

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 7, 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. PUBLIC MEETINGS:

A. APPEAL NO. 03-1 (Continued from September 30, 2003)

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)”

B. SITE DEVELOPMENT REVIEW NO. 03-15 & ENVIRONMENTAL ASSESSMENT NO. 03-39

APPLICANT: Gas Plus, Inc.
AGENT: Barry Stone
LOCATION: Southeast corner of Warren Road and Florida Avenue
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to construct a 5,305 square-foot full service car wash at the Shell gas station site within the Hemet Auto Mall Specific Plan area.

Recommended Action:

- 1. Adopt Planning Commission Resolution No. 03-50 approving Site Development Review No. 03-15, entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 03-15 FOR THE CONSTRUCTION OF A 5,305 SQUARE FOOT FULL SERVICE CAR WASH LOCATED AT THE SOUTHEAST CORNER OF WARREN ROAD AND FLORIDA AVENUE INSIDE THE AUTO MALL (APN: 456-010-001)”

V. PUBLIC HEARINGS:

A. VESTING TENTATIVE TRACT MAP NO. 31146 & ENVIRONMENTAL ASSESSMENT NO. 03-5

APPLICANT: Ellen Michiel
OWNER: Corman Leigh Communities
LOCATION: Northwest corner of Old Warren Road and Devonshire Avenue
PLANNER: Matthew Bassi
DESCRIPTION: A request to subdivide 26.58 acres into 86 lots for the development of 86 single family residential dwelling units, including one (1) .76 acre park site, and adoption of a Mitigated Negative Declaration.

Recommended Action:

1. **Approve Planning Commission Resolution No. 03-4EA for Environmental Assessment No. 03-5 entitled:**

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION (EA 03-5) FOR VESTING TENTATIVE TRACT MAP NO. 31146 (APN: 455-120-013 & 055)”

2. **Adopt Planning Commission Resolution No. 03-13 for Vesting Tentative Tract Map No. 31146 entitled:**

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET APPROVING VESTING TENTATIVE TRACT MAP NO. 31146 FOR THE SUBDIVISION OF 26.88 ACRES INTO 86 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT (APN: 455-120-013, 055)”

B. TENTATIVE TRACT MAP NO. 31576 & ENVIRONMENTAL ASSESSMENT NO. 03-45

APPLICANT: Richard Feenstra
OWNER: Rick Thomsen
LOCATION: Southwest corner of Columbia and Devonshire Avenues
DESCRIPTION: A request to subdivide 2.76 acres into 15 lots for single family residential development, including action for a Categorical Exemption for the project.

Recommended Action:

1. **Adopt Planning Commission Resolution No. 03-51 for Tentative Tract Map No. 31576 entitled:**

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 31576, FOR THE SUBDIVISION OF 3.56± ACRES INTO 15 LOTS LOCATED AT THE SOUTHWEST CORNER OF DEVONSHIRE AVENUE AND COLUMBIA STREET (APN: 445-210-006)”

C. ZONE CHANGE NO. 03-9 & ENVIRONMENTAL ASSESSMENT NO. 03-38

APPLICANT: Washington Mutual Bank
OWNER: Washington Mutual Bank
LOCATION: 132 Mayflower Street
PLANNER: Matthew Bassi
DESCRIPTION: A request for a zone change from R-2 (Two Family Residential) to R-3 (Multiple Family Residential) to accommodate the future development of a parking lot for Washington Mutual Bank, including adoption of a Negative Declaration for the project.

Recommended Action:

1. **Adopt Planning Commission Resolution No. 03-18EA for Environmental Assessment No. 03-38 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. 03-38) FOR ZONE CHANGE NO. 03-9 AND CONDITIONAL USE

PERMIT NO. 03-7 FOR THE PROPERTY LOCATED AT 132 N. MAYFLOWER STREET (APN: 445-232-005)”

2. Adopt Planning Commission Resolution No. 03-52 for Zone Change No. 03-9 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 03-9 TO CHANGE THE ZONING CLASSIFICATION FROM R-2 (TWO-FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 132 N. MAYFLOWER STREET (APN: 445-232-005)”

D. ZONE CHANGE NO. 03-8 & ENVIRONMENTAL ASSESSMENT NO. 03-36

APPLICANT: John Etchart
AGENT: Chris Hopper / Unland & Associations
LOCATION: 601 S. Sanderson Avenue
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for a zone change from A-2-C-10 (Heavy-Agricultural) to M-2 (Heavy-Manufacturing), including adoption of a Negative Declaration for the project.

