

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 15, 2008 **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: Vice Chairman Nick Jones

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: SPECIFIC PLAN AMENDMENT NO. 06-003, TENTATIVE PARCEL MAP NO. 35295, MITIGATED NEGATIVE DECLARATION, AND SITE DEVELOPMENT REVIEW NO. 07-006

Applicant: Seven Hills Resort Corp.

Agent: Patricia Herron and James Unland

Location: West side of South Lyon Avenue at Chambers Street

Planner: Bernie Chase, Associate Planner

Description: A request for Planning Commission review and recommendations to the City Council regarding a specific plan amendment to the Seven Hills Planned Community Development Master Plan (PCD 80-02) to allow a multiple-family residential use in an area designated as Neighborhood Commercial, and to construct and operate that multiple-family residential project consisting of five residential buildings with 40 dwelling units totaling approximately 30,640 square feet, along with appurtenant street widening and site improvements including landscaping, covered and garage parking, and improvements to an existing parking lot, on an undeveloped, 1.7-acre portion of an existing golf course and club house facility, along with the proposed subdivision of Parcel 1 of Parcel Map 16134 (PM 102/1-6) with 90.07 acres and containing an undeveloped area of approximately 1.95 acres, and a golf course, a golf course club house and maintenance building, into two parcels, resulting in one 1.95-acre parcel to be developed with 40 senior multiple-family residential units under concurrent applications, and one 88.12-acre parcel containing a golf course and clubhouse and maintenance building area

Recommended Action:

The Planning Department staff recommends that the Planning Commission take the following action(s):

1. **TAKE PUBLIC TESTIMONY ON THE PROPOSED PROJECT FOR INFORMATION PURPOSES AND AS A COURTESY TO INTERESTED PERSONS IN ATTENDANCE; BUT**
2. **CONTINUE THE OPEN HEARING TO A DATE TO BE DETERMINED AT THE HEARING, TO RESOLVE DRAINAGE ISSUES AND MAKE ANY NECESSARY REVISIONS TO PLANS AND/OR DOCUMENTS.**

- B.** Project: **TENTATIVE PARCEL MAP NO. 35618 [MAP 07-010]**
Applicant: Barry Stone
Agent: Rick Thomsen - The Thomsen Company
Location: 5771 West Florida Avenue, the southeast corner of West Florida Avenue and Warren Road
Planner: Brian Hann, Assistant Planner
Description: A request for Planning Commission review and approval to subdivide 2.35 developed acres into two (2) commercial parcels currently containing the Shell Gas Plus Station & Minimart and the Mr. Suds Car Wash

Recommended Action:

The Planning Department staff recommends that the Planning Commission take the following action:

1. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE PARCEL MAP NO. 35618 TO SUBDIVIDE 2.35 DEVELOPED ACRES INTO TWO (2) COMMERCIAL PARCELS CURRENTLY CONTAINING THE SHELL GAS PLUS STATION & MINIMART AND THE MR. SUDS CAR WASH LOCATED AT 5771 WEST FLORIDA AVENUE, THE SOUTHEAST CORNER OF WEST FLORIDA AVENUE AND WARREN ROAD (APN: 456-010-001)**

C. Project: CONDITIONAL USE PERMIT NO. 06-002 (BRETHREN SQUARE)

Applicant: Cawston Properties, LLC

Agent: Rick Neugebauer

Location: Southeast corner of Stetson and Cawston Avenues

Planner: Bernie Chase, Associate Planner

Description: A request for Planning Commission review and approval of a conditional use permit allowing the construction and operation of a shopping center consisting of one 9,803-square foot retail building with approximately eight tenant spaces, and of a self-service gasoline service station with a convenience store with a gross floor area of approximately 2,900 square feet and a retail use area of approximately 1,585 square feet, and a self-service car wash, with extended operating hours

Recommended Action:

The Planning Department staff recommends that the Planning Commission take the following action:

1. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 06-002 FOR THE CONSTRUCTION AND OPERATION OF A SHOPPING CENTER CONSISTING OF ONE 9,803-SQUARE FOOT RETAIL BUILDING WITH APPROXIMATELY EIGHT TENANT SPACES, AND A SELF-SERVICE GASOLINE SERVICE STATION WITH A CONVENIENCE STORE WITH A GROSS FLOOR AREA OF APPROXIMATELY 2,900 SQUARE FEET AND A RETAIL USE AREA OF APPROXIMATELY 1,585 SQUARE FEET, AND A SELF-SERVICE CAR WASH, WITH EXTENDED OPERATING HOURS (APN'S 460-250-017 AND -018)**

