

# 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 21, 2004

**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, Commissioner Jim Calkins, Commissioner Mayzelle Rhoten and Commissioner Patrick Searl

**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, Sandra Packham.

#### IV. PUBLIC HEARINGS

##### A. TENTATIVE PARCEL MAP NO. 32108

APPLICANT: Joseph and Susanne Foster  
LOCATION: Southeast corner of Hemet Street and Charlton Avenue  
PLANNER: Maureen Losey  
DESCRIPTION: A request for approval of a tentative parcel map for the subdivision of five (5) acres into four (4) parcels ranging in size from 36,404 square-feet to 69,974 square-feet and zoned R-A (Residential-Agriculture).

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***Recommended Action(s):***

1. ***Staff recommends that the Planning Commission adopt Resolution Bill No. 04-62, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE PARCEL MAP NO. 32108 FOR THE SUBDIVISION OF 5-ACRES INTO FOUR (4) PARCELS RANGING IN SIZE FROM 36,404 SQUARE-FEET TO 69,974 SQUARE-FEET LOCATED ON THE SOUTHEAST CORNER OF HEMET STREET AND CHARLTON AVENUE (APN: 551-160-007)."***

##### B. TENTATIVE PARCEL MAP NO. 32168

APPLICANT: Grant Fluegge & John Quinn  
LOCATION: East side of Lyon Avenue between Commonwealth and Esplanade Avenues  
PLANNER: Maureen Losey  
DESCRIPTION: A request for approval of a tentative parcel map for the subdivision of 4.79 acres into four (4) one-acre parcels zoned A-1-C-1 (Agriculture - 1-acre minimum lot size).

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***Recommended Action(s):***

1. ***Staff recommends that the Planning Commission adopt Resolution Bill No. 04-56, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE PARCEL MAP NO. 32168 FOR THE SUBDIVISION OF 4.79 ACRES INTO FOUR (4) ONE (1) ACRE PARCELS LOCATED ON THE EAST SIDE OF LYON AVENUE BETWEEN COMMONWEALTH AND ESPLANADE AVENUES (APN: 441-090-002)."***

#### V. PUBLIC MEETINGS

There will be no public meetings on this agenda.

**VI. WORK STUDY**

- A. CONDITIONAL USE PERMITS - (Continued from 9-7-04)** - David Sawyer  
Continued discussion of the Interim Urgency Ordinance adopted by the City Council changing permitted uses to conditionally permitted uses. Initiate discussion of uses and conditionally permitted uses per City Council direction, as well as the development review process.
- B. SUBDIVISION ORDINANCE / QUIMBY ACT** - Richard Masyczek  
Discussion of possible revisions to the Subdivision Ordinance regarding Quimby Act requirements, with possible direction to staff.
- C. OTHER DESIGN CONSIDERATIONS**

**VII. CONSENT CALENDAR**

There will be no consent items on this agenda.

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

There are no City Council update items on this agenda.

**IX. PLANNING DIRECTOR ITEMS**

There are no Planning Director items on this agenda.

**X. PLANNING COMMISSION COMMENTS**

**XI. FUTURE AGENDA ITEMS**

**XII. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, October 5, 2004 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.