

ORDINANCE NO. 1187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF HEMET, CALIFORNIA, APPROVING ZONE CHANGE
NO. 86-11 WHEREIN THE DEVELOPMENT STANDARDS ARE CHANGED TO ALLOW
THREE NEW HOUSE PLANS FOR TRACT MAP NO. 17072, WITHIN P.C.D. 79-91,
LOCATED AT THE NORTHEAST CORNER OF KIRBY AND JOHNSTON

The City Council of the City of Hemet, California, does hereby
ordain as follows:

SECTION ONE:

A proposal to modify the site development plan for Tract Map No.
1072 by introducing three new models not previously reviewed by
the City, all within PCD 79-91 Zone. The proposed models, numbers
009, 798 and 1-162 are compatible with previously approved plans.
Model 1-162 is a two-story model and is within the existing
Development Standards for height.

Models 009, 798 and 1-162 are acceptable substitute models and
would not be detrimental to the public health, safety or welfare
and that the exchange of models on a yet-to-be-built project will
have no effect on the eventual buyers. The Development Standards,
Paragraph b, is to be amended as follows:

b. All interior and key lots shall have a minimum side yard of
five feet for each story of building height. The projection
into said side yard of a solid rock or masonry chimney or
fireplace, or of the eaves of the structure, shall be
permitted to the extent of 30 inches.

No other structural projections
into such side yard shall be permitted.

For property located at:

14.44 ± acres located at the northeast corner of Kirby and
Johnston (Tract Map 17072)

(Legal description on file in the Department of Community
Development).

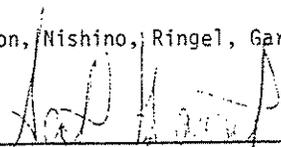
SECTION TWO:

A map of the property described in Section One herein is
attached hereto as Exhibit "A".

Introduced at the regular meeting of June 10 1986.

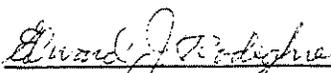
Enacted at the regular meeting of June 24, 1986
by the following vote:

AYES: Council Members Baskett, Herron, Nishino, Ringel, Garrett.
NOES: None.
ABSTAIN: None.
ABSENT: None.



Scott Garrett
Mayor, City of Hemet

ATTEST:



