

**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 7, 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 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, Sandra Packham.

#### IV. PUBLIC HEARINGS

##### A. CONDITIONAL USE PERMIT 04-2

APPLICANT: John Williams  
AGENT: Kathleen O'Connor-Phelps / Velocitel-Cingular  
LOCATION: 760 West Acacia Avenue  
PLANNER: Maureen Losey  
DESCRIPTION: A request for approval of a conditional use permit to install a new telecommunications facility in the design of a 65-foot high false water tank with an 11'4" x 11'4" equipment shelter underneath the false water tank and three (3) sector antennae with 4 antennae per sector on property within the C-M (Commercial-Manufacturing) zone.

**Recommended Action(s):**

***Staff recommends that the Planning Commission adopt Resolution Bill No. 04-92, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 04-2 FOR THE INSTALLATION OF A NEW TELECOMMUNICATIONS FACILITY IN THE DESIGN OF A 65-FOOT HIGH FALSE WATER TANK WITH AN 11' 4" X 11' 4" EQUIPMENT SHELTER UNDERNEATH THE FALSE WATER TANK, AND THREE (3) SECTOR ANTENNAE WITH 4 ANTENNAE PER SECTOR ON PROPERTY LOCATED AT 760 WEST ACACIA AVENUE (APN 443-250-011), INCLUDING A CATEGORICAL EXEMPTION FOR THE PROJECT."***

##### B. TENTATIVE TRACT MAP NO. 32359

APPLICANT: SV Investments  
AGENT: Oscar Montez - Cozad & Fox  
LOCATION: Northeast corner of Park and Charlton Avenues  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request for approval of a tentative tract map to subdivide 4.92 acres into seven 20,000 square-foot minimum lots for the future development of single-family homes.

**Recommended Action(s):**

***Staff recommends that the Planning Commission adopt Resolution Bill No. 04-57, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 32359 FOR THE SUBDIVISION OF 4.92 ACRES INTO SEVEN (7) 20,000 SQUARE-FOOT MINIMUM LOTS LOCATED ON THE NORTHEAST CORNER OF PARK AND CHARLTON AVENUES (APN: 551-090-002)."***

##### C. TENTATIVE TRACT MAP NO. 30724 - EXTENSION OF TIME

APPLICANT: Kevin M. Walsh - The Enclave at Hemet  
AGENT: Blaine A. Womer - Womer Engineering  
LOCATION: North side of Lincoln Avenue between Meridian and Hemet Streets

PLANNER: Loretta Domenigoni  
DESCRIPTION: A public hearing to request Planning Commission approval of a one-year extension of time for Tentative Tract Map No. 30724, to subdivide 10-acres into sixteen (16) 20,000 square-foot minimum lots.

**Recommended Action(s):**

***Staff recommends that the Planning Commission adopt Resolution Bill No. 04-79, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A ONE-YEAR TIME EXTENSION OF TENTATIVE TRACT MAP NO. 30724 TO SUBDIVIDE 10.0 ACRES INTO SIXTEEN (16) 20,000 SQUARE-FOOT LOTS LOCATED ON THE NORTH SIDE OF LINCOLN AVENUE BETWEEN MERIDIAN AND HEMET STREETS (APN: 551-150-008 & 009)."***

**V. PUBLIC MEETINGS**

**A. SITE DEVELOPMENT REVIEW NO. 04-31**

APPLICANT: Kevin M. Walsh - The Enclave at Hemet  
AGENT: Blaine A. Womer - Womer Engineering  
LOCATION: North side of Lincoln Avenue between Meridian and Hemet Streets  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A public meeting to request Planning Commission approval of a Site Development Review application, reviewing the architectural plans for Tentative Tract Map No. 30724.

**Recommended Action(s):**

***Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-80, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-31 CONSISTING OF THE SITE DEVELOPMENT PLANS FOR TENTATIVE TRACT MAP NO. 30724 LOCATED ON THE NORTH SIDE OF LINCOLN AVENUE BETWEEN MERIDIAN AND HEMET STREETS (APN: 551-150-008 & 009)."***

**B. SITE DEVELOPMENT REVIEW NO. 04-30**

APPLICANT: Danielle & Rochelle Nelso  
LOCATION: 920 West Fruitvale Avenue  
PLANNER: Loretta Domenigoni  
DESCRIPTION: A request for Planning Commission review and approval of the site development review plans for the construction of a 2,400 square-foot metal building to use as a vehicle storage area.

**Recommended Action(s):**

**Staff recommends that the Planning Commission adopt Planning Commission Resolution Bill No. 04-81, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 04-30 FOR THE CONSTRUCTION OF A 2,400 SQUARE-FOOT METAL BUILDING TO USE AS VEHICLE STORAGE LOCATED ON THE NORTHWEST CORNER OF PALM AND FRUITVALE AVENUES (APN: 441-130-031)."**

**VI. WORK STUDY**

**A. ASHBROOK COMMUNITIES - Michael McCoy**

A work study session to review a proposed condominium project located south of Johnston Avenue between State and Gilbert Streets.

**VII. CONSENT CALENDAR**

**A. MINUTES**

\_\_\_\_\_ 1. October 19, 2004

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

**A. ZONE CHANGE NO. 04-9 / TENTATIVE TRACT MAP NO. 32519**

**B. ZONE CHANGE NO. 04-8 / TENTATIVE PARCEL MAP NO. 32274**

**C. GENERAL PLAN AMENDMENT NO. 04-5 / CONDITIONAL USE PERMIT NO. 04-11**

**D. SPECIFIC PLAN AMENDMENT NO. 03-2 / VESTING TENTATIVE TRACT MAP NO. 31513 / DEVELOPMENT AGREEMENT NO. 04-2 / ENVIRONMENTAL ASSESSMENT NO. 04-15**

**E. GENERAL PLAN AMENDMENT NO. 03-2 / ZONE CHANGE NO. 03-4 / ENVIRONMENTAL ASSESSMENT NO. 03-21**

**F. ANNEXATION NO. 04-149 (PONDEROSA)**

**IX. PLANNING DIRECTOR ITEMS**

**A. NOTIFICATION OF BROWN ACT PRESENTATION**

Notification to the Commission regarding a presentation to be given by Eric Vail on December 15, 2004 from 10:00 a.m. to 11:00 a.m. regarding the Brown Act.

**B. COMMISSION APPRECIATION LUNCHEON REMINDER**

A reminder to the Commission of the Commission Appreciation Luncheon to be held on December 15, 2004 from 12:00 p.m. to 1:30 p.m.

**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 21, 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.

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