

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 tape recorded.

WHEN ADDRESSING THE PLANNING COMMISSION, IT MUST BE FROM THE LECTERN

AGENDA

DATE: March 21, 2006

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 and Commissioners Eric McBride, Wigsbert Mendoza and Mayzelle Rhoten

Invocation and Flag Salute: Commissioner Mendoza

- 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 Facilities Planner, Tina Koonce

IV. PUBLIC MEETING

A. CITY PARCEL CONVEYANCE

APPLICANT: City of Hemet
LOCATION: Lot 9 that connects "Sketch Alley" with Elk Street located in the Valley View Apartments near the southeast corner of Devonshire Avenue and Elk Street (APN: 442-071-009)
PLANNER: Mark Trabing
DESCRIPTION: Conveyance of a City-owned parcel (Lot 9) to a Home Owner's Association, located between two rows of four-plex apartments. This conveyance is necessary in order to form the Valley View Apartment Owners Association.

Recommended Action:

It is recommended that the Planning Commission make a finding that the conveyance of APN: 442-071-009 (Lot 9) is consistent with the General Plan.

V. WORK STUDY

A. CONDITIONAL USE PERMIT NO. 05-16 - Loretta Domenigoni

A work study session with discussion and possible direction to staff regarding a proposed conditional use permit, submitted by J. Didion & H. Roberts, to construct and operate an automotive center with one building totaling 12,109 square-feet and a second building for food service use totaling 4,608 square-feet on a 1.59 acre lot located on the north side of Florida Avenue between Cawston Street and Sanderson Avenue.

B. COMMERCIAL USES REPORT - David Sawyer

A workstudy session with discussion and possible direction to staff regarding commercial uses within the City.

VI. CONSENT CALENDAR

A. MINUTES

1. February 21, 2006

VII. PLANNING COMMISSION COMMENTS

VIII. FUTURE AGENDA ITEMS

IX. ADJOURNMENT: To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, April 4, 2006 at 6:00 p.m.*** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.