

SUN WEST
SP 84-01

Vicinity Map
Specific Plan
Resolutions

BACKGROUND:

On February 28, 1984, the City Council approved a Specific Plan for the development of Sunwest Village at the northwest corner of Fruitvale and Lyon Avenues. The Specific Plan was for a self-contained retirement community encompassing 36.5 ± acres of land. At the time of approval in 1984, the plan envisioned:

- Low density residential (casitas) units interspersed with common open space and a greenbelt designed to serve as flood control;
- Medium density residential consisting of units in 2- and 3-story structures;
- An activity center for recreation and social needs of the community residents;
- A restaurant designed to provide one mandatory meal per day plus open dining for the community;
- A health care center for non-ambulatory residents;
- A general office complex for medical and professional offices;
- A commercial business complex supporting the needs of the community; and,
- An interior circulation system for vehicular and pedestrian traffic.

In 1985, the City Council approved detailed site plans for the plan along with building elevations for the low density residential and the medium density residential. In the same year that the Council approved the amendment to the Specific Plan, the Planning Commission approved a tentative tract map which divided the 36.5 ± acre site into 92-lots.

Now the entire site has been sold to Merrill Gardens, L.L.C. of Seattle, Washington. It is their intent to amend the General Plan, amend the specific plan, and resubdivide the remaining undeveloped land so that Sunwest Village can be completed.

General Plan Amendment: The Current General Plan shows this 36.5 ± acre site in three land uses, i.e., Residential I, Residential II, and Commercial. Other adopted specific plans are shown as Specific Plan. The applicant's request is to amend the Land Use Plan to show the 36.5 ± acre site as Specific Plan.

Specific Plan Amendment: At present, the adopted Specific Plan provides for commercial development on 4.8 ± acres at the southwest corner of Eaton and Lyon Avenues. It also provides for medium density residential development on the 14 ± acres of land south of the commercial property allowing for a maximum of 238-units to be developed. It should also be noted that the senior apartments are currently being used for nursing/assist care living, which is in violation of the Specific Plan. It is the applicant's intent to modify the specific plan regulations to remove all commercial development standards and to modify the Medium Density Residential standards to allow for the development of convalescent, home for the aged, and nursing care facilities.

Sunwest Village

SUNWEST DR.

MOUNTAINVIEW DR.

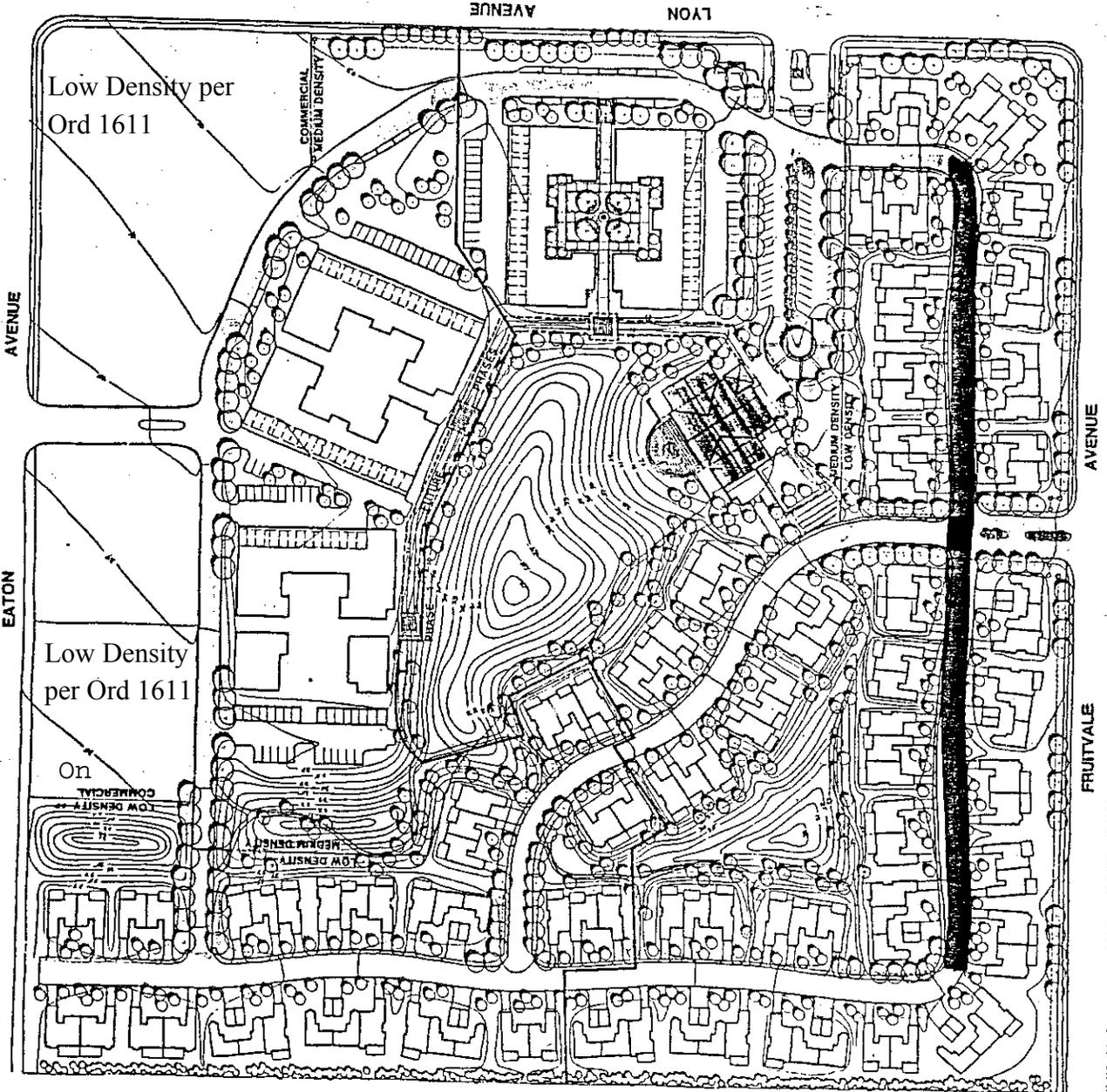
CLUBHOUSE DR.

