

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 30, 2003

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 B.R. Hicks and Commissioner Mayzelle Rhoten _____

Invocation and Flag Salute: Planning 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. **HEMET UNIFIED SCHOOL DISTRICT UPDATE:** Update given by HUSD Director of Facilities, Sandy Packham

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

IV. **CONSENT CALENDAR:**

A. MINUTES

□ CITY OF HEMET PLANNING COMMISSION MEETING □
SEPTEMBER 30, 2003

1. May 6, 2003

B. RESOLUTION OF DENIAL FOR CONDITIONAL USE PERMIT NO. 02-6

Resolution to be provided at the time of the meeting.

V. PUBLIC MEETINGS:

A. APPEAL NO. 03-1

APPLICANT: Luanne Stockton, Floral Expressions
LOCATION: 210 W. Florida Ave.
PLANNER: Ron Running
DESCRIPTION: A request for a waiver from the Exterior Color Palette for Floral Expressions.

Recommended Action:

1. ***Adopt Planning Commission Resolution No. 03-41 approving Appeal No. 03-1, entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING APPEAL NO. 03-1 WAIVING THE EXTERIOR COLOR PALETTE FOR THE BUILDING LOCATED AT 210 W. FLORIDA AVENUE, HEMET, CA (APN: 443-220-022)”

VI. PUBLIC HEARINGS:

A. VESTING TENTATIVE TRACT MAP NO. 31179

APPLICANT: Wayne Vaughn, Project Manager
OWNER: S.V. Investments, Inc.
LOCATION: East side of Soboba Street approximately 300-feet north of Florida Avenue
PLANNER: Matthew Bassi
DESCRIPTION: A request to subdivide 2.25 acres into eight (8) lots for single-family residential development.

Recommended Action:

1. ***Adopt Planning Commission Resolution No. 03-45 approving Vesting Tentative Tract Map No. 31179, entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 31179 FOR THE SUBDIVISION OF 2.25± ACRES INTO EIGHT (8) LOTS FOR FUTURE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE WEST SIDE OF SOBOBA STREET APPROXIMATELY 300-FEET NORTH OF FLORIDA AVENUE (APN: 551-180-028)”

B. VESTING TENTATIVE TRACT MAP NO. 30969 & ENVIRONMENTAL ASSESSMENT NO. 03-6

APPLICANT: Kalpesh Homes Inc. (Sumer Vardhan)
AGENT: Jim Unland & Associates
LOCATION: Northeast corner of Hemet Street and Berkley Avenue
DESCRIPTION: A request to subdivide 10 acres into 32 lots for the future development of 32 single-family residential dwelling units and adoption of a Negative Declaration.

Recommended Action:

1. ***Adopt Planning Commission Resolution No. 03-5EA approving Environmental Assessment No. 03-6 entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A NEGATIVE DECLARATION (EA NO. 03-6) FOR VESTING TENTATIVE TRACT MAP NO. 30969 FOR THE SUBDIVISION OF 10 ACRES INTO 32 LOTS LOCATED AT THE NORTHEAST CORNER OF HEMET STREET AND BERKLEY AVENUE (APN: 551-050-007)”

2. ***Adopt Planning Commission Resolution No. 03-48 approving Vesting Tentative Tract Map No. 30969 entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING VESTING TENTATIVE TRACT MAP NO. 30969 FOR THE SUBDIVISION OF 10 ACRES INTO 32 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF HEMET STREET AND BERKLEY AVENUE (APN: 551-050-007)”

C. VESTING TENTATIVE TRACT MAP NO. 29843

APPLICANT: Lennar Communities
AGENT: Kevin Lynch, Project Manager
LOCATION: Northwest corner of Cawston and Menlo Avenues
PLANNER: Matthew Bassi
DESCRIPTION: A request to subdivide 82.52± acres into 130 lots for the future development of 486 single-family and multi-family senior residential dwelling units.

