

# PLANNING COMMISSION

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## 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 17, 2006

**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 Eric McBride, Wigsbert Mendoza and Mayzelle Rhoten

**Invocation and Flag Salute:** Vice Chairman 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**

**IV. PUBLIC HEARINGS**

**A. TENTATIVE TRACT MAP NO. 34116 (Continued from 09-05-06)**

APPLICANT: Alex Lisnevsky  
AGENT: Matt Hussions – Aquila Development  
LOCATION: 204 North Mayflower Street (East side of Mayflower Street between Florida and Devonshire Avenues)  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request for Planning Commission review and approval of the conversion of an existing 20 unit apartment complex into 20 condominium units and to vary from the minimum required side and rear setbacks for required parking.

**Recommended Action:**

- 1. Adopt Planning Commission Resolution Bill No. 06-29, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE TRACT MAP NO. 34116 PERTAINING TO THE CONVERSION OF AN EXISTING 20 UNIT APARTMENT COMPLEX INTO 20 CONDOMINIUM UNITS ON THE EAST SIDE OF MAYFLOWER STREET BETWEEN FLORIDA AND DEVONSHIRE AVENUES OR 204 NORTH MAYFLOWER STREET (APN: 445-202-047).”**

**V. PUBLIC MEETINGS**

**A. SITE DEVELOPMENT REVIEW NO. 05-19 (Continued from 09-05-06)**

APPLICANT: Sagefield Homes  
AGENT: Eugene Wilson  
LOCATION: Northeast corner of Kit Avenue and Carson Street (APN: 443-080-035)  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request for review and approval of the site development review application related to Zone Change No. 05-10 and Tentative Tract Map No. 33916 for seven (7) single-family lots with homes on 1.86 acres.

**Recommended Action:**

- 1. Table Site Development Review No. 05-19 for an indefinite period of time per the applicant’s request.**

**B. SITE DEVELOPMENT REVIEW NO. 06-016 (Continued from 09-05-06)**

APPLICANT: Centex Homes  
AGENT: Heather Allen

LOCATION: North side of Fruitvale Avenue between Palm Avenue and State Street

PLANNER: Loretta Domenigoni

DESCRIPTION: A request for Planning Commission review and approval to construct 193 single-family residential units on 27.4 acres within Tract Map Nos. 31796 and 24147.

**Recommended Action:**

1. ***Adopt Planning Commission Resolution Bill No. 06-31, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-16 FOR 193 SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT MAP NOS. 31796 AND 24147 LOCATED ON THE NORTH SIDE OF FRUITVALE AVENUE BETWEEN PALM AVENUE AND STATE STREET (APN: 439-040-009)."***

**C. SITE DEVELOPMENT REVIEW NO. 06-022**

APPLICANT: Jesse and Julia Saenz

LOCATION: North side of Eaton Avenue between Lyon Avenue and Kirby Street (1910 Eaton Avenue)

PLANNER: Bernard Chase

DESCRIPTION: A request for Planning Commission review and approval of a site development review application to construct a 2,400 square-foot accessory structure (shed) for residential uses.

**Recommended Action:**

1. ***Adopt Planning Commission Resolution Bill No. 06-38, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-022 FOR A 2,400 SQUARE-FOOT ACCESSORY STRUCTURE (SHED) FOR RESIDENTIAL USES ON A ONE-ACRE LOT LOCATED ON THE NORTH SIDE OF EATON AVENUE BETWEEN LYON AVENUE AND KIRBY STREET AT 1910 EATON AVENUE (APN: 441-080-014)."***

**VI. WORK STUDY**

**A. SHELLEY – SPECIFIC PLAN AMENDMENT - Ron Running**

A work study session with discussion and possible direction to staff regarding a Specific Plan Amendment proposed by Jason & Angela Shelley for a recreational vehicle and boat storage facility on a 3.3 acre site located on the south side of Stetson Avenue north of the Santa Fe Railroad tracks in the M-1 district of the Page Ranch Planned Community Development (PCD 79-83)

**B. LAVASANI / HILLSIDE DEVELOPMENT - Bernard Chase / Ron Running**

A pre-application work study session with discussion and possible direction to staff regarding a proposed hillside development that includes the subdivision of 29-acres into approximately 60 single-family residential lots with a 10,000 square-foot average lot size located on the east side of State Street south of Chambers Street.

**VII. CONSENT CALENDAR**

**A. MINUTES**

1. September 5, 2006
2. September 19, 2006

**VIII. PLANNING DIRECTOR ITEMS**

**A. MAJOR PROJECTS UPDATE**

An update of major projects within the City of Hemet (to be provided at the meeting).

**B. UPDATE REGARDING LIST OF STREETS WITH TRAFFIC LEVEL OF SERVICE "F" AS REQUESTED BY VICE CHAIRMAN JONES *(Continued from 09-19-06)***

**C. CITY COUNCIL ACTIONS**

1. **Meeting of September 26, 2006:** Update regarding the extension of the Interim Urgency Ordinance for Pole Signs
2. **Meeting of October 10, 2006:** Update regarding the Interim Urgency Ordinance for Conversion of Senior Housing to Family Housing

**IX. PLANNING COMMISSION COMMENTS**

**X. FUTURE AGENDA ITEMS**

**XI. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, November 7, 2006 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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