VILLA DR.

ALTERNATES:
 SUNRISE DR.
 VILLAGE DR.
 PARADE DR.
 VISTA DR. SOL DR.

1001 N. LYON

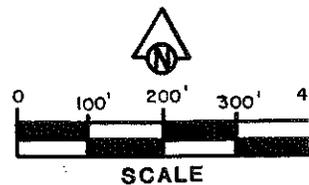
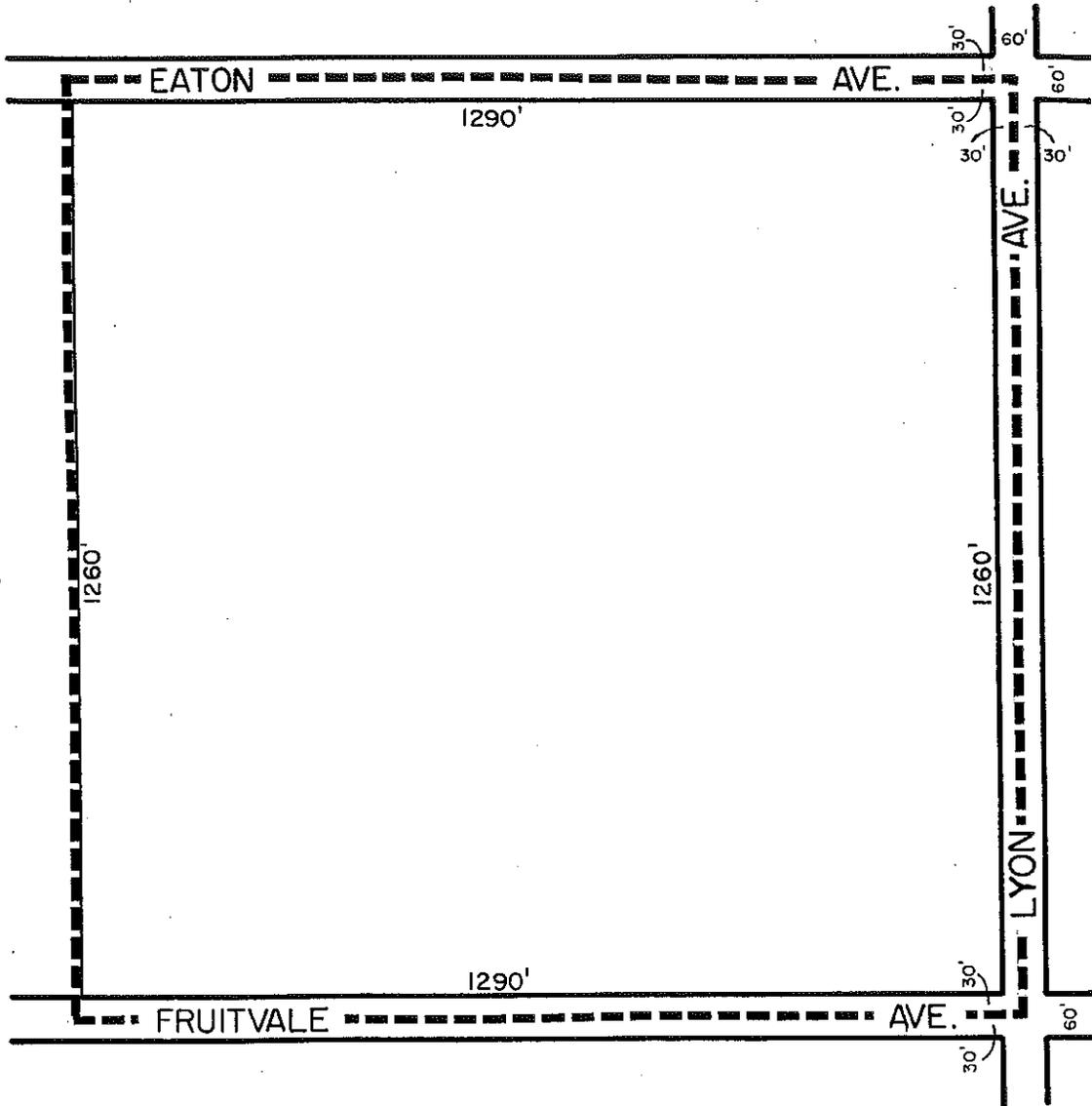
LANDSCAPE PHASING
 SITE PLAN