Recommended Action:

1. Adopt Planning Commission Resolution No. 03-17EA for Environmental Assessment No. 03-36 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. 03-36) FOR ZONE CHANGE NO. 03-8 LOCATED ON THE WEST SIDE OF SANDERSON AVENUE, APPROXIMATELY ONE-HALF MILE SOUTH OF ACACIA AVENUE (APN: 456-030-004 & 005)”

2. Adopt Planning Commission Resolution No. 03-49 for Zone Change No. 03-9 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 03-8 TO CHANGE THE ZONING CLASSIFICATION FROM A-2-C-10 (HEAVY-AGRICULTURE - 10-ACRE MINIMUM) TO M-2 (HEAVY-MANUFACTURING) FOR THE PROPERTY LOCATED ON THE WEST SIDE OF SANDERSON AVENUE, APPROXIMATELY ONE-HALF MILE SOUTH OF ACACIA AVENUE (APN: 456-030-004 & 005)”

E. ZONING ORDINANCE AMENDMENT NO. 03-3/ENVIRONMENTAL ASSESSMENT NO. 03-49

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: David Sawyer
DESCRIPTION: An amendment to the Hemet Zoning Ordinance adding Article XLVI to establish permitting regulations for wireless telecommunication facilities consistent with the Federal Telecommunications Act of 1996, and consideration of a Negative Declaration for the project.

Recommended Action:

1. **Adopt Planning Commission Resolution No. 03-20EA for Environmental Assessment No. 03-49 entitled:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ENVIRONMENTAL ASSESSMENT NO. 03-49 TO ADOPT A NEGATIVE DECLARATION FOR ZONING ORDINANCE AMENDMENT NO. 03-3”

2. **Adopt Planning Commission Resolution No. 03-53 for Zoning Ordinance Amendment No. 03-3 entitled:**

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT 03-3 AMENDING THE HEMET ZONING ORDINANCE BY ADDING ARTICLE XLVI TO ESTABLISH PERMITTING REGULATIONS FOR WIRELESS TELECOMMUNICATION FACILITIES CONSISTENT WITH THE FEDERAL TELECOMMUNICATIONS ACT OF 1996”

VI. WORK STUDY:

- A. **CONDITIONAL USE PERMIT NO. 03-9** - Ron Running
A work study session to review a proposal to expand the L&L Market gas station located at the southeast corner of Stetson and Sapphire Avenues.
- B. **CONDITIONAL USE PERMIT NO. 03-10** - Ron Running
A work study session to review a proposal to expand an existing minim-market gas station located at the northwest corner of Stanford and Florida Avenues.
- C. **VESTING TENTATIVE TRACT MAP NO. 31620** - Matthew Bassi
A work study session to discuss a proposal to subdivide 25.4 acres into 101 lots for single family residential development located at the northeast corner of Lake Street and Florida Avenue.
- D. **GENERAL PLAN AMENDMENT NO. 03-5/ZONE CHANGE NO. 03-11/VESTING TENTATIVE TRACT MAP NO. 31466** - Matthew Bassi
A work study session to discuss a proposal for a general plan amendment and zone change to R-1 (Single Family Residential) and tract map for the subdivision of 21 acres into 90 lots for single family residential development located at the northwest corner of Lake Street and Florida Avenue.
- E. **DANIELIAN & ASSOCIATES PUD PROJECT** - Matthew Bassi
A work study session to discuss a proposal to construct a planned unit development project consisting of 46 to 51 dwelling units on 5.8 acres located on the north side of Acacia Avenue just east of Yale Avenue.

VII. PLANNING COMMISSION COMMENTS

VIII. FUTURE AGENDA ITEMS

- IX. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, October 21, 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 OCTOBER 21, 2003

PUBLIC HEARINGS:

1. **ZONING ORDINANCE AMENDMENT NO. 03-8 (David Sawyer)**
2. **TENTATIVE TRACT MAP NO. 29673-EOT (Matthew Bassi)**

WORK STUDY:

1. **TENTATIVE TRACT MAP NO. 31688 (Ron Running)**
2. **CONDITIONAL USE PERMIT NO. 03-11 - STARBUCK'S (Loretta Domenigoni)**