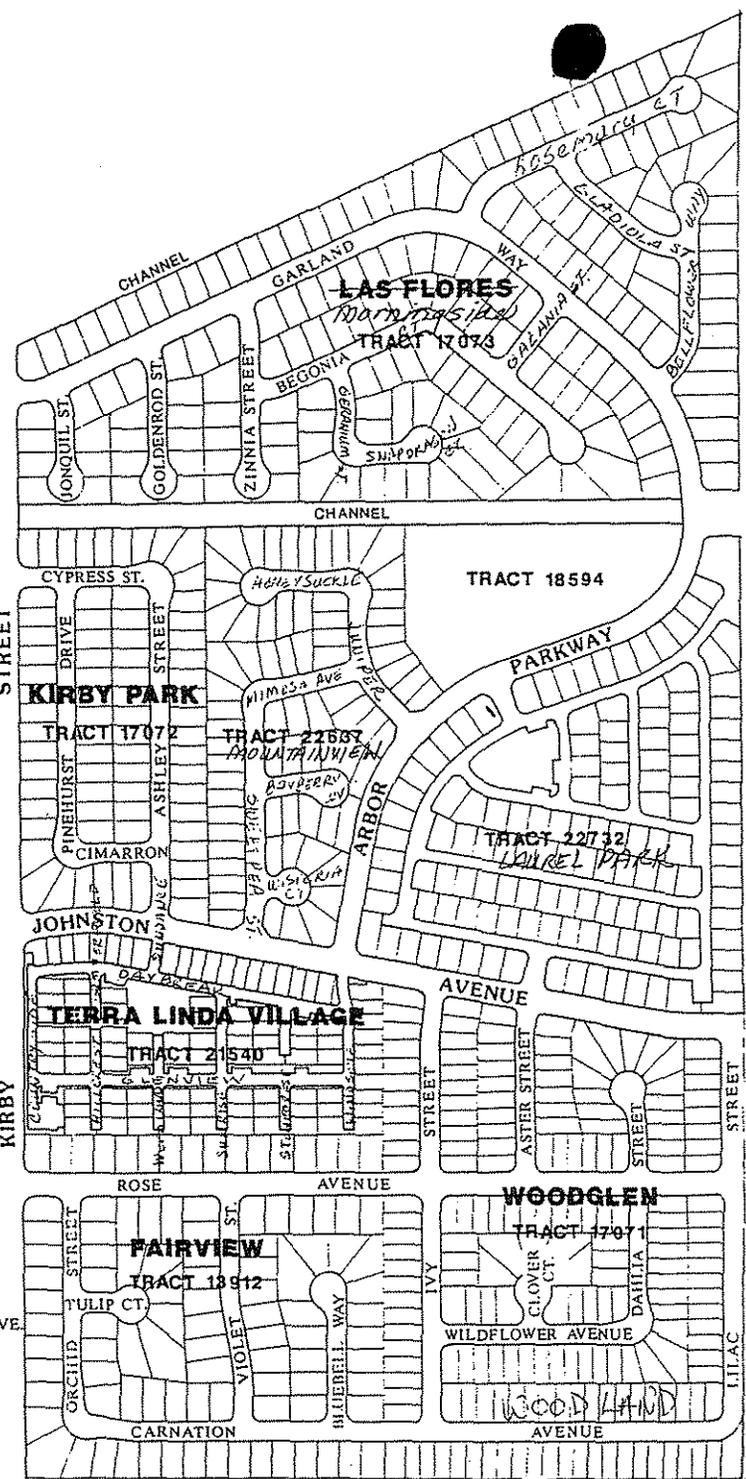
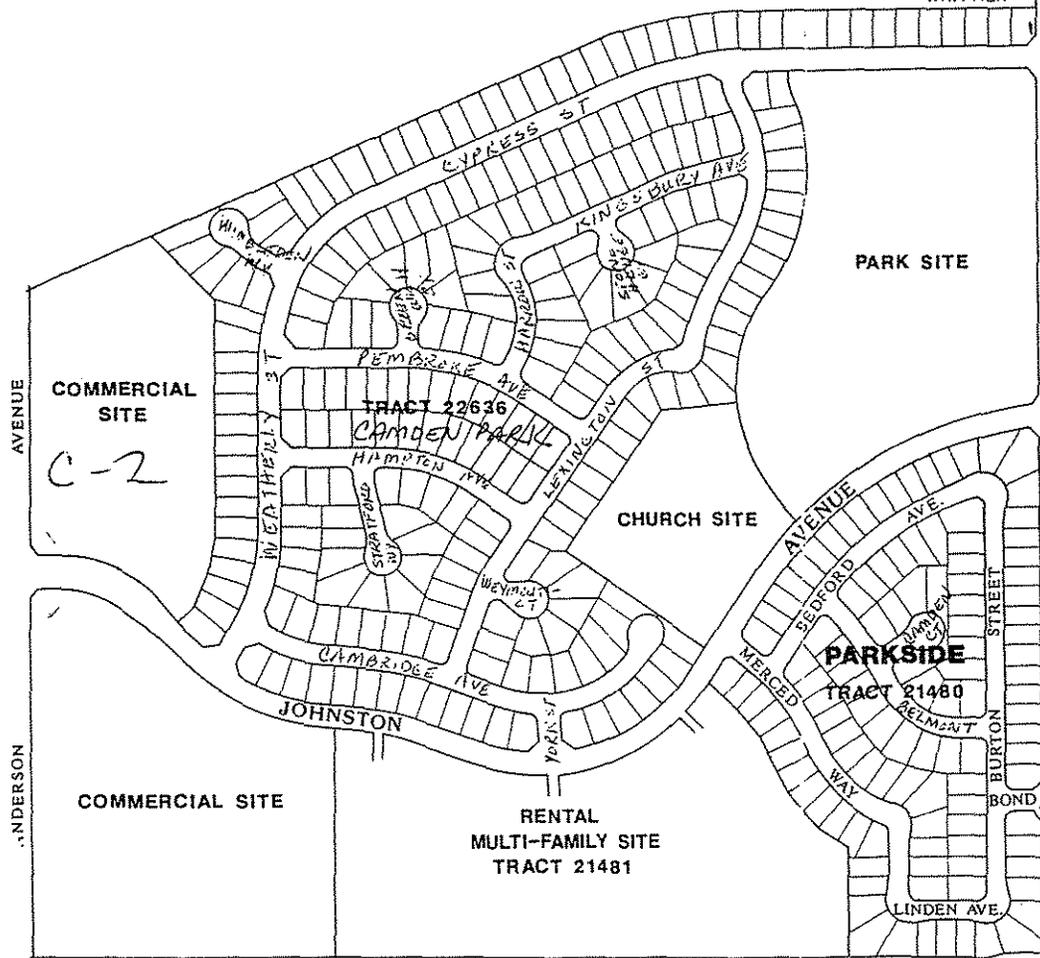
Edward J. Rodeghier
City Clerk, City of Hemet