ZONE CHANGE NO. 84-01

ORDINANCE NO. _____

 FROM: R-1
TO: SPECIFIC PLAN NO. 1



LEGAL DESCRIPTION OF
LOW DENSITY, RESIDENTIAL AREA
(UNIT NO. 1)

THAT PORTION OF THE NORTHEAST QUARTER OF FARM LOT 171 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 357 OF MAPS, SAN DIEGO COUNTY RECORDS, SITUATED IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID FARM LOT 177 WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 44.00 FEET FROM THE CENTERLINE OF EATON AVENUE; THENCE ALONG SAID PARALLEL LINE SOUTH $89^{\circ} 56' 18''$ EAST 150.00 FEET; THENCE SOUTH $0^{\circ} 03' 42''$ WEST 270.00 FEET; THENCE SOUTH $37^{\circ} 23' 50''$ EAST 476.61 FEET; THENCE SOUTH $89^{\circ} 58' 20''$ EAST 250.00 FEET; THENCE SOUTH $65^{\circ} 29' 19''$ EAST 150.00 FEET; THENCE SOUTH $0^{\circ} 01' 40''$ WEST 250.00 FEET; THENCE SOUTH $89^{\circ} 58' 20''$ EAST 450 FEET MORE OR LESS TO A LINE PARALLEL WITH AND DISTANT WESTERLY 44.00 FEET FROM THE CENTERLINE OF LYON STREET; THENCE ALONG SAID PARALLEL LINE SOUTH $0^{\circ} 01' 40''$ WEST 286 FEET MORE OR LESS TO THE NORTHERLY LINE OF FRUITVALE AVENUE; THENCE ALONG SAID NORTHERLY LINE NORTH $89^{\circ} 59' 35''$ WEST 1276 FEET MORE OR LESS TO THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID FARM LOT 177; THENCE ALONG SAID WESTERLY LINE NORTH $0^{\circ} 01' 40''$ EAST 1247.22 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 17.7 \pm ACRES.

JHH CONSULTANTS
1/6/84
CJH/pn

LEGAL DESCRIPTION OF
MEDIUM DENSITY, RESIDENTIAL AREA
(UNIT NO. 2)

