

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 16, 2004

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 Mayzelle Rhoten and Commissioner Patrick Searl

Invocation and Flag Salute: Commissioner Searl

- 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, Sandra Packham.

IV. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT 04-17

APPLICANT: Rico Enterprises
AGENT: Keith Suchow
LOCATION: South side of Florida Avenue, west of Sanderson Avenue and north of Acacia Avenue to the adjacent west of the Target Commercial center
PLANNER: Michael McCoy
DESCRIPTION: A request for a conditional use permit to construct five commercial retail buildings, including two drive-thru restaurant pads, totaling 29,200 square-feet on a 3.3-acre vacant parcel zoned C-2 (General Commercial).

Recommended Action(s):

Staff recommends that the Planning Commission adopt Resolution Bill No. 04-86, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 04-17 - RICO ENTERPRISES, INC. TO CONSTRUCT AND OPERATE A 29,200-SQUARE FOOT MULTI-TENANT COMMERCIAL CENTER, THAT INCLUDES TWO (2) DRIVE-THRU RESTAURANT PADS, LOCATED ON A 3.3 ACRE VACANT PARCEL ON THE SOUTH SIDE OF FLORIDA AVENUE, WEST OF SANDERSON AVENUE AND NORTH OF ACACIA AVENUE (APN: 441-490-007)".

B. SPECIFIC PLAN AMENDMENT NO. 03-3 & ENVIRONMENTAL ASSESSMENT NO. 03-73

APPLICANT: John S. Peterson
AGENT: Donald MCCoy
LOCATION: Southeast corner of Warren Road and Florida Avenue
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to amend the Auto Mall Specific Plan by adding permitted and conditionally permitted uses in Area D and to re-designate three (3) acres in Area D as Area E with permitted and conditionally permitted uses. Additional amendments include additions to Section III, Infrastructure, (F) Grading and (H) Circulation; Section IV, Development Standards, (F)(5) Walls and Fences; Figure I-4.1 (Development Plan), and Figure II-7 (Area D - Alternate Street Alignments).

Recommended Action(s):

Staff recommends that the Planning Commission adopt:

- 1. Resolution Bill No. 04-10EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ENVIRONMENTAL ASSESSMENT NO. 03-73 TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR SPECIFIC PLAN AMENDMENT NO. 03-3***

FOR THE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF FLORIDA AVENUE AND WARREN ROAD (APN: 456-010-012, 013, 015 AND 017)”; and,

- 2. Resolution Bill No. 04-26, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF SPECIFIC PLAN AMENDMENT NO. 03-3 - AN ORDINANCE AMENDING THE HEMET AUTO MALL SPECIFIC PLAN (SP 87-28) (APN: 456-010-012, 013, 015 AND 017)”.**

C. ZONE CHANGE NO. 04-10, VARIANCE NO. 04-2 AND TENTATIVE PARCEL MAP NO. 32678

APPLICANT: Real Estate Management
LOCATION: South side of Menlo Avenue between Santa Fe and San Jacinto Streets
PLANNER: Maureen Losey
DESCRIPTION: A request for: 1) A change of zone from R-3 (Multiple-Family) to R-2 (Two-Family); 2) A variance from the minimum depth requirement for single-family residential lots from 100-feet to 96-feet due to the constraint of limited property depth after the dedication of the ultimate right-of-way for Menlo Avenue; and 3) A parcel map to subdivide 0.54 acres into 3 lots for single-family residential development.

Recommended Action(s):

Staff recommends that the Planning Commission adopt:

- 1. Planning Commission Resolution Bill No. 04-83, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE NO. 04-10 TO CHANGE THE ZONING CLASSIFICATION FROM R-3 (MULTIPLE-FAMILY) TO R-2 (TWO-FAMILY) ON 0.54 ACRES LOCATED ON THE SOUTH SIDE OF MENLO AVENUE BETWEEN SANTA FE AND SAN JACINTO STREETS (APN: 445-020-034)”;**
- 2. Planning Commission Resolution Bill No. 04-84, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF VARIANCE NO. 04-2 TO VARY FROM THE MINIMUM DEPTH REQUIREMENT FOR SINGLE-FAMILY RESIDENTIAL LOTS FROM 100- FEET TO 96- FEET DUE TO THE CONSTRAINT OF LIMITED PROPERTY DEPTH AFTER THE DEDICATION OF THE ULTIMATE RIGHT-OF-WAY FOR MENLO AVENUE LOCATED ON THE SOUTH SIDE OF MENLO AVENUE BETWEEN SANTA FE AND SAN JACINTO STREETS (APN: 445-020-034)”;** and,
- 3. Planning Commission Resolution Bill No. 04-85, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE PARCEL MAP NO. 32678 TO SUBDIVIDE 0.54**

ACRES INTO THREE (3) PARCELS LOCATED ON THE SOUTH SIDE OF MENLO AVENUE BETWEEN SANTA FE AND SAN JACINTO STREETS (APN: 445-020-034)".

