possible direction to staff.

**VIII. PLANNING COMMISSION COMMENTS**

**IX. FUTURE AGENDA ITEMS**

**X. ADJOURNMENT:** To the regularly adjourned meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, September 30, 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.

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**TENTATIVE AGENDA FOR SEPTEMBER 30, 2003**

**PUBLIC HEARINGS:**

1. **VESTING TENTATIVE TRACT MAP NO. 31179 (S.V. Investments)** - Maureen Losey
2. **VESTING TENTATIVE TRACT MAP NO. 29843 (Peppertree)** - Matthew Bassi
3. **VESTING TENTATIVE TRACT MAP NO. 31146 (J.P. Ranch)** - Matthew Bassi
4. **VESTING TENTATIVE TRACT MAP NO. 30969 (Sumer Vardhan)** - Matthew Bassi
5. **ZONE CHANGE NO. 03-5 (Lee Entitlements/Jeff Petrus)** - Matthew Bassi
6. **ZONING ORDINANCE AMENDMENT NO. 03-9 (Mini-Mall Regulations)** - David Sawyer
7. **EXTENSION OF URGENCY ORDINANCE ON MORATORIUM FOR MULTI-FAMILY DEVELOPMENT** - David Sawyer

**WORK STUDY:**

1. **GENERAL PLAN AMENDMENT NO. 03-5 / ZONE CHANGE NO. 03-11 / VESTING TENTATIVE TRACT MAP NO. 31466 (John Petty)** - Matthew Bassi
2. **VESTING TENTATIVE TRACT MAP NO. 31620 (John Petty)** - Matthew Bassi

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3. TENTATIVE TRACT MAP NO. 31295 (Frank Gorman) - Matthew Bassi
4. TENTATIVE TRACT MAP NO. 31184 (Lee Entitlements/Jeff Petrus) - Matthew Bassi