THAT PORTION OF THE NORTHEAST QUARTER OF FARM LOT 171 OF THE LANDS OF THE SAN JACINTO LAND ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 357 OF MAPS, SAN DIEGO COUNTY RECORDS, SITUATED IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID FARM LOT 177 WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 44.00 FEET FROM THE CENTERLINE OF EATON AVENUE; THENCE ALONG SAID PARALLEL LINE SOUTH $89^{\circ} 56' 18''$ EAST 150.00 FEET; THENCE SOUTH $0^{\circ} 03' 42''$ WEST 170.00 FEET; TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $0^{\circ} 03' 42''$ WEST 100.00 FEET; THENCE SOUTH $37^{\circ} 23' 50''$ EAST 476.61 FEET; THENCE SOUTH $89^{\circ} 58' 20''$ EAST 250.00 FEET; THENCE SOUTH $65^{\circ} 29' 19''$ EAST 150.00 FEET; THENCE SOUTH $0^{\circ} 01' 40''$ WEST 250.00 FEET; THENCE SOUTH $89^{\circ} 58' 20''$ EAST 450 FEET MORE OR LESS TO A LINE PARALLEL WITH AND DISTANT WESTERLY 44.00 FEET FROM THE CENTERLINE OF LYON STREET; THENCE ALONG SAID PARALLEL LINE NORTH $0^{\circ} 01' 40''$ EAST 710.00 FEET; THENCE NORTH $89^{\circ} 58' 20''$ WEST 150.00 FEET; THENCE NORTH $65^{\circ} 29' 19''$ WEST 193.50 FEET MORE OR LESS TO THE INTERSECTION OF A LINE BEARING SOUTH $89^{\circ} 56' 18''$ EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH $89^{\circ} 56' 18''$ WEST 800 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

CONTAINING 14.0 \pm ACRES.

JHH CONSULTANTS
1/6/84
CJH/pn

JHH 1/6/84

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF FARM LOT 171 OF THE LANDS OF THE SAN JACINTO
LAND ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 357 OF MAPS,
SAN DIEGO COUNTY RECORDS, SITUATED IN THE CITY OF HEMET, COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA .

JHH CONSULTANTS
1/6/84
CJH/pn

2022 17 05

CITY OF HEMET, CALIFORNIA

SPECIFIC PLAN NO. 84-01

I. PURPOSE AND INTENT

This Specific Plan has been prepared under the authority of Government Code No. 65450 for the City of Hemet, California, in conjunction with a General Plan Amendment and provides the regulations, conditions, and programs necessary for each Element of the General Plan.

The Specific Plan defines a mixed use project of low density and medium density residential units specifically limited to residents 55-years of age or above. It also defines related uses including residential care facilities, a health club, and office and commercial land uses.

The more significant features of the Plan include:

- * An area of low density residential, attached and detached, units interspersed with common open space and greenbelt areas designed to serve as flood control retarding basins with limited recreational activities.
- * An area of medium density residential units in 2 & 3 story structures.
- * An activity center to provide for the recreational and social needs of the residents.
- * A restaurant designed to provide for one mandatory meal per day plus open dining for the community.
- * A health care center for non-ambulatory residents.
- * A general office complex for medical and professional offices.
- * A commercial business complex supporting the needs of the community.
- * An interior circulation system for vehicular and pedestrian traffic.

II. GENERAL REGULATIONS

(1) Planning Unit Boundaries

Planning Unit boundaries may be adjusted to a maximum of ten percent (10%) of the area acreage without amending the Specific Plan provided that the density factor for each planning unit is not exceeded.

(2) Occupancy

Occupancy of all dwelling units shall be limited to seniors with at least one occupant per dwelling unit 55-years of age or above.

(3) Private Streets

Private streets shall be constructed in accordance with minimum standards shown on Exhibit A.

(4) Common Open Space

Common open space areas shall be arranged in a manner to provide adequate area for all proposed recreational facilities. Each dwelling unit shall have convenient access to such open space. Any area with a dimension less than 12-feet shall not be included in the calculation of the required open space.

All common open space shall be preserved for that purpose as shown in the Site Plan. The developer shall choose one or a combination of the following three methods of administering common open space:

- (a) Dedication of common open space to the City, which is subject to formal acceptance.
- (b) Establishment of an association or non-profit corporation of all property owners or corporations within the project area to insure perpetual maintenance of all common open space.
- (c) Retention of ownership, control and maintenance of all common open spaces by the developers. All privately owned common space shall continue as such and shall only be used in accordance with the Site Plan. Appropriate land use restrictions shall be contained in all deeds to insure that the common open space is permanently preserved according to the Site Plan. Said deed restrictions shall run with the land and be for the benefit of present as well as future property owners, and shall contain a prohibition against partition of common open space.

(5) Yard Requirements

The following yard requirements apply to the perimeter of the entire site covered by the Specific Plan without respect to individual planning units.

- (a) Side/rear yard (abutting single family zoning to the west)
 - 1. One story structure: 20 feet minimum, all cases.
 - 2. Two (or more) story structure: equal to the height of the structure.

