

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: September 16, 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: Commissioner Mayzelle 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:** **CONDITIONAL USE PERMIT NO. 07-021 (HEMET AUTO MALL)**
Applicant: Don McCoy - Hemet Auto Mall LLC
Agent: Dan Allenbach - Kal Pacific & Associates, Inc
Location: East side of Warren Road, north of Auto Mall Drive and south of Auto Boulevard and Florida Avenue

Planner: Carole Kendrick, Assistant Planner
Description: Construct and operate a 107,978 square foot shopping center including retail shops, two (2) drive thru fast food restaurants and one drive thru bank facility on 13 acres located south of Florida and Auto Boulevard, north of Auto Mall Drive on the east side of Warren Road

Recommendation Action(s):

1. **Adopt Planning Commission Resolution Bill No. 08-044, entitled:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 07-021 FOR THE CONSTRUCTION AND OPERATION OF AN AUTOMOTIVE-RELATED SHOPPING CENTER WITH SIX (6) BUILDINGS TOTALING 94,160 SQUARE FEET WITH FOUR (4) FUTURE PADS INCLUDING THREE (3) DRIVE-THRU FACILITIES TOTALING 13,818 SQUARE FEET, AND APPURTENANT SITE IMPROVEMENTS LOCATED ON WARREN ROAD, SOUTH OF AUTO MALL BOULEVARD AND NORTH OF AUTO MALL DRIVE (456-010-011 THRU -013)

B. Project: CONDITIONAL USE PERMIT NO. 06-005 (ACACIA GARDENS)

Applicant: APE Holdings, LLC

Agent: Tim Baker

Location: East one-half of lot at the southeast corner of Acacia Avenue and Kirby Street

Planner: Bernie Chase, Associate Planner

Description: The design, construction, and use of 50 multiple-family townhome condominium residences in eleven buildings, with three model plans, along with office and swimming pool facilities, and appurtenant landscape and hardscape features as phase two of Acacia Gardens Condominium Tract No. 13982, including an environmental exemption pursuant to CEQA Guidelines Section 15332

1. **Adopt Planning Commission Resolution Bill No. 08-060, entitled:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 06-005 FOR THE DESIGN, CONSTRUCTION, AND USE OF 50 MULTIPLE-FAMILY TOWNHOME RESIDENCES IN ELEVEN BUILDINGS, ALONG WITH OFFICE AND SWIMMING POOL FACILITIES, AND APPURTENANT LANDSCAPE AND HARDSCAPE FEATURES FOR PHASE TWO OF CONDOMINIUM TRACT NO. 13982 LOCATED AT THE SOUTHEAST CORNER OF ACACIA AVENUE AND KIRBY STREET (APN 456-081-050, 456-081-052 THROUGH 456-081-099, 456-082-001

- C. Project: CONDITIONAL USE PERMIT NO. 08-006 (T-MOBILE @ SCE)**
Applicant: Omnipoint Communications
Agent: Trillium Consulting
Location: Southeast corner of Esplanade and Lyon Avenues at an existing SCE substation
Planner: Carole Kendrick, Assistant Planner
Description: Construct, installation and operation of a wireless facility consisting of twelve panel antennas on a new 60' mono palm and six electronic cabinets inside a 8' chain link fence enclosure located on the southeast corner of Esplanade and Lyon Avenues at an existing SCE substation.

Recommended Action(s):

- 1. Adopt Planning Commission Resolution Bill No. 08-061, entitled:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 08-006 FOR THE DESIGN, CONSTRUCTION, AND OPERATION OF A CAMOUFLAGED, MAJOR, TELE-COMMUNICATIONS FACILITY CONSISTING OF A GROUND MOUNTED APPROXIMATELY SIXTY (60) FOOT HIGH FAUX TRANSMISSION SUPPORT TOWER HAVING TOP OF POLE ANTENNAS WITH APPURTENANT ACCESSORY EQUIPMENT CABINETS AND SMALL GLOBAL POSITIONING ANTENNAS INSIDE A 500 SQUARE FOOT CHAIN LINK FENCED AREA LOCATED AT SOUTHEAST CORNER OF ESPLANADE AND LYON AVENUES (APN 444-350-001).

