

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 18, 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: 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...

- II. HEMET UNIFIED SCHOOL DISTRICT UPDATE:** Update given by HUSD Director of Facilities, Sandy Packham

- III. AMENDMENTS OR ADDITIONS TO THE AGENDA:**

IV. CONSENT CALENDAR:

A. Minutes:

1. October 21, 2003

V. PUBLIC MEETINGS:

A. APPEAL NO. 03-2

APPLICANT: Sacoya Gonzalez, CheckExchange
OWNER: Pardeep Kaur
LOCATION: 1015 W. Florida Ave.
PLANNER: Ron Running
DESCRIPTION: A request for a waiver from the Exterior Color Palette for CheckExchange.

Recommended Action:

1. ***Adopt Planning Commission Resolution No. 03-62, entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING APPEAL NO. 03-2 REQUESTING A WAIVER FROM THE EXTERIOR COLOR PALETTE FOR THE BUILDING LOCATED AT 1015 W. FLORIDA AVE”.

VI. PUBLIC HEARINGS:

A. CONDITIONAL USE PERMIT NO. 03-5

APPLICANT: Stephen Manfredi
LOCATION: Southeast corner of Lyon and Acacia Avenues
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to add two (2) mini-storage buildings to an existing storage facility totaling 36,750 square feet.

Recommended Action:

1. ***Adopt Planning Commission Resolution No. 03-56 entitled:***

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03-5 FOR THE CONSTRUCTION OF TWO STORAGE BUILDINGS TOTALING 36,760 SQUARE FEET LOCATED AT THE SOUTHEAST CORNER OF LYON AND ACACIA AVENUES (APN: 442-120-014)”.

B. VESTING TENTATIVE TRACT MAP NO. 31188

APPLICANT: Osborne Development, Inc. (Bob Osborne)
AGENT: Blaine Womer, Womer Engineering
LOCATION: The Southwest corner of Pam and Eaton Avenues
PLANNER: Matthew Bassi
DESCRIPTION: A request to subdivide 13.9 acres into 28 lots for single family residential development.

Recommended Action:

1. Adopt Planning Commission Resolution No. 03-58 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING VESTING TENTATIVE TRACT MAP NO. 31188 FOR THE SUBDIVISION OF 13.9 ACRES INTO 28 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE SOUTHWEST CORNER OF PALM AND EATON AVENUES (APN: 441-130-024, 025)”.

C. CONDITIONAL USE PERMIT NO. 03-7

APPLICANT: Washington Mutual Bank
OWNER: Sylvia C. Teske
LOCATION: 132 n. Mayflower Street
DESCRIPTION: A request to demolish an existing house and develop a parking lot for the Washington Mutual Bank.

Recommended Action:

1. Adopt Planning Commission Resolution No. 03-55 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 03-7 TO DEVELOP A PARKING LOT FOR WASHINGTON MUTUAL BANK LOCATED AT 132 NORTH MAYFLOWER STREET (APN: 445-232-005)”.

D. TENTATIVE TRACT MAP NO. 31295 / ENVIRONMENTAL ASSESSMENT NO. 03-46

APPLICANT: Meeker Companies, Inc.
AGENT: Frank Gorman, GW Engineering
LOCATION: North side of Menlo Avenue, 600-foot west of Sanderson Avenue.
PLANNER: Matthew Bassi
DESCRIPTION: A request to subdivide 20.0 acres into 75 lots for single family residential development, and adoption of a Mitigated Negative Declaration for the project.

Recommended Action:

1. Adopt Planning Commission Resolution No. 03-23EA entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION (EA NO. 03-46) FOR TENTATIVE TRACT MAP NO. 31295 FOR THE SUBDIVISION OF 20 ACRES INTO 75 SINGLE FAMILY LOTS LOCATED ON THE NORTH SIDE OF MENLO AVENUE, 600 FEET WEST OF SANDERSON AVENUE (APN: 441-060-006)”.

2. Adopt Planning Commission Resolution No. 03-59 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 31295 FOR THE SUBDIVISION OF 20.0 ACRES INTO 75 LOTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTH SIDE OF MENLO AVENUE, 600-FEET WEST OF SANDERSON AVENUE (APN: 441-060-006)”.

E. VESTING TENTATIVE TRACT MAP NO. 31620

APPLICANT: JDP Development, Inc.
AGENT: John Petty
PLANNER: Matthew Bassi
LOCATION: The Northeast corner of Florida Avenue and Lake Street.
DESCRIPTION: A Tentative Tract Map for 101 single family lots, each with a minimum of 7,200 square feet.

Recommended Action

1. Adopt Planning Commission Resolution No. 03-60, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING VESTING TENTATIVE TRACT MAP NO. 31620 FOR THE SUBDIVISION OF 25.4 ACRES INTO 101 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF LAKE STREET AND FLORIDA AVENUE (APN: 551-201-063, 066)”.