Recommended Action:

1. ***Adopt Planning Commission Resolution No. 03-46 approving Vesting Tentative Tract Map No. 29843 entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING VESTING TENTATIVE TRACT MAP NO. 29843 FOR THE SUBDIVISION OF 82.52± ACRES INTO 130 LOTS FOR THE FUTURE DEVELOPMENT OF 486 SINGLE-FAMILY AND MULTI-FAMILY SENIOR RESIDENTIAL DWELLING UNITS LOCATED ON THE NORTHWEST CORNER OF CAWSTON AND MENLO AVENUES (APN: 441-030-007, 008 & 009)”

D. ZONE CHANGE NO. 03-5 & ENVIRONMENTAL ASSESSMENT NO. 03-27

APPLICANT: Jacoby Plantenga 1999 Trust
AGENT: Jeff Petrus / Lee Entitlements
LOCATION: West side of Cawston Avenue, ±200 feet north of Menlo Avenue
PLANNER: Matthew Bassi
DESCRIPTION: A request for a zone change from A-2-C (Heavy- Agriculture) to R-1 (Single-Family Residential), including adoption of an Addendum to the General Plan Final Environmental Impact Report for the project.

Recommended Action:

1. ***Adopt Planning Commission Resolution No. 03-27EA recommending approval to the City Council of Environmental Assessment No. 03-27 entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ADDENDUM TO THE GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (EA NO. 03-27) FOR ZONE CHANGE NO. 03-5 AND VESTING TENTATIVE TRACT MAP NO. 31184 FOR THE PROPERTY LOCATED ON THE WEST SIDE OF CAWSTON AVENUE BETWEEN FRUITVALE AND ESPLANADE AVENUES (APN: 441-020-004 & 005 AND 441-030-005 & 006)”

2. ***Adopt Planning Commission Resolution No. 03-35 recommending approval to the City Council of Zone Change No. 03-5 entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 03-5 TO CHANGE THE ZONING CLASSIFICATION FROM A-2-C (HEAVY-AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) ON 120 ACRES LOCATED ON THE WEST SIDE OF CAWSTON AVENUE BETWEEN FRUITVALE AND ESPLANADE AVENUES (APN: 441-020-004 & 005 AND 441-030-005 & 006)”

VII. WORK STUDY:

- A. **VESTING TENTATIVE TRACT MAP NO. 31184** - Matthew Bassi

A work Study session to review the subdivision of 120 acres into 279 lots for future single-family residential development located on the west side of Cawston Avenue north of Menlo Avenue.

- B. **TENTATIVE TRACT MAP NO. 31295** - Matthew Bassi

Work study session to review the subdivision of 20 acres into 75 lots for future single-family residential development, located on the north side of Menlo Avenue between Cawston and Sanderson Avenues.

- C. **CITY STREET STANDARDS VS. PRIVATE STREETS** - Mike Gow

An update on the application of City Street Standards to Private Streets.

VIII. PLANNING COMMISSION COMMENTS

IX. FUTURE AGENDA ITEMS

- X. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, October 7, 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.

TENTATIVE AGENDA FOR OCTOBER 7, 2003

PUBLIC MEETINGS:

1. **SITE DEVELOPMENT REVIEW NO. 03-15 (Shell Car Wash)** - Loretta Domenigoni

PUBLIC HEARINGS:

1. **ZONE CHANGE NO. 03-9 (Washington Mutual)** - Matthew Bassi
2. **ZONE CHANGE NO. 03-8 (John Etchart)** - Loretta Domenigoni
3. **ZONING ORDINANCE AMENDMENT NO. 03-3 (Telecommunications Ordinance)** - David Sawyer
4. **TENTATIVE TRACT MAP NO. 31576 (Richard Feenstra)** - Loretta Domenigoni
5. **VESTING TENTATIVE TRACT MAP NO. 31146 (JP Ranch)** - Matthew Bassi

WORK STUDY:

1. **CONDITIONAL USE PERMIT NO. 03-9 (L&L Market/Gas Station)** - Ron Running
2. **CONDITIONAL USE PERMIT NO. 03-10 (7 Days Market/Gas Station)** - Ron Running
3. **VESTING TENTATIVE TRACT MAP NO. 31620 (John Petty)** - Matthew Bassi
4. **GENERAL PLAN AMENDMENT NO. 03-5 / ZONE CHANGE NO. 03-11 / VESTING TENTATIVE TRACT MAP NO. 31466 (John Petty)** - Matthew Bassi