TERRA LINDA

HEMET, CALIFORNIA



HEMET
REC. VEHICLE STORAGE
691 ROCKY ST.
WHITTIER



ANDERSON AVENUE

STETSON

STETSON

AVENUE

CHANNEL

AVENUE

SUMMARY LEWIS HOMES SETBACKS

ORDINANCE 1410 (PERMITTING 3' REAR SETBACK FOR OPEN PATIO COVERS DOES NOT APPLY TO THIS DEVELOPMENT)

FAIRVIEW TM 13912

- F 20'**
- S 5' PER STORY (FIREPLACE, EAVES CAN ONLY ENCROACH 30" INTO SIDE SETBACK, CORNER & REVERSED CORNER LOTS SEE DEVELOPMENT STANDARDS).**
- R 10'**
CHECK PERMISSIBLE LOT COVERAGE

WOODGLEN TM 17071

- F 20'**
- S 5' PER STORY (FIREPLACE, EAVES CAN ONLY ENCROACH 30" INTO SIDE SETBACK, CORNER & REVERSED CORNER LOTS SEE DEVELOPMENT STANDARDS).**
- R 10'**
CHECK PERMISSIBLE LOT COVERAGE

KIRBY PARK TM 17072

- F 20'**
- S 5' PER STORY (FIREPLACE, EAVES CAN ONLY ENCROACH 30" INTO SIDE SETBACK, CORNER & REVERSED CORNER LOTS SEE DEVELOPMENT STANDARDS).**
- R 10'**
CHECK PERMISSIBLE LOT COVERAGE

LAUREL PARK TM 22732

SEE DEVELOPMENT STANDARDS

LAS FLORES TM 17073

- F 20'**
- S 5' PER STORY (FIREPLACE, EAVES CAN ONLY ENCROACH 30" INTO SIDE SETBACK, CORNER & REVERSED CORNER LOTS SEE DEVELOPMENT STANDARDS).**
- R 10'**
CHECK PERMISSIBLE LOT COVERAGE

PARKSIDE TM 21480

SEE DEVELOPMENT STANDARDS

TM 21481

DEVELOPMENT STANDARDS FOR MULTI-FAMILY AREA R-3

TERRA LINDA VILLAGE TM 21540

SEE DEVELOPMENT STANDARDS

TM 22636

F 20'

**S 5' PER STORY (FIREPLACE, EAVES CAN ONLY ENCROACH 30" INTO
SIDE SETBACK, CORNER & REVERSED CORNER LOTS SEE
DEVELOPMENT STANDARDS).**

R 5'

TM 22637

F 20'

**S 5' PER STORY (FIREPLACE, EAVES CAN ONLY ENCROACH 30" INTO
SIDE SETBACK, CORNER & REVERSED CORNER LOTS SEE
DEVELOPMENT STANDARDS).**

R 5'

RESOLUTION No. 79-128

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET RECOMMENDING WITH REPORTS AND FINDINGS THE APPROVAL OF A ZONE CHANGE FROM R-A (Residential Agricultural) to P.C.D. (Planned Community Development) FOR THAT PROPERTY LOCATED ON THE NORTHEAST CORNER OF STETSON AND SANDERSON, AND FURTHER DESIGNATED AS ZONE CHANGE NO. 79-91.

THE PLANNING COMMISSION OF THE CITY OF HEMET DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to Section 1004 of the Hemet Municipal Code, the City Planning Commission of the City of Hemet does hereby recommend to the City Council of the City of Hemet the approval of the change of zone from R-A to P.C.D. on a 293 parcel of land, located on the northeast corner of Stetson and Sanderson Avenues, and further described as:

(Legal Description on file in the Dept. of Com/Dev)

ALL as shown on the attached map and made a part hereof as though set forth in full, public hearing having been held by the Planning Commission with respect to said application legally noticed and published in compliance with the State Law and the Hemet Municipal Code, said public hearing having been held on November 7, 1979.

SECTION 2. The City Planning Commission does hereby report with findings, and recommendations to the City Council of the City of Hemet pursuant to the provisions of Article 2, Chapter 4, Title 7 of the Government Code of the State of California and the Hemet Municipal Code. This resolution, with reports and findings and recommendations herein contained, the maps and ordinance attached hereto and records, files and exhibits in this matter shall constitute a report of the Planning Commission pertaining to said Zone Change No. 79-91, and is a report of findings independent of any supplementary report attached hereto.