- D. Project: CONDITIONAL USE PERMIT NO. 07-026 (CAWSTON PLAZA)**
Applicant: Hany Malak, McKently Malak Architects
Agent: Hany Malak, McKently Malak Architects
Location: Southwest corner of Florida and Cawston Avenues
Planner: Carole Kendrick, Assistant Planner
Description: Construct and operate a 21,013 square foot shopping center consisting of three (3) buildings that include a 4,208 square foot building drive thru, a 4,423 square foot building and a 12,382 square foot building on a 2.05 acre lot located south of Florida Avenue, east and north of Acacia Avenue and west of Cawston Avenue

Recommended Action(s):

- 1. Adopt Planning Commission Resolution Bill No. 08-046, entitled:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 07-026 FOR THE CONSTRUCTION AND OPERATION OF A 21,013 SQUARE FOOT SHOPPING CENTER CONSISTING OF THREE (3) BUILDING PADS INCLUDING ONE (1) DRIVE-THRU FACILITY ALONG WITH APPURTENANT PARKING LOT AND LANDSCAPING LOCATED ON THE SOUTH SIDE OF FLORIDA AVENUE,

EAST OF THE TERMINUS OF ACACIA AVENUE AND WEST OF THE EXTENSION OF CAWSTON AVENUE (APN 448-140-009 & -010).

E. Project: ENVIRONMENTAL ASSESSMENT NO. 07-005, SPECIFIC PLAN AMENDMENT NO. 06-003, TENTATIVE PARCEL MAP NO. 35295, & SITE DEVELOPMENT REVIEW NO. 07-006 (SEVEN HILLS)

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 senior 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, along with the proposed subdivision of 90.7 acres into two parcels, along with a Mitigated Negative Declaration for the project

Recommendation Action(s):

1. Adopt Planning Commission Resolution Bill No. 08-068, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR SPECIFIC PLAN AMENDMENT NO. 06-003, TENTATIVE PARCEL MAP 35295, AND SITE DEVELOPMENT REVIEW NO. 07-006 - SEVEN HILLS SENIOR APARTMENTS PROJECT, LOCATED ON THE WEST SIDE OF SOUTH LYON AVENUE AT CHAMBERS STREET (APN 464-010-001)”

2. Adopt Planning Commission Resolution Bill No. 08-069, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF SPECIFIC PLAN AMENDMENT NO. 06-003 - SEVEN HILLS PLANNED COMMUNITY DEVELOPMENT MASTER PLAN (PCD 80-02), LOCATED ON THE WEST SIDE OF SOUTH LYON AVENUE AT CHAMBERS STREET (APN 464-010-001)”

3. Adopt Planning Commission Resolution Bill No. 08-070, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE PARCEL MAP NO. 35295 (MAP07-008) - SEVEN HILLS

SUBDIVISION, LOCATED ON THE WEST SIDE OF SOUTH LYON AVENUE AT CHAMBERS STREET (APN 464-010-001)”

4. Take public testimony on Site Development Review No. 07-006, consider the project as it relates to the Planning Commission’s recommendation regarding the proposed Mitigated Negative Declaration, and then table action on the Site Development Review until such time as the City Council approves the Specific Plan Amendment.

IV. WORK STUDY

- A. Project: CONDITIONAL USE PERMIT NO. 07-016 AMBERWOOD VILLAS**
Applicant: Pacific Amberwood Villas
Agent: Mark Radford Architecture
Location: East side of Gilmore Street at 250 S. Gilmore Street
Planner: Michelle Rambo, Contract Planner
Description: Construct and operate 18 apartment units comprising 16,000 square feet on a 20,066 square foot lot as part of an existing apartment complex located at 250 South Gilmore Street. The project is exempt from the California Environmental Quality Act under CEQA Section 15332.

V. CONSENT CALENDAR

A. Meeting Minutes of August 5, 2008

- B. Project: EXTENSION OF TIME NO. 07-002 FOR TTM 32551 (VAUGHN)**
Applicant: Wayne Vaughn Jr.
Agent: Same
Location: South side of Charlton Avenue between Hemet Street and Soboba Avenue
Planner: Michelle Rambo, Contract Planner
Description: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING TENTATIVE TRACT MAP NO. 32551 EXTENSION OF TIME NO. 07-002 FOR A ONE-YEAR EXTENSION OF THE PERIOD OF TIME FOR FILING A FINAL MAP FOR SAID SUBDIVISION OF 7.27 ACRES INTO 10 SINGLE-FAMILY RESIDENTIAL LOTS WITH A DETERMINATION THAT A PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM IS ADEQUATE, LOCATED ON THE SOUTH SIDE OF CHARLTON AVENUE BETWEEN HEMET STREET AND SOBOBA STREET.

VI. PLANNING DIRECTOR REPORT

- A. Code Enforcement Summary Report – Richard Masyczek**
- B. 1535 – 1555 W. Florida Ave – Ron Running
Report on the removal of trees and code enforcement action**

VII. PLANNING COMMISSION COMMENTS

VIII. FUTURE AGENDA ITEMS

- IX. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, October 7, 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.

Note: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department counter of City Hall located at 445 E. Florida Avenue during normal business hours.