

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: April 18, 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: Vice Chairman 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 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 HEARINGS

A. CONDITIONAL USE PERMIT NO. 04-03 WITH ENVIRONMENTAL ASSESSMENT NO. 04-11

APPLICANT: Berean Fellowship Baptist Church
AGENT: Kevin Waters – Kevin Waters Architect
LOCATION: Southwest corner of Devonshire and Hyatt Avenues
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for approval of a conditional use permit to construct and operate a 25,400 square-foot church facility including a sanctuary, offices, classrooms and a multi-purpose room, with adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-04EA, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR CONDITIONAL USE PERMIT NO. 04-03 TO CONSTRUCT AND OPERATE A 25,400 SQUARE-FOOT CHURCH FACILITY, INCLUDING A SANCTUARY, OFFICES, CLASSROOMS AND A MULTI-PURPOSE ROOM ON 4.78 ACRES LOCATED ON THE SOUTHWEST CORNER OF DEVONSHIRE AND HYATT AVENUES (APN: 455-130-012).”***
2. ***Adopt Planning Commission Resolution Bill No. 06-11, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 04-03 TO CONSTRUCT AND OPERATE A 25,400 SQUARE-FOOT CHURCH FACILITY, INCLUDING A SANCTUARY, OFFICES, CLASSROOMS AND A MULTI-PURPOSE ROOM ON 4.78 ACRES LOCATED ON THE SOUTHWEST CORNER OF DEVONSHIRE AND HYATT AVENUES (APN: 455-130-012).”***

B. CONDITIONAL USE PERMIT NO. 05-05 WITH ENVIRONMENTAL ASSESSMENT NO. 05-22

APPLICANT: John Freis
AGENT: Gary Petty – RMI Architects
LOCATION: South side of Menlo Avenue between State and Buena Vista Streets
PLANNER: Loretta Domenigoni
DESCRIPTIONS: A request for an amendment to a previously approved conditional use permit in order to modify the construction plans for a new mini-storage facility consisting of eight (8) buildings totaling 76,800 square-feet, with adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-03EA, entitled: “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET,***

CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR CONDITIONAL USE PERMIT NO. 05-05 TO CONSTRUCT AND OPERATE A 76,800 SQUARE-FOOT MINI-STORAGE FACILITY INCLUDING A MANAGER'S QUARTERS ON 3.34 ACRES LOCATED ON THE SOUTH SIDE OF MENLO AVENUE BETWEEN BUENA VISTA AND STATE STREETS (APN: 443-060-017)."

2. **Adopt Planning Commission Resolution Bill No. 06-10, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 05-05 TO CONSTRUCT AND OPERATE A 76,800 SQUARE-FOOT MINI-STORAGE FACILITY, INCLUDING MANAGER'S QUARTERS ON 3.34 ACRES LOCATED ON THE SOUTH SIDE OF MENLO AVENUE BETWEEN BUENA VISTA AND STATE STREETS (APN: 443-060-017)."**

V. WORK STUDY

- A. **SITE DEVELOPMENT REVIEW NOS. 06-02 THRU 06-07 (PEPPERTREE)** - Bernie Chase
A work study session for discussion with possible direction to staff regarding issues raised during the Development Review Committee Review (DRC) process regarding development of the Peppertree Specific Plan, including compliance with Specific Plan development standards and design guidelines, located at the northwest corner of Cawston and Menlo Avenues.
- B. **SUBSTANDARD PARKING FOR NON-CONFORMING USES** - Richard Masyczek A work study session with possible direction to staff regarding substandard parking for non-conforming uses in the City of Hemet.

VI. CONSENT CALENDAR

- A. **MINUTES**
 1. March 7, 2006

VIII. PLANNING COMMISSION COMMENTS

IX. FUTURE AGENDA ITEMS

- X. **ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, May 2, 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.