

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: December 5, 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**

IV. PUBLIC HEARINGS

A. CONDITIONAL USE PERMIT NO. 06-005 - "ACACIA GARDENS 2" (Continued from 11-7-06)

APPLICANT: APE Holdings, LLC
AGENT: Tim Baker
LOCATION: East one-half (1/2) of the lot at the southeast corner of Acacia Avenue and Kirby Street
PLANNER: Bernard Chase
DESCRIPTION: A request for Planning Commission review and approval of a conditional use permit application for the design, construction and use of 50 multiple-family townhome residences in eleven (11) buildings, with three (3) model plans along with office and swimming pool facilities and appurtenant landscape and hardscape features for Units 50 and 52 through 100 of Condominium Tract No. 13982.

Recommended Action:

- 1. Continue this item to the Planning Commission meeting of March 6, 2007.***

B. TENTATIVE TRACT MAP NO. 34116 (Continued from 10-17-06)

APPLICANT: Alex Lisnevsky
AGENT: Matt Hussions – Aquila Development
LOCATION: 204 North Mayflower Street (East side of Mayflower Street between Florida and Devonshire Avenues)
PLANNER: Loretta Domenigoni
DESCRIPTION: A request for Planning Commission review and approval of the conversion of an existing 20 unit apartment complex into 20 condominium units and to vary from the minimum required side and rear setbacks for required parking.

Recommended Action:

- 1. Adopt Planning Commission Resolution Bill No. 06-29, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING A CATEGORICAL EXEMPTION AND TENTATIVE TRACT MAP NO. 34116 PERTAINING TO THE CONVERSION OF AN EXISTING 20 UNIT APARTMENT COMPLEX INTO 20 CONDOMINIUM UNITS ON THE EAST SIDE OF MAYFLOWER STREET BETWEEN FLORIDA AND DEVONSHIRE AVENUES OR 204 NORTH MAYFLOWER STREET (APN: 445-202-047)."***

V. PUBLIC MEETINGS

A. SITE DEVELOPMENT REVIEW NO. 06-027

APPLICANT: Bruce and Geraldine Kramer
LOCATION: South side of Esplanade Avenue between Lyon Avenue and Kirby Street (2095 West Esplanade Avenue)
PLANNER: Bernard Chase
DESCRIPTION: A request for Planning Commission review and approval of a site development review application to construct a 4,000 square-foot accessory structure (shed) for residential uses.

Recommended Action:

1. ***Adopt Planning Commission Resolution Bill No. 06-39, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING SITE DEVELOPMENT REVIEW NO. 06-027 FOR A 4,000 SQUARE-FOOT ACCESSORY STRUCTURE (SHED) FOR RESIDENTIAL USES ON A 2.32-ACRE PARCEL LOCATED ON THE SOUTH SIDE OF ESPLANADE AVENUE BETWEEN LYON AVENUE AND KIRBY STREET AT 2095 WEST ESPLANADE AVENUE (APN: 441-070-007)."***

VI. WORK STUDY

A. CONDITIONAL USE PERMIT NO. 06-008 - "ARCO" – B. Chase

A work study session, including discussion and possible direction to staff, regarding the review of design and usage issues primarily related to adding a self-service car wash, and secondarily related to expanding the gasoline island area and canopy at the Arco/AM-PM located at the northeast corner of Sanderson and Acacia Avenues (298 S. Sanderson).

B. CONDITIONAL USE PERMIT NO. 06-012 - "SALVATION ARMY" – B. Chase

A work study session, including discussion and possible direction to staff, regarding the review of architectural design issues for buildings associated with Conditional Use Permit No. 06-012, which was previously approved under Conditional Use Permit No. 01-1 with an extension in 2003, that has since expired. The proposed project is located at the southeast corner of Palm and Acacia Avenues.

VII. CONSENT CALENDAR

A. MINUTES

- _____ 1. November 7, 2006

VIII. PLANNING DIRECTOR ITEMS

A. FIVE BEDROOM HOMES VS. PARKING

B. INCLUSIONARY HOUSING

C. ETHICS TRAINING SESSION ON 12-19-06

D. MAJOR PROJECTS UPDATE

IX. **PLANNING COMMISSION COMMENTS**

X. **FUTURE AGENDA ITEMS**

XI. **ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for *Tuesday, January 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.
