

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 6, 2005

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 Wigsbert Mendoza and Mayzelle Rhoten

Invocation and Flag Salute: Commissioner Rhoten

- 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, Dan Lovingier

IV. PUBLIC HEARINGS

A. VESTING TENTATIVE PARCEL MAP NO. 30602 (Continued from 11-15-05)

APPLICANT: Lock Piatt - Frey and Associate
AGENT: Jim Unland - James Unland & Associates
LOCATION: North side of Wentworth Drive approximately 480-feet east of Cawston Avenue with a portion of the property located on the east side of Cawston Avenue approximately 375-feet north of Wentworth Drive.
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to subdivide 19.10 acres into eight (8) lots for future industrial development.

Recommended Action:

1. ***It is recommended that the Planning Commission continue this item to the Planning Commission meeting of January 3, 2005.***

B. ZONE CHANGE NO. 04-14 AND TENTATIVE TRACT MAP NO. 32878 (Continued from 11-15-05)

APPLICANT: Mark O'Brien - S.V. Investments
AGENT: Oscar Montez - Cozad and Fox
LOCATION: Northeast corner of Devonshire Avenue and Girard Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for approval of: 1) a zone change to change the zoning from R-1-8 (Single-Family Residential - 8,000 square-foot minimum lot size) and SLR (Small-Lot Residential) to R-1-7.2 (Single-Family Residential - 7,200 square-foot minimum lot size); and 2) a tentative tract map to subdivide 10.0 acres into 23 lots and one (1) remainder lot for the future development of single-family homes.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-10EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR ZONE CHANGE NO. 04-14 AND TENTATIVE TRACT MAP NO. 32878 TO CHANGE THE ZONING CLASSIFICATION FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL - 8,000 SQUARE- FOOT MINIMUM LOT SIZE) AND SLR (SMALL-LOT RESIDENTIAL) TO R-1-7.2 (SINGLE-FAMILY RESIDENTIAL - 7,200 SQUARE-FOOT MINIMUM LOT SIZE) AND TO SUBDIVIDE 10.0 ACRES INTO 23 LOTS AND ONE (1) REMAINDER LOT FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY HOMES LOCATED ON THE NORTHEAST CORNER OF DEVONSHIRE AVENUE AND GIRARD STREET (APN: 445-150-001)."***

2. **Adopt Planning Commission Resolution Bill No. 05-46, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 04-14 TO CHANGE THE ZONING CLASSIFICATION FROM R-1-8 (SINGLE-FAMILY RESIDENTIAL - 8,000 SQUARE-FOOT MINIMUM LOT SIZE) AND SLR (SMALL-LOT RESIDENTIAL) TO R-1-7.2 (SINGLE-FAMILY RESIDENTIAL - 7,200 SQUARE- FOOT MINIMUM LOT SIZE) LOCATED ON THE NORTHEAST CORNER OF DEVONSHIRE AVENUE AND GIRARD STREET (APN: 445-150-001)."**
3. **Adopt Planning Commission Resolution Bill No. 05-47, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP NO. 32878 TO SUBDIVIDE 10.0 ACRES INTO 23 AND ONE (1) REMAINDER LOT LOTS FOR THE FUTURE DEVELOPMENT OF SINGLE FAMILY HOMES LOCATED AT THE NORTHEAST CORNER OF DEVONSHIRE AVENUE AND GIRARD STREET (APN: 445-150-001)."** _____

C. ZONE CHANGE NO. 05-02, TENTATIVE TRACT MAP NO. 33424 AND ENVIRONMENTAL ASSESSMENT NO. 05-13

APPLICANT: Scrimsher Construction
 AGENT: David Coryel - CSL Engineering
 LOCATION: North side of Fruitvale Avenue between Palm and Lyon Avenues
 PLANNER: Maureen Losey
 DESCRIPTION: A request to change the zone from A-1-C-1 (Light-Agriculture) to R-A (Residential-Agriculture) and to subdivide 13.03 acres into 21 lots for future single-family residential development. The lots range in size from 20,020 square-feet to 27,450 square-feet.

Recommended Action:

1. **Adopt Planning Commission Resolution Bill No. 05-13EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A NEGATIVE DECLARATION FOR ZONE CHANGE NO. 05-02 TO CHANGE THE ZONE FROM A-1-C-1 (LIGHT-AGRICULTURE) TO R-A (RESIDENTIAL-AGRICULTURE) AND TENTATIVE TRACT MAP NO. 33424 TO SUBDIVIDE 13.03 ACRES INTO 21 LOTS FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY HOMES LOCATED ON THE NORTH SIDE OF FRUITVALE AVENUE BETWEEN PALM AND LYON AVENUES (APN'S: 441-130-018 & 037).**
2. **Adopt Planning Commission Resolution Bill No. 05-62, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 05-02 TO CHANGE THE ZONE FROM A-1-C-1 (LIGHT-AGRICULTURE) TO R-A (RESIDENTIAL-AGRICULTURE)**

LOCATED ON THE NORTH SIDE OF FRUITVALE AVENUE BETWEEN PALM AND LYON AVENUES (APN'S: 441-130-018 & 037)."