SECTION 3. The City Planning Commission finds that the change of zone from R-A to P.C.D. should be approved for the following reasons and findings:

1. That the proposed zone does meet the objectives of the General Plan which designates this area for a P.C.D., and is therefore consistent with adjacent projected uses.
2. That the proposed zone does promote harmonious, convenient and workable relationships among land uses.
3. That the proposed zone does facilitate an efficient and safe traffic circulation system.
4. That the proposed zone does protect and enhances property values and the economic base in the City.
5. That the proposed zone does ensure the adequate provision of schools, parks, transportation, utilities and other public requirements.
6. That the proposed zone does avoid undue overcrowding of land or excessive population densities.
7. That the proposed zone does enhance the appearance of the City of Hemet and does increase the social advantages resulting from orderly use of land.

* ALL ITEMS REFERRED TO AS ATTACHED ARE ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

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RESOLUTION NO. 79-128

SECTION 4. Based upon the foregoing findings, testimony and summaries, the City Planning Commission hereby recommends to the City Council that the City Council adopt the proposed amendment changing said zone from R-A to P.C.D., following the holding of a public hearing as required by law. The City Planning Commission does hereby certify that attached hereto and made a part of this resolution is the proposed ordinance and map recommended to the City Council for adoption, minutes, reports, maps and summaries substantiating said recommendation by this resolution.

ADOPTED AND APPROVED this 7th day of November, 1979, by majority of the total voting membership of the Planning Commission voting as follows:

AYES: Barton, Cain, Ryan, Sullivan, Wright

NOES: None

ABSENT: Mazer, McIntyre

ABSTAIN: None


Chairman Ronald Sullivan

ATTEST:

Ross S. Nammur
City Manager

* ALL ITEMS REFERRED TO AS ATTACHED ARE ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

RESOLUTION NO. 83-87

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET,
CALIFORNIA, APPROVING SITE DEVELOPMENT STANDARDS, INCLUDING
PLOT PLANS, FLOORPLANS AND ELEVATIONS FOR PREVIOUSLY APPROVED P.C.D. 79-91

1 WHEREAS a request has been duly initiated by the following:

2 Lewis Homes of California
3 P. O. Box 670
Upland, CA 91786

4 WHEREAS, the request applies to the following described property:

5 TRACT MAP NO. 17072

6 WHEREAS, the request is the adoption of Development Standards in
7 accord with Section 307.3.e., Ordinance No. 621, as amended, as described
in Exhibit "A".

8 WHEREAS, the Planning Commission of the City of Hemet hereby
9 recommends approval to the City Council of Site Development Standards,
pursuant to Section 307.3.e.,

10 WHEREAS notice was duly given of the public hearing, which
11 public hearing having been held before the Planning Commission on
October 5, 1983, at the hour of 7:00 p.m., with all public testimony
12 received being made a part of the public record; and

13 WHEREAS, all requirements of the California Environmental
14 Quality Act (as amended) have been met for the consideration of whether
the project will have a significant effect on the environment;

15 NOW, THEREFORE, in consideration of the guidance received at the
16 hearing, and for reasons discussed by the Commissioners at said hearing,
the Planning Commission now finds as follows:

- 17 A. The Site Development Plan is in compliance with the approved
P.C.D. Master Plan.
- 18 B. The Site Development Plan is in compliance with design criteria
19 and all other requirements of the P.C.D. Zone.

20 PURSUANT TO THE ABOVE findings, it is resolved that the Planning
Commission approves the Site Development Standards for P.C.D. 79-91,
21 more specifically south of Whittier, between Kirby and Lyon, as attached
in Exhibit "A", and subject to the following conditions:

22 Conditions

- 23 1. Comply with all conditions of Tract No. 17072.
- 24 2. Submit fencing/wall plans to the Community Development
25 Department for review and approval for Lots No. 28-47.
- 26 3. The Development Plan shall expire two years from the date of
approval unless extended prior to expiration.

