

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 21, 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.

There will be no HUSD Update due to the absence of Sandra Packham.

IV. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT 04-12

APPLICANT: Westrust
AGENT: Milford Moralde - Carter + Burgess
LOCATION: South side of Florida Avenue between Kirby Street and Sanderson Avenue
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for approval of a conditional use permit to construct a new shopping center consisting of three (3) multi-tenant buildings totaling 87,892 square-feet located on the south side of Florida Avenue between Sanderson Avenue and Kirby Streets (directly adjacent to In & Out Burger).

Recommended Action(s):

Staff recommends that the Planning Commission:

1. ***Adopt Resolution Bill No. 04-16EA, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING ENVIRONMENTAL ASSESSMENT NO. 04-33 TO ADOPT A NEGATIVE DECLARATION FOR CONDITIONAL USE PERMIT NO. 04-12 LOCATED ON THE SOUTH SIDE OF FLORIDA AVENUE BETWEEN KIRBY STREET AND SANDERSON AVENUE (APN'S: 441-210-059 AND 060)."***
2. ***Adopt Resolution Bill No. 04-78, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 04-12 FOR THE CONSTRUCTION OF A NEW SHOPPING CENTER CONSISTING OF THREE (3) MULTI-TENANT BUILDINGS TOTALING 87,892 SQUARE-FEET AND LOCATED ON THE SOUTH SIDE OF FLORIDA AVENUE BETWEEN SANDERSON AVENUE AND KIRBY STREET (APN'S: 441-210-059 AND 060)."***

V. PUBLIC MEETINGS

There are no Public Meetings scheduled on this agenda.

VI. WORK STUDY

There are no work study items scheduled for this agenda.

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

- A. GENERAL PLAN AMENDMENT NO. 03-7 / ENVIRONMENTAL ASSESSMENT NO. 04-2 - (JOHN PETTY/JDP DEVELOPMENT)
- B. SPECIFIC PLAN AMENDMENT NO. 03-3 / ENVIRONMENTAL ASSESSMENT NO. 03-73 (HEMET AUTO MALL)
- C. ZONE CHANGE NO. 04-10 / VARIANCE NO. 04-2 / TENTATIVE PARCEL MAP NO. 32678 - (REAL ESTATE MANAGEMENT)

IX. PLANNING DIRECTOR ITEMS

There are no Planning Director items scheduled on this agenda.

X. PLANNING COMMISSION COMMENTS

- A. RETENTION BASINS, DRY WELLS AND DROUGHT TOLERANT LANDSCAPING -
Vice Chairman Jones

XI. FUTURE AGENDA ITEMS

XII. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, January 4, 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.