D. Project: TENTATIVE PARCEL MAP NO. 35701 (MAP 07-013), CONDITIONAL USE PERMIT NO. 07-024 AND ENVIRONMENTAL ASSESSMENT NO. 07-007

Applicant: Hemet medical Real Estate Development

Agent: Terry Strom

Location: South side of Stetson Avenue, East side of Cawston Avenue

Planner: Loretta Domenigoni, Associate Planner

Description: A request to subdivide 9.86 acres into eight (8) lots for condominium purposes and a conditional use permit to construct a medical office complex consisting of eight (8) buildings totaling 126,616 square-feet

Recommended Action:

The Planning Department staff recommends that the Planning Commission take the following action:

1. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN FOR TENTATIVE PARCEL MAP NO. 35701 (MAP 07-013) AND CONDITIONAL USE PERMIT NO. 07-024 TO SUBDIVIDE 9.86 ACRES INTO EIGHT (8) LOTS FOR CONDOMINIUM PURPOSES AND TO CONSTRUCT A MEDICAL OFFICE COMPLEX CONSISTING OF EIGHT (8) BUILDINGS TOTALING 126,616 SQUARE-FEET LOCATED ON THE SOUTH SIDE OF STETSON AVENUE, EAST OF CAWSTON AVENUE (APN 460-250-021)”**

E. **Project:** **ENVIRONMENTAL ASSESSMENT 07-003, ANNEXATION NO. 05-150, GENERAL PLAN AMENDMENT NO. 05-002, ZONE CHANGE NO. 06-004, SPECIFIC PLAN NO. 05-001, TENTATIVE TRACT MAP NO. 33633, TENTATIVE TRACT MAP NO. 35775 (EMERALD ACRES / KOBY ANNEXATION & PRE-ZONING)**

Applicant: Hickory Investors, LLC, and Daniel and Alan Koby

Agent: T & B Consulting, Inc.

Location: Generally between the southeast corner of West Florida and Calvert Avenues and slightly west of the northwest corner of Stetson and California Avenues

Planner: Bernie Chase, Associate Planner

Description: A request for Planning Commission review and make recommendations to the City Council regarding the annexation and pre-zoning of a 380-acre site. The project includes two project sites. Site 1 is the 334-acre Emerald Acres site that is planned for residential uses conforming to zoning development standards and criteria outlined in a specific plan (Emerald Acres SP 05-001), along with one financing subdivision that will allow seven lots for financing purposes but will not allow any development (TTM 35775), and one residential subdivision with 429 single-family residential lots and seven multiple-family lots that would allow up to a total of 674 dwelling units, along with road improvements, open space occupying about 45 percent of the site, and reservation for two potential alignments that could be used for the future State Route 79 (TTM 33633). Site 2 is the Koby site that will be zoned Specific Plan, and would require a future specific plan and other discretionary permit for the development of Neighborhood Commercial uses in the vicinity of Florida Avenue and Four Seasons Boulevard, and multiple-family residential uses near Mars Lanes (ZC 06-004). Both sites are the

subject of annexation into the City of Hemet (ANX 05-150), a City of Hemet General Plan Amendment (GPA 05-002) to change the designation to Specific Plan, and a Draft Environmental Impact Report (EA 05-008) relating to the analysis of and mitigations for potential environmental issues. Any approvals would be contingent upon the project sites being incorporated into the City of Hemet

Recommended Action:

The Planning Department staff recommends that the Planning Commission take the following action(s)

1.

:

Adopt attached Planning Commission Resolution Bill No. 08-003EA, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT NO. EA 05-008 (SCH NO. 2007081047) AND ADOPT A MITIGATION MONITORING PROGRAM AND STATEMENT OF FACTS AND FINDINGS, AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE EMERALD ACRES / KOPY ANNEXATION NO. 05-150, PRE-ZONING GENERAL PLAN AMENDMENT NO. 05-002, SPECIFIC PLAN NO. 05-002, AND ZONE CHANGE NO. 06-004, TENTATIVE TRACT MAP NO. 33633 (MAP 07-001), AND FINANCING TENTATIVE TRACT MAP NO. 35775 (MAP 07-016)”
2.

