

# 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:** December 2, 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 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 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:** TENTATIVE PARCEL MAP NO. 35972 (MAP NO. 08-002)  
**Applicant:** Sahure Senior Villa Inc.  
**Agent:** John Reed - Reed Architectural Group  
**Location:** 465 N. Palm Avenue, more specifically the southeast corner of Hamilton and Oakland Avenues

Planner: Carole Kendrick, Assistant Planner

Description: Subdivide 4.153 acres into two (2) lots - a 1.56 acre lot and a 2.59 acre lot - located on the southwest corner of Palm and Oakland Avenues and the southeast corner of Hamilton and Oakland Avenues.

**Recommended Action(s):**

1. **Adopt Planning Commission Resolution Bill No.08-074, entitled:**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE PARCEL MAP NO. 35972 TO SUBDIVIDE 4.153 ACRES INTO TWO (2) PARCELS LOCATED ON THE SOUTHWEST CORNER OF PALM AND OAKLAND AVENUES AND THE SOUTHEAST CORNER OF HAMILTON AND OAKLAND AVENUES (APN: 442-040-016)**

**IV. WORK STUDY**

- A. Project: SITE DEVELOPMENT REVIEW NO. 08-007 (RANCHO NORTE)**

Applicant: Hemet West I, Inc.

Agent: Jeff Petrus

Location: North and south sides of Commonwealth Avenue, west of Palm Avenue

Planner: Bernie Chase, Associate Planner

Description: A work study session to allow the Planning Commission to review and give input regarding the design review of home plans for sixteen lots within Tract 31737, consisting of two models, each of which can be varied with front-facing or side-facing garages, and with reversing floor plans ranging from 3,400+ to 4,000+ square feet in size, to be constructed as-sold and with the model of the purchaser's choice.

**V. CONSENT CALENDAR**

**A. Planning Commission Meeting Minutes of October 21, 2008**

**VI. PLANNING DIRECTOR ITEM**

**A. Discussion of the items for the requested joint Planning Commission and City Council meeting.**

**B. Discussion of Bill No. AB32 in regards to global warning**

**VII. PLANNING COMMISSION COMMENTS**

**VIII. FUTURE AGENDA ITEMS**

**IX. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, December 16, 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.