F. GENERAL PLAN AMENDMENT NO. 03-6/ZONE CHANGE NO. 03-12/ENVIRONMENTAL ASSESSMENT NO. 03-57

APPLICANT: City of Hemet
LOCATION: Area A: The area bounded on the north by Kimball Avenue, to the south by Acacia Avenue, to the east by Franklin Street, and to the west by Harvard Street.
Area B: The area bounded on the north by Florida Avenue, to the south by Kimball Avenue, to the east by Santa Fe Street, and to the west by Buena Vista Street.
PLANNER: David Sawyer
DESCRIPTION: Amend the Hemet General Plan Map and Zoning map changing the zoning of properties located south of Florida Avenue and to the south and east of the current D-1 zone to better reflect the existing uses and character of the area. The proposed zoning includes D-1, R-1-D, and S-1, with the specific zoning of each property dependant upon the location and existing use of the property and surrounding neighborhood.

Recommended Action:

1. Adopt Planning Commission Resolution No. 03-24 EA entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION (EA 03-57) FOR GENERAL PLAN AMENDMENT NO. 03-6 AND ZONE CHANGE NO. 03-12, GENERALLY LOCATED SOUTH OF FLORIDA AVENUE AND TO THE EAST AND SOUTH OF THE EXISTING D-1 ZONE”.

1. Approve Planning Commission Resolution No. 03-67 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 03-6, AMENDING THE LAND USE MAP OF THE HEMET GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS FROM O (OFFICE), R-II (7-17 DU/ACRE), AND RIII (17-25 DU/ACRE) TO C (COMMERCIAL), AND RI (7 DU/ACRE)

FOR THE AREAS GENERALLY LOCATED SOUTH OF FLORIDA AVENUE AND TO THE EAST AND SOUTH OF THE EXISTING D-1 ZONE”.

1. Approve Planning Commission Resolution No. 03-68 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 03-12, AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS FROM R-2 (TWO-FAMILY), R-3 (MULTIPLE-FAMILY), R-P (RESIDENTIAL-PROFESSIONAL), AND C-1 (NEIGHBORHOOD COMMERCIAL) TO R-1-D (SINGLE-FAMILY RESIDENTIAL-DOWNTOWN), D-1 (DOWNTOWN), AND S-1 (CHURCH) FOR THE AREAS GENERALLY LOCATED SOUTH OF FLORIDA AVENUE AND TO THE EAST AND SOUTH OF THE EXISTING D-1 ZONE”.

G. ZONING ORDINANCE AMENDMENT NO. 03-11 *Continue to 12/02 all in favor*

APPLICANT: City of Hemet
LOCATION: City-wide
PLANNER: David Sawyer
DESCRIPTION: An amendment of Sections 90-57, 90-61, and 90-66 of the Hemet Municipal Code clarifying non-conforming rights of multi-family dwellings.

Recommended Action:

1. Adopt Planning Commission Resolution No. 03-65 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 03-11, AN AMENDMENT OF SECTIONS 90-57, 90-61, AND 90-66 OF THE HEMET MUNICIPAL CODE CLARIFYING THE NON-CONFORMING RIGHTS OF MULTIPLE-FAMILY DWELLINGS”.

H. DEVELOPER AGREEMENT NO. 03-2

APPLICANT: Metropolitan Water District of Southern California
AGENT: Leslie Barrett
LOCATION: Diamond Valley Lake Park Specific Plan (SP 02-1), McSweeny Ranch Specific Plan (SP 88-19), and various other locations.
PLANNER: Ron Running
DESCRIPTION: A proposed Development Agreement between the City of Hemet and Metropolitan Water District of Southern California (MWD), vesting rights for the development of the Diamond Valley Lake Park Specific Plan (SP 02-1), the McSweeny Ranch Specific Plan (SP 88-19), and various other properties located in the City of Hemet and those in the County of Riverside slated for annexation.

Recommended Action:

1. Adopt Planning Commission Resolution No. 03-63 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN

ORDINANCE ADOPTING DEVELOPMENT AGREEMENT NO. 03-2 BETWEEN THE CITY OF HEMET AND METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA".

VII. WORK STUDY:

A. TENTATIVE TRACT MAP NO. 31796 - Loretta Domenigoni

A proposal to subdivide 29.3 acres into 125 single-family lots with a minimum lot size of 7,200 square-feet.

VIII. PLANNING DIRECTOR ITEMS:

A. None at the time of this writing

IX. PLANNING COMMISSION COMMENTS

X. FUTURE AGENDA ITEMS

XI. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for *Tuesday, December 2, 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 DECEMBER 2, 2003

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT NO. 03-6 (Sprint Telecom)**
2. **SITE DEVELOPMENT REVIEW NO. 03-20**
3. **TENTATIVE PARCEL MAP NO. 31967 (Dr. Chakrabarty)**
4. **SITE DEVELOPMENT REVIEW NO. 03-20 (Meeker Companies)**

WORK STUDY:

1. **TENTATIVE TRACT MAP NO. 31807 (Doug Avis)**
2. **TENTATIVE TRACT MAP NO. 31808 (Doug Avis)**
3. **CONDITIONAL USE PERMIT NO. 03-13 (Juniper Villas)**
4. **TENTATIVE TRACT MAP NO. 31737 (Mel Haugen)**