

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 digitally recorded.

ONLY TESTIMONY FROM THE LECTERN WILL BE HEARD BY THE PLANNING COMMISSION

AGENDA

DATE: January 6, 2009 **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, Commissioners Rick Crimeni, 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 Chairman 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.**

II. AMENDMENTS OR ADDITIONS TO THE AGENDA

III. PUBLIC HEARINGS

- A. Project: **ENVIRONMENTAL ASSESSMENT NO. 08-014, GENERAL PLAN AMENDMENT NO. 07-001, SPECIFIC PLAN AMENDMENT NO. 06-004, TENTATIVE TRACT MAP NO. 35392 (MAP07-004), TENTATIVE TRACT MAP NO 35393 (MAP07-005), & TENTATIVE TRACT MAP NO 35394 (MAP07-006) (RANCHO DIAMANTE)**

Applicant: Page/Strata/BP, LLC
Agent: Rick Robotta of Benchmark Pacific
Location: East and west sides of Warren Road, south of BNSF Railroad Tracks
Planner: Bernie Chase, Associate Planner
Description: A request for Planning Commission review and recommendations to the City Council regarding a General Plan Amendment to amend the General Plan Land Use designation from Industrial and RR-2.5 to R I (Low Density) and an amendment to the Page Ranch Planned Community Master Plan to allow residential uses by changing a designation from Industrial and Low Density Residential to Low-Medium Density Residential for portions of the project site, and three phased subdivisions of a 244-acre site proposed for 993 single-family residential lots, along with an overrule of an Airport Land Use Commission finding of inconsistency for a portion of the site and a Subsequent Environmental Impact Report for the proposed changes. (continued from the December 16, 2008 Planning Commission meeting)

Recommended Action(s):

1. Adopt Planning Commission Resolution Bill No. 08-078, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AND CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EA NO. 08-014) (SCH NO. 2007091039) INCLUDING A STATEMENT OF FACTS AND FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING PROGRAM FOR THE RANCHO DIAMANTE PROJECT.”

2. Adopt Planning Commission Resolution Bill No. 08-079, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, OVERRULE THE FINDINGS OF THE RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION THAT LAND USE APPLICATIONS GPA 07-001, SPA 06-004, TTM 35392, AND TTM 35394 ARE INCONSISTENT WITH THE HEMET RYAN AIRPORT COMPREHENSIVE AIRPORT LAND USE PLAN.”

3. Adopt Planning Commission Resolution Bill No. 08-080, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 07-001 AMENDING THE LAND USE DESIGNATION FOR A 140+-ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF WARREN ROAD, SOUTH OF THE BNSF RAILROAD TRACKS, FROM I (INDUSTRIAL) AND RR-2.5

(RURAL RESIDENTIAL) TO R I (LOW DENSITY) (APN'S: 460-010-008 THROUGH -011, 460-020-005, -006, 465-100-016, -022, 465-110-020 THROUGH -023).”

4. Adopt Planning Commission Resolution Bill No. 08-081, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF SPA 06-004 - AN AMENDMENT TO THE PAGE RANCH PLANNED COMMUNITY MASTER PLAN AND DEVELOPMENT STANDARDS (PCD 79-93), LOCATED ON THE EAST AND WEST SIDES OF WARREN ROAD, SOUTH OF THE BNSF RAILROAD TRACKS (APN'S: 460-010-008 THROUGH -011, 460-020-005, -006, 465-100-016, -022, 465-110-020 THROUGH -023).”

5. Adopt Planning Commission Resolution Bill No. 08-082, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 35392 (MAP07-004) PERTAINING TO A 48.45-ACRE SITE LOCATED EAST OF WARREN ROAD BETWEEN THE BNSF RAILROAD TRACKS AND THORNTON AVENUE (APN'S: 460-010-008 THROUGH -011, 460-020-005, -006).”

6. Adopt Planning Commission Resolution Bill No. 08-083, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 35393 (MAP07-005) PERTAINING TO A 103.87-ACRE SITE LOCATED BETWEEN WARREN ROAD AND FISHER STREET ON THE EAST AND BETWEEN HARRISON AVENUE AND POPLAR STREET ON THE SOUTH (APN'S: 454-020-013 THROUGH -016).”

