

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: March 4, 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 Solute: Commissioner Mayzell 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:** **EXTENSION OF TIME NO. 07-003 FOR CONDITIONAL USE PERMIT NO. 05-009**
- Applicant:** Wal-Mart-Stores Inc.
- Agent:** Alicen Clark Wong
- Location:** 2171 W Florida Avenue
- Planner:** Brian Hann, Assistant Planner

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 Conditional Use Permit No. 05-09 to demolish a 130,226 square-foot unoccupied building and construct a 135,300 square-foot retail building and a 12-pump gasoline station on 13.45 acres located at 2171 West Florida Avenue, the southwest corner of Florida Avenue and Gilmore Street including a previous determination to adopt a mitigated negative declaration and mitigation monitoring program pursuant to CEQA Guidelines

Recommended Action:

The Planning department recommends that the Planning Commission:

1. Adopt Planning Commission Resolution Bill No. 08-018 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A ONE-YEAR EXTENSION OF TIME DURING WHICH USE IN RELIANCE CAN BE ESTABLISHED FOR THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO. 05-09 TO DEMOLISH A 130,226 SQUARE-FOOT UNOCCUPIED BUILDING AND CONSTRUCT A 135,300 SQUARE-FOOT RETAIL BUILDING AND A 12-PUMP GASOLINE STATION ON 13.45 ACRES LOCATED ON THE SOUTHWEST CORNER OF FLORIDA AVENUE AND GILMORE STREET (APN: 441-250-034)”

- 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, including an environmental exemption pursuant to CEQA Guidelines Section 15315

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).**

IV. WORK STUDY

- A. Project: **ANNEXATION NO. 05-152, SPECIFIC PLAN NO. 05-002 & ENVIRONMENTAL ASSESSMENT NO. NO. 05-013 [CANYON TRAILS]**
- Applicant: McRae Group of Companies c/o Ron McRae
Agent: Tom Nieves – AEI-CASC
Location: Adjacent to the northern boundary of the Heartland Specific Plan “Four Seasons” and bestriding California Avenue to the northeast
Planner: Brian Hann, Assistant Planner
Description: A request for a Planning Commission work study to consider the proposed project and receive public comments on the pre-zoning and annexation of a 394-acre area containing the Maze Stone Village mobile home park, three adjoining residential parcels (8.8 acres), and the vacant lands of the proposed Specific Plan No. 05-02 development area (363.3 acres) adjoining the City along the northern boundary of the Heartland Specific Plan No. 88-01 “Four Seasons” in order to determine the zoning to be established under proposed Annexation No. 05-152 and to review Environmental Impact Report No. 05-13 for Specific Plan No. 05-02

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: Planning Commission denial 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
- B. **Planning Commission Meeting Minutes of January 8, 2008**
C. **Planning Commission Meeting Minutes of January 15, 2008**

VI. PLANNING DIRECTOR ITEMS

- A. Choose new Planning Commission Liaison to the Traffic Commission
B. Update on status of meeting with EMWD (tentatively scheduled for the April 1, 2008 meeting)

VII. PLANNING COMMISSION COMMENTS

VIII. FUTURE AGENDA ITEMS

IX. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, March 18, 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.