

# 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:** December 3, 2002

**TIME:** 6:00 P.M.

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

**Roll Call:** Chairman Duistermars, Vice Chairman Hicks and Commissioners Calkins, Jones and Rhoten

**Invocation and flag salute:** Vice Chairman Hicks

### I. AMENDMENTS OR ADDITIONS TO AGENDA

### II. CONSENT CALENDAR:

#### A. MINUTES

1. November 19, 2002

**III. 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.*

**IV. HEMET UNIFIED SCHOOL DISTRICT UPDATE:** Report given by HUSD Director of Facilities, Sandy Packham.

**V. PUBLIC MEETINGS:**

**A. MISCELLANEOUS PROJECT 02-15**

\_\_\_\_\_ APPLICANT/OWNER: Covenant Development Inc.  
\_\_\_\_\_ PROJECT LOCATION: Southwest corner of Kirby and  
Commonwealth Avenues  
\_\_\_\_\_ PROJECT PLANNER: Maureen Losey  
PROJECT DESCRIPTION: A request for Planning  
Commission review and approval of the site development,  
architectural elevations, landscaping and wall plans for Tentative  
Tract Map No. 29581 located at the southwest Corner of Kirby and  
Commonwealth Avenues.

**VI. PUBLIC HEARINGS:**

**A. GENERAL PLAN AMENDMENT 01-1 / SPECIFIC PLAN 01-2 / ZONE CHANGE 01-4 -  
McSweeney Farms Specific Plan**

\_\_\_\_\_ APPLICANT/OWNER: Patricia McSweeney-McCauley and Nora  
P. McClure  
AUTHORIZED AGENT: Thomas Olsen  
PROJECT LOCATION: Southeast corner of State Street and  
Gibbel Road in unincorporated Riverside County within the City of  
Hemet sphere of influence.  
PROJECT PLANNER: Joanna Crombie  
PROJECT DESCRIPTION: The adoption of a General Plan Amendment, Zone Change, and  
Specific Plan to pre-zone 673± acres in anticipation of annexation to  
the City of Hemet. The proposed project would allow development of  
up to 2,227 dwelling units, including both single-family and multi-  
family homes; commercial and multi-use areas; a school site; active  
and passive parks/open space; and drainage facilities.

**VII. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled  
for Tuesday, December 17, 2002 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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**TENTATIVE PC AGENDA FOR DECEMBER 17, 2002**

**1. TENTATIVE TRACT MAP 30869 / GENERAL PLAN AMENDMENT 02-2 / ZONE CHANGE 02-3 /  
VARIANCE 02-1 - Matthew Bassi**

A proposal for a 39-lot single-family residential subdivision including a General Plan amendment,  
zone change and variance for a site located on the south side of Berkeley Avenue between  
Soboba and Lake Streets.

**2. CONDITIONAL USE PERMIT 02-8 - Loretta Domenigoni**

The applicant is requesting approval of a conditional use permit for the development of a drive-through  
coffee and pastry shop in an existing stand-alone building (kiosk). The property is located on the west side  
of San Jacinto Street and is north of Oakland Avenue.