27 PASSED, APPROVED AND ADOPTED this 5 th day of October, 1983, by
28 the following vote:

29 AYES: Cain, Barton, Kokes, Ryan, Stocking, Thomas, Ver Steeg
NOES: None
30 ABSENT: None
ABSTAIN: None

31 Chairman Everett Cain

32 ATTEST:

Mark Goldberg,
Director, Community Development

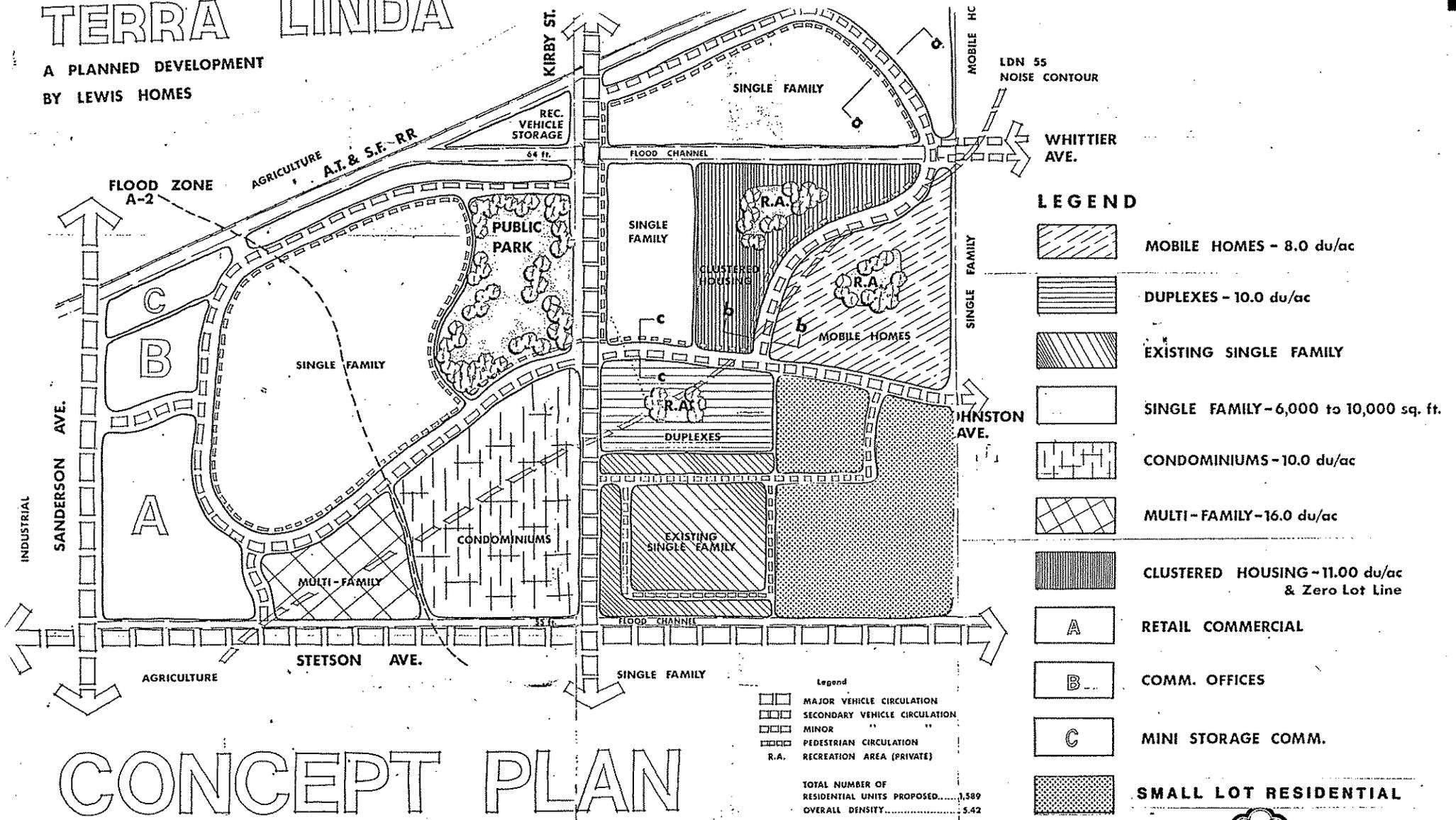
P.C.D.79-9

Change cluster housing 11du/ac. To Small Lot Residential 4,000-10,000 sq.ft. lot size

8-14-84

TERRA LINDA

A PLANNED DEVELOPMENT
BY LEWIS HOMES



LEGEND

- MOBILE HOMES - 8.0 du/ac
- DUPLEXES - 10.0 du/ac
- EXISTING SINGLE FAMILY
- SINGLE FAMILY - 6,000 to 10,000 sq. ft.
- CONDOMINIUMS - 10.0 du/ac
- MULTI-FAMILY - 16.0 du/ac
- CLUSTERED HOUSING - 11.00 du/ac & Zero Lot Line
- RETAIL COMMERCIAL
- COMM. OFFICES
- MINI STORAGE COMM.
- SMALL LOT RESIDENTIAL

- Legend
- MAJOR VEHICLE CIRCULATION
 - SECONDARY VEHICLE CIRCULATION
 - MINOR " " "
 - PEDESTRIAN CIRCULATION
 - R.A. RECREATION AREA (PRIVATE)

TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED.....1,589
OVERALL DENSITY.....5.42

CONCEPT PLAN