Adopt attached Planning Commission Resolution Bill No. 08-009, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL REQUEST THE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE REORGANIZATION OF PROPERTY IDENTIFIED AS ANNEXATION No. 05-150 REORGANIZED TO THE CITY OF HEMET”
3.

Adopt attached Planning Commission Resolution Bill No. 08-010, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 05-002 TO CHANGE THE GENERAL PLAN DESIGNATION FROM COMMERCIAL, MEDIUM HIGH DENSITY, RURAL MOUNTAINOUS, AND LOW DENSITY RESIDENTIAL TO SPECIFIC PLAN WITH AN OVERALL DENSITY OF APPROXIMATELY TWO DWELLING UNITS PER ACRE ON (APN 465-040-005 and -016, 465-050-005 and -006), AND FROM COMMERCIAL AND HIGH DENSITY RESIDENTIAL TO SPECIFIC PLAN WITH COMMERCIAL AND RESIDENTIAL 18-30 DWELLING UNITS PER ACRE (APN 465-040-018, -019, AND -020)”

4. Adopt attached Planning Commission Resolution Bill No. 08-011), entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 06-004 TO CHANGE THE ZONING CLASSIFICATION FROM COUNTY OF RIVERSIDE W-2 TO GENERAL COMMERCIAL WITH SPECIFIC PLAN ON THE NORTH PORTION OF THE PROPERTY AND WITH MULTIPLE-FAMILY RESIDENTIAL WITH SPECIFIC PLAN INCLUDING 18-30 DWELLING UNITS PER ACRE ON THE SOUTH PORTION OF THE PROPERTY LOCATED ON THE SOUTH SIDE OF FLORIDA AVENUE AT FOUR SEASONS BOULEVARD (APN 465-040-018, 465-040-019 AND 465-040-020)”

5. Adopt attached Planning Commission Resolution Bill No. 08-012, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF SPECIFIC PLAN NO. 05-001 - EMERALD ACRES, GENERALLY LOCATED BETWEEN THE SOUTHEAST CORNER OF FLORIDA AND CALVERT AVENUES AND APPROXIMATELY THE NORTHWEST CORNER OF STETSON AND CALIFORNIA AVENUES”

6. Adopt attached Planning Commission Resolution Bill No. 08-013), entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP NO. 33633 (MAP 06-001) PERTAINING TO PROPERTY WITHIN THE EMERALD ACRES SPECIFIC PLAN AND GENERALLY LOCATED BETWEEN THE SOUTHEAST CORNER OF FLORIDA AND CALVERT AVENUES AND APPROXIMATELY THE NORTHWEST CORNER OF STETSON AND CALIFORNIA AVENUES”

7. Adopt attached Planning Commission Resolution Bill No. 08-014, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP NO. 35775 (MAP 06-016) PERTAINING TO PROPERTY WITHIN THE EMERALD ACRES SPECIFIC PLAN AND GENERALLY LOCATED BETWEEN THE SOUTHEAST CORNER OF FLORIDA AND CALVERT AVENUES AND APPROXIMATELY THE NORTHWEST CORNER OF STETSON AND CALIFORNIA AVENUES”

IV. WORK STUDY

- A. Project: **SPECIFIC PLAN NO. 07-004 STETSON CROSSING**
Applicant: Stetson Crossing Partners, LLC
Agent: Mark Cooper
Location: Northwest corner of Sanderson and Stetson avenues
Planner: Carole Kendrick, Assistant Planner
Description: Proposed specific plan of development for a 189,500 sq.ft. commercial center on 18.5 acres.

V. CONSENT CALENDAR

- A. Project: **EXTENSION OF TIME NO. 06-001 FOR CONDITIONAL USE PERMIT NO. 02-7A**
Applicant: Rico Enterprises, Inc.
Agent: Craig Heaps
Location: North side of Acacia Avenue, between Sanderson and Acacia Avenues
Description: A request for Planning Commission review and approval of an extension of the time during which use in reliance can be established for the previously approved design, construction, and operation of a senior, multiple-family residential project in two phases, with 240 dwelling units in 21 buildings, along with carports and garages, recreation facilities, and appurtenant site improvements, on a 270,288-square foot site
Planner: Bernie Chase, Associate Planner

VI. PLANNING COMMISSION COMMENTS

VII. FUTURE AGENDA ITEMS

- VIII. **ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, February 5, 2008 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.