

# 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:** November 7, 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:** Commissioner McBride

- 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. 34712 (MAP NO. 06-005) – “LOS OLIVOS”**

APPLICANT: Temecula Creek Estates, LLC  
AGENT: Matthew Fagan Consulting Services  
LOCATION: East side of Cawston Avenue between Stetson and Thornton Avenues, approximately 700 feet south of Stetson Avenue  
PLANNER: Bernard Chase  
DESCRIPTION: A request for Planning Commission review and approval of a tentative tract map application for a condominium subdivision of a 2.5-acre parcel into 40 residential units and common area on one lot, and design review of eight (8) buildings, each containing either four (4) or six (6) townhome units with three (3) different floor plans. ***(To be reviewed concurrently with related Agenda Item No. V.A. - SITE DEVELOPMENT REVIEW NO. 07-017).***

**Recommended Action:**

- 1. Adopt Planning Commission Resolution Bill No. 06-43, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE TRACT MAP NO. 34712 (MAP 06-005) PERTAINING TO PROPERTY LOCATED ON THE EAST SIDE OF CAWSTON AVENUE SOUTH OF STETSON STREET (APN 460-242-037).”***

**B. CONDITIONAL USE PERMIT NO. 06-004 - THE BOARDWALK**

APPLICANT: 1950 W. Florida LLC  
AGENT: Sam Navid  
LOCATION: North side of Florida Avenue, between Lyon and Kirby Avenues at 1950 West Florida Avenue  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request for Planning Commission review and approval of a conditional use permit application to construct and operate a shopping center consisting of one 25,000 square-foot building, one 20,000 square-foot building, four (4) shop buildings totaling 34,000 square-feet and two 6,800 square-foot pads reserved for restaurant use.

**Recommended Action:**

- 1. Adopt Planning Commission Environmental Resolution Bill No. 06-06EA, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR CONDITIONAL USE PERMIT NO. 06-04 (ENVIRONMENTAL ASSESSMENT NO. 06-11) TO CONSTRUCT AND OPERATE A SHOPPING CENTER CONSISTING OF ONE (1) 25,000 SQUARE FOOT BUILDING, ONE (1) 20,000 SQUARE FOOT BUILDING, FOUR (4) SHOP BUILDINGS WHICH TOTAL***

**34,000 SQUARE FEET AND TWO (2) 6,800 SQUARE FOOT PADS RESERVED FOR RESTAURANT USE LOCATED ON THE NORTH SIDE OF FLORIDA AVENUE, BETWEEN LYON AND KIRBY AVENUES (1950 W FLORIDA AVENUE) (APN'S: 441-240-004, 005, 014, 015, 023, 024, 038, and 039)."**

2. **Adopt Planning Commission Resolution Bill No. 06-37, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 06-004 TO CONSTRUCT AND OPERATE A SHOPPING CENTER CONSISTING OF ONE (1) 25,000 SQUARE FOOT BUILDING, ONE (1) 20,000 SQUARE FOOT BUILDING, FOUR (4) SHOP BUILDINGS WHICH TOTAL 34,000 SQUARE FEET AND TWO (2) 6,800 SQUARE FOOT PADS RESERVED FOR RESTAURANT USE ON 8.25 ACRES LOCATED ON THE NORTH SIDE OF FLORIDA AVENUE, BETWEEN LYON AND KIRBY AVENUES (1950 W FLORIDA AVENUE) (APN'S: 441-240-004, 005, 014, 015, 023, 024, 038, and 039)."**

**C. CONDITIONAL USE PERMIT NO. 06-005**

**APPLICANT:** APE Holdings, LLC  
**AGENT:** Tim Baker  
**LOCATION:** East one-half (½) of the lot at the southeast corner of Acacia Avenue and Kirby Street  
**PLANNER:** Bernard Chase  
**DESCRIPTION:** A request for Planning Commission review and approval of a conditional use permit application for the design, construction and use of 50 multiple-family townhome residences in eleven (11) buildings, with three (3) model plans along with office and swimming pool facilities and appurtenant landscape and hardscape features for Units 50 and 52 through 100 of Condominium Tract No. 13982.

**Recommended Action:**

1. **Adopt Planning Commission Resolution Bill No. 06-42, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 06-005 FOR THE DESIGN, CONSTRUCTION AND USE OF 50 MULTIPLE-FAMILY TOWNHOME RESIDENCES IN ELEVEN (11) BUILDINGS, ALONG WITH OFFICE AND SWIMMING POOL FACILITIES AND APPURTENANT LANDSCAPE AND HARDSCAPE FEATURES FOR UNITS 50 AND 52 THROUGH 100 OF CONDOMINIUM TRACT NO. 13982 LOCATED AT THE SOUTHEAST CORNER OF ACACIA AVENUE AND KIRBY STREET (APN: 456-081-050, 456-081-052 THROUGH 456-081-099 AND 456-082-001)."**

**V. PUBLIC MEETINGS**

**A. SITE DEVELOPMENT REVIEW NO. 07-017 – “LOS OLIVOS”**

APPLICANT: Temecula Creek Estates, LLC  
AGENT: Matthew Fagan Consulting Services  
LOCATION: East side of Cawston Avenue between Stetson and Thornton Avenues, approximately 700 feet south of Stetson Avenue  
PLANNER: Bernard Chase  
DESCRIPTION: A request for Planning Commission review and approval of a site development review application for the design review of eight (8) buildings, each containing either four (4) or six (6) townhome units with three (3) different floor plans. ***(To be reviewed concurrently with related Agenda Item No. IV.A. - TENTATIVE TRACT MAP NO. 34712 (MAP 06-005).***

***Recommended Action:***

- 1. Adopt Planning Commission Resolution Bill No. 06-44, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-017 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR 40 MULTIPLE-FAMILY RESIDENCES AND APPURTENANT LANDSCAPING AND IMPROVEMENTS WITHIN TENTATIVE TRACT MAP 34712 LOCATED ON THE EAST SIDE OF CAWSTON AVENUE SOUTH OF STETSON STREET (APN 460-242-037).”***

**VI. WORK STUDY**

**A. SPECIFIC PLAN NO. 05-03 – SANDERSON SQUARE - Ron Running**

\_\_\_\_\_ A work study session with discussion and possible direction to staff regarding a proposal by Sanderson Square Associates for a Specific Plan that will include a retail commercial and business park development on 45 acres located on the east side of Sanderson Avenue approximately 1,300 feet south of Acacia Avenue.

**VII. CONSENT CALENDAR**

**A. MINUTES**

- \_\_\_\_\_ 1. October 17, 2006

**B. CITY PARCEL CONVEYANCE**

Conveyance of a City-owned parcel (Lot 9) to a Home Owner’s Association, located between two rows of four-plex apartments. This conveyance is necessary in order to form the Valley View Apartment Owners Association.

**VIII. PLANNING DIRECTOR ITEMS**

**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 21, 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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