3. **Adopt Planning Commission Resolution Bill No. 05-63, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 33424 TO SUBDIVIDE 13.03 ACRES INTO 21 LOTS FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY HOMES LOCATED ON THE NORTH SIDE OF FRUITVALE AVENUE BETWEEN PALM AND LYON AVENUES (APN'S: 441-130-018 & 037)."**

D. CONDITIONAL USE PERMIT NO. 05-03 (Continued from November 1, 2005)

APPLICANT: George Sehremelis
AGENT: Richard Borden
LOCATION: North side of Stetson Avenue, approximately 170-feet west of Gilbert Street
PLANNER: Maureen Losey
DESCRIPTION: A request for approval of a conditional use permit to construct and operate a 22,339 square-foot shopping center, consisting of one 15,499 square-foot building and one 6,840 square-foot building.

Recommended Action:

1. ***It is recommended that the Planning Commission continue this item to the Planning Commission meeting of January 3, 2005.***

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 05-11

APPLICANT: Pulte Homes
AGENT: Rick Bigham, Project Manager
LOCATION: Northeast corner of Warren Road and Mustang Way
PLANNER: Ronald Running
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for Tentative Tract Map Nos. 31807 & 31808 located on the northeast corner of Warren Road and Mustang Way.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-34, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-11 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR TENTATIVE TRACT MAP NOS. 31807 AND 31808 GENERALLY LOCATED AT THE NORTHEAST CORNER OF WARREN ROAD AND MUSTANG WAY (APN'S: 460-060-001 THRU 005)."***

B. SITE DEVELOPMENT REVIEW NO. 05-18

APPLICANT: LBREP/L-SunCal McSweeny Farms, LLC
AGENT: Brent Caldwell
LOCATION: Southeast corner of Domenigoni Parkway and State Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A review of landscaping and hardscape plans within the McSweeny Farms Specific Plan, including entry statements, perimeter walls, enhanced parkways, a five (5) acre community park, two (2) pocket parks, street scenes and paseos located on the southeast corner of Domenigoni Parkway and State Street.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-61, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-18 FOR HARDSCAPE PLANS WITHIN THE MCSWEENEY FARMS SPECIFIC PLAN, INCLUDING ENTRY STATEMENTS, PERIMETER WALLS, ENHANCED PARKWAYS, A FIVE (5) ACRE COMMUNITY PARK, POCKET PARKS AND PASEOS LOCATED ON THE SOUTHEAST CORNER OF DOMENIGONI PARKWAY AND STATE STREET (APN'S: 454-170-002, 003 AND 013; 454-180-003 AND 004; 454-100-012 AND 013)."***

C. SITE DEVELOPMENT REVIEW NO. 05-16

APPLICANT: Lennar Homes
AGENT: Bob Walton
LOCATION: Southeast corner of Domenigoni Parkway and State Street
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval of the site development plans for 44 single-family residential homes within Tract No. 32717 located on the southeast corner of Domenigoni Parkway and State Street within the McSweeny Farms Specific Plan (SP No. 01-2)

Recommended Action:

1. ***"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-16 FOR 44 SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT MAP NO. 32717 LOCATED AT THE SOUTHEAST CORNER OF DOMENIGONI PARKWAY AND STATE STREET (APN'S: 454-170-002, 454-180-002, 454-180-003)"***

D. SITE DEVELOPMENT REVIEW NO. 05-17

APPLICANT: Lennar Homes
AGENT: Bob Walton
LOCATION: Southeast corner of Domenigoni Parkway and State Street
PLANNER: Loretta Domenigoni

DESCRIPTION: A request for Planning Commission review and approval of the site development plans for 118 single-family residential homes within Tract No. 32717 located on the southeast corner of Domenigoni Parkway and State Street within the McSweeney Farms Specific Plan (SP No. 02-01).

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 05-58, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 05-17 FOR 118 SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT MAP NO. 32717 LOCATED AT THE SOUTHEAST CORNER OF DOMENIGONI PARKWAY AND STATE STREET (APN: 454-170-002)."***

VI. WORK STUDY

A. "SANTE FE PLACE" - Loretta Domenigoni

A work study session with discussion and possible direction to staff regarding a yet unsubmitted proposal by K-Hovnanian Homes to build a 242-unit multi-family condominium project with three separate floor plans on 17.66 acres located at the northwest corner of Menlo Avenue and Santa Fe Street.

VII. CONSENT CALENDAR

A. MINUTES

1. November 1, 2005
2. November 15, 2005

B. CONDITIONAL USE PERMIT NO. 05-04 - LANDSCAPING REVIEW

APPLICANT: Barclay's Realty and Mortgage Company
AGENT: Sal Serpico - Carter + Burgess
LOCATION: Southeast corner of Florida and Sanderson Avenues
PLANNER: Loretta Domenigoni
DESCRIPTION: A request to review the landscaping of a 5,200 square-foot tire store expansion located on the southeast corner of Florida and Sanderson Avenues in the Village West shopping center (441-210-036, 052 and 053) as approved by the Planning Commission on October 4, 2005 by Resolution No. 05-33.

VIII. UPDATE OF CITY COUNCIL ACTION ON PLANNING COMMISSION ITEMS

A. CITY COUNCIL MEETING OF NOVEMBER 22, 2005

1. General Plan Amendment No. 05-03, Specific Plan Amendment No. 04-01 & Supplemental Environmental Impact Report

2. Tentative Tract Map No. 31807 & Tentative Tract Map No. 31808
3. A Resolution Establishing an Administrative Use List for the City of Hemet

IX. PLANNING DIRECTOR ITEMS

A. MAJOR PROJECTS UPDATE

To be provided at the first meeting of each month.

X. PLANNING COMMISSION COMMENTS

XI. FUTURE AGENDA ITEMS

- XI. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, January 3, 2005 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.
-
-
-