

# 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:** October 4, 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:** Vice Chairman Nick Jones

- 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. CONDITIONAL USE PERMIT NO. 05-04

APPLICANT: Barclay's Realty and Mortgage Company  
AGENT: Scott Poole - Carter & Burgess  
LOCATION: Southeast corner of Florida and Sanderson Avenues  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request to expand an existing 5,200 square-foot tire store by adding 2,250 square-feet for an overall 7,450 square-foot building.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-41, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 05-04 TO EXPAND AN EXISTING 5,200 SQUARE-FOOT TIRE STORE BY ADDING 2,250 SQUARE-FEET FOR AN OVERALL 7,450 SQUARE-FOOT BUILDING LOCATED ON THE SOUTHEAST CORNER OF FLORIDA AND SANDERSON AVENUES IN THE VILLAGE WEST SHOPPING CENTER (441-210-036, 052, AND 053)."***

##### B. GENERAL PLAN AMENDMENT NO. 05-03, SPECIFIC PLAN NO. 04-01 AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

APPLICANT: Benchmark Pacific  
LOCATION: Northeast corner of Warren Road and Mustang Way  
PLANNER: Ronald Running  
DESCRIPTION: A request to amend the General Plan land use designation from Commercial to R-II (7-17 du/ac) and amend the Page Ranch Planned Community Master Plan (PCD 79-93) land use plan by changing a 10-acre site from Commercial to Medium-Density Residential (17 du/ac) and the addition of Residential Design Guidelines with a Supplemental Environmental Impact Report.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-01EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH NO. 2004111121), APPROVE ENVIRONMENTAL FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPT A MITIGATION MONITORING PROGRAM FOR GENERAL PLAN AMENDMENT NO. 05-03, SPECIFIC PLAN AMENDMENT NO. 04-01, AND TENTATIVE TRACT MAP NOS. 31807 AND 31808."***
2. ***Adopt Planning Commission Resolution Bill No. 05-13, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL***

**APPROVE GENERAL PLAN AMENDMENT NO. 05-03 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION OF A 10-ACRE SITE LOCATED ON THE NORTHEAST CORNER OF WARREN ROAD AND MUSTANG WAY FROM COMMERCIAL TO RESIDENTIAL-II (7-17 D.U./AC.) (APN: 460-060-006) .”**

3. **Adopt Planning Commission Resolution Bill No. 05- , entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN AMENDMENT NO. 04-01 - AN ORDINANCE AMENDING THE PAGE RANCH PLANNED COMMUNITY MASTER PLAN (PCD 79-83) TO AMEND THE LAND USE DESIGNATION OF A 10-ACRE SITE LOCATED ON THE NORTHEAST CORNER OF WARREN ROAD AND MUSTANG WAY FROM COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL (17 D.U./AC.) AND THE ADDITION OF RESIDENTIAL DESIGN GUIDELINES (APN: 460-060-006) .”**

**C. TENTATIVE TRACT MAP NO. 31807 / TENTATIVE TRACT MAP NO. 31808 AND SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**

APPLICANT: Benchmark Pacific  
LOCATION: Northeast corner of Warren Road and Mustang Way  
PLANNER: Ronald Running  
DESCRIPTION: A request to subdivide 58-98± acres into 226 single-family residential lots and eight (8) lettered lots in the proposed medium-density residential district of the Page Ranch Planned Community Master Plan (PCD 79-93).

**Recommended Action:**

1. **Adopt Planning Commission Resolution Bill No. 05-15, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP NO. 31807 FOR THE SUBDIVISION OF 58.98+ ACRES INTO 226 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED ON THE NORTHEAST CORNER OF WARREN ROAD AND MUSTANG WAY (APN’S: 460-060-003, 004 & 005).”**
2. **Adopt Planning Commission Resolution Bill No. 05-16, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP NO. 31808 FOR THE SUBDIVISION OF 95.21+ ACRES INTO 373 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED ON THE SOUTHWEST CORNER OF THORNTON AVENUE AND FISHER STREET (APN’S: 460-060-003, 004 & 005).”**

## V. PUBLIC MEETINGS

### A. SITE DEVELOPMENT REVIEW NO. 05-11

APPLICANT: Pulte Homes  
LOCATION: Northeast corner of Warren Road and Mustang Way  
PLANNER: Ronald Running  
DESCRIPTION: A request for approval of the site development plans for Tentative Tract Map Nos. 31807 & 31808 in the proposed medium-density residential district of the Page Ranch Planned Community Master Plan (PCD 79-93).

#### Recommended Action:

1. ***Review the plans as a workstudy and continue Site Development Review No. 05-11 to the November 1, 2005 Planning Commission meeting.***

### B. SITE DEVELOPMENT REVIEW NO. 05-12

APPLICANT: Wayne Vaughn - S.V. Investments  
AGENT: Mark O'Brien  
LOCATION: Northeast corner of Charlton Street and Park Avenue  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for seven (7) single-family residential homes within Tract No. 32359.

#### Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-42, entitled: "RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-12 FOR SEVEN (7) SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT MAP NO. 32359 LOCATED AT THE NORTHEAST CORNER OF CHARLTON STREET AND PARK AVENUE (APN: 551-090-002)."***

## VII. CONSENT CALENDAR

### A. MINUTES

1. September 20, 2005

## 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 18, 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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