

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 18, 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 Rick Crimeni

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:** **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 Nievez – 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

Recommended Action:

1. Receive the Staff Report;
2. Open the Public Hearing to review project related issues raised by the public at the Planning Commission Work Study on March 4, 2008; and
3. Continue the Public Hearing "open" to the April 1, 2008 Planning Commission Meeting.

B. 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

Recommended Action:

1. Adopt Planning Commission Resolution Bill No. 08-027, entitled:

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A THREE-YEAR EXTENSION OF TIME DURING WHICH USE IN RELIANCE CAN BE ESTABLISHED FOR THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO. 02-7A RELATING TO THE 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 LOCATED ON THE
NORTH SIDE OF ACACIA AVENUE, BETWEEN SANDERSON
AND ACACIA AVENUES (APN 448-250-018)”**

IV. WORK STUDY

- A. Project:** **CONDITIONAL USE PERMIT NO. 08-002 (BURGER KING)**
Applicant: Jerry W. Kittrell Trust
Agent: Frank Nin
Location: Southwest corner of Florida Avenue and Yale Street
Planner: Bernie Chase, Associate Planner
Description: A request for Planning Commission work study review of a conditional use permit allowing the construction and operation of a 2,681-square foot drive-through restaurant on an outter-parcel within an existing shopping center site

V. CONSENT CALENDAR

- A. Project:** **SITE DEVELOPMENT REVIEW NO. 07-009**
Applicant: Woodside Homes/Woodside McSweeny 148
Agent: Woodside Homes/Woodside McSweeny 148
Location: Phase 1 of McSweeny Farms - NEC Gibbel Road and State Street
Planner: Carole Kendrick, Assistant Planner
Description: Architectural review of 40 SFR within TM 32717-3 of MCSweeny Farms

Recommended Action:

1. Adopt Planning Commission Resolution Bill No. 08-025 entitled:
“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING SITE DEVELOPMENT REVIEW NO. 07-009 FOR 40 SINGEL FAMILY HOMES WITHIN TENTATIVET RACT MAP NO. 32717-3 LOCATED ON THE SOUTHEAST CORNER OF SOUTH VILLAGE LOOP AND STATE STREET (APN’S: 454-450-001 THRU 016; 454-451-001 THRU 015; AND 454-452-001 THRU 009)”

- B. Meeting Minutes of December 18, 2007**

VI. PLANNING COMMISSION COMMENTS

VII. FUTURE AGENDA ITEMS

- VIII. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, April 1, 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.