D. CONDITIONAL USE PERMIT NO. 04-6

APPLICANT: Just 4 Fun
AGENT: Roy Johnson, Architect
LOCATION: West side of Sanderson Avenue 352.8-feet south of Stetson Avenue
PLANNER: Ronald Running
DESCRIPTION: A request for a conditional use permit to construct a gasoline station, carwash, and a 3,900 square-foot convenience store on a 1.2 acre parcel in the Page Community Plaza Specific Plan (SP 00-1).

Recommended Action(s):

Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-87, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 04-6 TO CONSTRUCT A GASOLINE STATION, CARWASH AND 3,770 SQUARE-FOOT CONVENIENCE STORE ON PROPERTY LOCATED ON THE WEST SIDE OF SANDERSON AVENUE, 352.8-FEET SOUTH OF STETSON AVENUE (APN: 460-250-012)."

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 04-27

APPLICANT: D.R. Horton, Inc.
AGENT: Scott Thompson, Project Manager
LOCATION: East side of Sanderson Avenue, approximately 400-feet south of Stetson Avenue
PLANNER: Ron Running
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for 112 single-family residential units in Villages 3 & 4 of Vesting Tentative Tract Map No. 30041.

Recommended Action(s):

Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-88, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-27 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR VILLAGES 3 & 4 OF VESTING TENTATIVE TRACT MAP NO. 30041 LOCATED ON THE EAST SIDE OF SANDERSON AVENUE APPROXIMATELY 400-FEET SOUTH OF STETSON AVENUE IN THE PAGE RANCH COMMUNITY MASTER PLAN (APN: 453-140-087, 088, 089, 090 AND 454-040-028)."

B. SITE DEVELOPMENT REVIEW NO. 04-28

APPLICANT: D.R. Horton, Inc.
AGENT: Scott Thompson, Project Manager
LOCATION: East side of Sanderson Avenue, approximately 400-feet south of Stetson Avenue
PLANNER: Ron Running
DESCRIPTION: A request for Planning Commission review and approval of the site development review plans for 106 single-family residential units in Villages 5 & 6 of Vesting Tentative Tract Map No. 30041.

Recommended Action(s):

Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-89, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-28 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR VILLAGES 5 & 6 OF VESTING TENTATIVE TRACT MAP NO. 30041 LOCATED ON THE EAST SIDE OF SANDERSON AVENUE APPROXIMATELY 400-FEET SOUTH OF STETSON AVENUE IN THE PAGE RANCH COMMUNITY MASTER PLAN (APN: 453-140-087, 088, 089, 090 AND 454-040-028).

C. SITE DEVELOPMENT REVIEW NO. 04-29

APPLICANT: D.R. Horton, Inc.
AGENT: Scott Thompson, Project Manager
LOCATION: East side of Sanderson Avenue, approximately 400-feet south of Stetson Avenue
PLANNER: Ron Running
DESCRIPTION: A request for Planning Commission review and approval of THE site development plans for 106 single-family residential units in Villages 7 & 8 of Vesting Tentative Tract Map No. 30041.

Recommended Action(s):

Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-90, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-29 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR VILLAGES 7 & 8 OF VESTING TENTATIVE TRACT MAP NO. 30041 LOCATED ON THE EAST SIDE OF SANDERSON AVENUE APPROXIMATELY 400 FEET SOUTH OF STETSON AVENUE IN THE PAGE RANCH COMMUNITY MASTER PLAN (APN: 453-140-087, 088, 089, 090 AND 454-040-028)."

D. SITE DEVELOPMENT REVIEW NO. 04-33

APPLICANT: D.R. Horton, Inc.
AGENT: Scott Thompson, Project Manager
LOCATION: East side of Sanderson Avenue, approximately 400-feet south of Stetson Avenue
PLANNER: Ron Running

DESCRIPTION: A request for Planning Commission review and approval of the site development plans for 103 single-family residential units in Villages 1 & 2 of Vesting Tentative Tract Map No. 30041.

Recommended Action(s):

Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-91, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-33 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR VILLAGES 1 & 2 OF VESTING TENTATIVE TRACT MAP NO. 30041 LOCATED ON THE EAST SIDE OF SANDERSON AVENUE APPROXIMATELY 400 FEET SOUTH OF STETSON AVENUE IN THE PAGE RANCH COMMUNITY MASTER PLAN (APN: 453-140-087, 088, 089, 090 AND 454-040-028)."

VI. WORK STUDY

A. PROPOSED SINGLE-FAMILY UNITS FOR PULTE HOMES - Ron Running

A work study session to review the single-family units proposed by Pulte Homes for Tract Nos. 31807 & 31808, which are being developed by Benchmark Pacific on the northwest corner of Mustang Drive and Fisher Street in the Page Ranch Community Master Plan.

VII. CONSENT CALENDAR

There are no consent calendar items on this agenda.

VIII. UPDATE OF CITY COUNCIL ACTIONS ON PLANNING COMMISSION ITEMS - Update given by Planning Director Richard Masyczek

No action items to update on this agenda.

IX. PLANNING DIRECTOR ITEMS

There are no Planning Director items on this agenda.

X. PLANNING COMMISSION COMMENTS

XI. FUTURE AGENDA ITEMS

XII. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, December 7, 2004 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.