7. Adopt Planning Commission Resolution Bill No. 08-084, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 35394 (MAP07-006) PERTAINING TO A 91.66-ACRE SITE LOCATED WEST OF WARREN ROAD AND SOUTH OF THE BNSF RAILROAD TRACKS (APN'S: 465-100-016, -022, 465-110-020 THROUGH -023).”

- B. Project: EXTENSION OF TIME NO. 08-008 FOR SITE DEVELOPMENT REVIEW NO. 06-017 (LOS OLIVOS)
Applicant: Arthur J. Crigler & Eric Day

Location: East side of Cawston Avenue, approximately 700 feet south of Stetson Avenue
Planner: Bernie Chase, Associate Planner
Description: A request for Planning Commission review and approval of an extension of time for Site Development Review No. 06-017, which approved 40 condominium residential units in eight buildings, including an environmental exemption pursuant to CEQA Guidelines Section 15332.

Recommended Action(s):

1. Adopt Planning Commission Resolution Bill No. 09-003, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A TWO-YEAR EXTENSION OF TIME NO. 08-008 FOR SITE DEVELOPMENT REVIEW NO. 06-017 CONSISTING OF 40 MULTIPLE-FAMILY RESIDENCES WITHIN EIGHT BUILDINGS LOCATED ON THE EAST SIDE OF CAWSTON AVENUE, APPROXIMATELY 700 FEET SOUTH OF STETSON AVENUE (APN 460-242-037).”

- C. Project: SITE DEVELOPMENT REVIEW NO. 08-007 (RANCHO NORTE)**
Applicant: Hemet West I, Inc.
Agent: Jeff Petrus
Location: North and south sides of Commonwealth Avenue, west of Palm Avenue
Planner: Bernie Chase, Associate Planner
Description: A request for Planning Commission review and approval of a site development review application for the design of home and improvement plans for sixteen lots within Tract 31737, including a determination that a previously approved Negative Declaration.

Recommended Action(s):

1. Adopt Planning Commission Resolution Bill No. 09-001, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 08-007 FOR SIXTEEN SINGLE-FAMILY RESIDENCES WITHIN TRACT MAP NO. 31737 LOCATED ON THE NORTH AND SOUTH SIDES OF COMMONWEALTH AVENUE, WEST OF PALM AVENUE (APNS: 444-360-051, -052, AND 444-360-054 THROUGH 444-360-067).”

IV. WORK STUDY

- A. Project: CONDITIONAL USE PERMIT NO. 08-016 (T-Mobile)**
Applicant: Hemet Plaza, LLC

Agent: Omnipoint Communications, Inc.
Location: 2015 East Florida Avenue (Southwest corner of Florida Avenue and Yale Street)
Planner: Carole Kendrick
Description: A work study session to allow the Planning Commission to review and provide input regarding a conditional use permit for the installation of a ground mounted wireless facility and associated equipment, consisting of a 55' pole camouflaged as a palm tree and equipment located adjacent to an existing building.

- B. Project: PRELIMINARY REVIEW NO. 08-010 (Signature Suites)**
Applicant: Sal Osjo – Signature Properties
Agent: Russell Rumansoff – Herron & Rumansoff Architects
Location: West Latham Avenue, east of Lyon Avenue, south of Florida Avenue and west of Elk Street
Planner: Carole Kendrick
Description: A work study session to allow the Planning Commission to review and provide input regarding a preliminary review for the construction and operation of a 144 unit, three (3) story apartment hotel with 72 studio units and 72 one bedroom units on a 3.60 acre lot.

V. CONSENT CALENDAR

- A. Meeting Minutes of September 2, 2008**

VI. PLANNING DIRECTOR REPORT

- A. WORK STUDY ON UTILIZING COUNTY'S GENERAL PLAN**

VII. PLANNING COMMISSION COMMENTS

VIII. FUTURE AGENDA ITEMS

- IX. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, January 20, 2009 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

Note: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department counter of City Hall located at 445 E. Florida Avenue during normal business hours.