

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 21, 2003

TIME: 6:00 p.m.

PLACE: City Council Chambers, 450 East Latham Avenue, Hemet, CA 92543

Roll Call: Chairman Bob Duistermars, Commissioner Jim Calkins, Commissioner B.R. Hicks and Commissioner Mayzelle Rhoten

Invocation and Flag Salute: Planning Commissioner Calkins

- 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

None

III. CONSENT CALENDAR

There are no items at this time.

**' CITY OF HEMET PLANNING COMMISSION MEETING '
OCTOBER 21, 2003**

IV. PUBLIC HEARINGS:

A. TENTATIVE TRACT MAP NO. 29673 - EXTENSION OF TIME

APPLICANT: Charlene Gruntz
AGENT: Robert Gruntz
LOCATION: Southwest corner of Eaton Avenue and Kirby Street
PLANNER: Maureen Losey
DESCRIPTION: A request for approval of a one-year time extension for approved Tentative Tract Map No. 29673 to divide 4.04 acres of land into 18 single-family detached lots with 7,200 square-foot minimum lot sizes on property zoned R-1-7.2 (Single-Family Residential - 7,200 square foot minimum).

Staff Recommends that the Planning Commission adopt Resolution No. 03-54 approving a one-year extension of time for Tentative Tract Map No. 29673, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A ONE-YEAR TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 29673 LOCATED ON THE SOUTHWEST CORNER OF EATON AVENUE AND KIRBY STREET”.

B. ZONING ORDINANCE AMENDMENT NO. 03-8

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: David Sawyer
DESCRIPTION: An amendment to the Hemet Municipal Code Section 90-1424(a) to change the minimum required size of a standard parking stall for commercial uses from 9-feet x 18-feet to 10-feet x 20-feet.

Staff Recommends that the Planning Commission adopt Resolution No. 03-44 recommending approval to the City Council of Zoning Ordinance Amendment No. 03-8, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 03-8, AN AMENDMENT TO HEMET MUNICIPAL CODE, CHAPTER 90, ARTICLE XL - OFF-STREET PARKING, SECTION 90-1424 - PARKING AREA DEVELOPMENT STANDARDS, TO AMEND THE REQUIRED SIZE OF A COMMERCIAL PARKING STALL FROM 9-FEET BY 18-FEET TO 10-FEET BY 20-FEET”

V. PUBLIC MEETINGS:

A. APPEAL NO. 03-1

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

Staff recommends that the Planning Commission continue Appeal No. 03-1 to the Planning Commission meeting of November 4, 2003.

VI. WORK STUDY:

A. PRESENTATION BY SAN JACINTO PLANNING DIRECTOR, TIM HULTS (TENTATIVE)

VII. PLANNING DIRECTOR COMMENTS:

B. REQUEST DIRECTION FROM THE CITY COUNCIL FOR THE CHAIRMAN TO APPOINT 2 MEMBERS TO THE "2 X 2" COMMITTEE.

VIII. PLANNING COMMISSION COMMENTS

IX. FUTURE AGENDA ITEMS

X. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for *Tuesday, November 4, 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 NOVEMBER 4, 2003

PUBLIC HEARINGS:

1. Zoning Ordinance Amendment No. 03-7 (R-1X Zone) - David Sawyer
2. Vesting Tentative Tract Map No. 31075 (Karubian PM) - Maureen Losey

WORK STUDY:

1. Vesting Tentative Tract Map No. 31513 (Tres Cerritos)
2. Zone Change No. 03-13 / Tentative Tract Map No. 31064 (KB Home)
3. Tentative Tract Map No. 31967 (Dr. Chakrabarty)
4. Tentative Tract Map No. 31796 (Hemet 132, LLC)
5. Conditional Use Permit No. 03-12 (Cawston Retail Center)