IV. General Development Requirements.

Prior to the construction of any building or structure a building permit shall be required in accordance with the latest city-adopted Uniform Building Code. The following are minimum requirements, unless otherwise noted, and shall apply to all land, buildings, and structures in their respective areas. All area dimensions are in square feet, unless otherwise noted. All linear dimensions are in feet, unless otherwise noted.

A. MINIMUM DEVELOPMENT STANDARDS		
PLANNING AREA	1	2
1. Density (maximum units per acre)	7	20
2. Dwelling unit sizes		
a. Studio	NA	350
b. 1 bedroom	560	460
c. 2 bedroom	680	600
3. Lot width, depth and size	NA	NA
4. Front yard setback to a building or structure other than a garage		
a. 1 story	10	10
b. 2 stories	NA	20
c. 3 stories	NA	20
5. Front yard setback to a garage or carport with direct vehicular access from a private street. Measurement shall be from the edge of paving where there is no sidewalk, or measured from the closest edge of the sidewalk where sidewalks are provided.	20	20
6. Side yards		
a. Street side	10	10
1. 1 story	NA	20
2. 2 stories	NA	20
3. 3 stories	Per the <u>UBC</u>	Per the <u>UBC</u>
b. Interior side		
7. Unit size		
a. Studio	NA	350
b. 1 bedroom	560	460
c. 2 bedroom	680	600
8. Open Space		
a. Private	100 sq.ft./du	NA
b. Common	25% of the gross area	20% of the gross area
9. Parking	1 covered space/du plus 100 sq.ft./du additional land area adjacent to the parking area	1 covered space/2 dus plus 100 sq.ft./du additional land area adjacent to the parking area

A. MINIMUM DEVELOPMENT STANDARDS

10. Fencing	Private patios may be fenced at a maximum of 6-feet high. All other fencing is subject to site plan review	All fencing is subject to site plan review
11. Signing shall be subject to the requirements of the <u>Hemet Municipal Code</u> .		

III. Permitted uses.

Within Planning Areas 1 and 2, permitted and conditionally permitted uses shall be as listed within the “Land Use Matrix.” When a use is not listed herein, the requirements of Section 90-312, Single Family Residential Zones, Permitted Uses of the Hemet Municipal Code shall apply. Whenever a business is conducted, even if it is a home occupation, a city business license is required pursuant to Chapter 18 of the Hemet Municipal Code.

LAND USE MATRIX <i>P = Permitted Use</i>				
			PLANNING AREA	
			1	2
A. Residential Uses				
1.	Single family residential dwelling unit, attached or detached		P	P
2.	Up to 6 attached dwellings in a single building (individual units may be rented, leased, or sold)		P	P
3.	Apartment, group home or similar residential unit (individual units may be rented, leased or sold)		P	P
4.	Activity Center which includes, but is not limited to recreation, retail shops, crafts, restaurant, and dining areas, kitchen facilities, group meeting rooms		P	P
5.	Convalescent hospital		P	P
6.	Nursing home, rest home ,home for the aged		P	P
7.	Home occupations in accordance with the <u>Hemet Municipal Code</u>		P	P
8.	Accessory uses and structures located on the same site		P	P

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ORDINANCE NO. 1611

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 84-01A - MERRILL GARDENS, TO AMEND THE TEXT AND LAND PLAN OF THE ADOPTED SPECIFIC PLAN FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF FRUITVALE AND LYON AVENUES

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

SECTION ONE: The amendments to Specific Plan 84-01 shall be as set forth in the attached Exhibit A, attached hereto and incorporated herein by this reference.

SECTION TWO: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION THREE: This ordinance shall take effect thirty (30) days after its enactment in accord with California law.

SECTION FOUR: The City Clerk is directed to cause this ordinance to be published within 15-days of its passage in a newspaper of general circulation published and circulated within the City of Hemet.

Introduced at the regular meeting of the Hemet City Council on August 24, 1999.

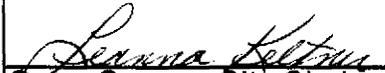
Enacted at the regular meeting of the Hemet City Council on September 7, 1999 by the following vote:

- AYES: Council Members Meadows, Tandy, Van Arsdale and Vice Mayor Lowe
- NOES: None
- ABSTAIN: None
- ABSENT: Mayor Alberg


 C. Robin Reeser Lowe, Vice Mayor

ATTEST:

APPROVED AS TO FORM:


 Gene Graves, City Clerk
Deputy


 Julie Hayward Biggs, City Attorney

SPECIFIC PLAN AMENDMENT 84-01A - MERRILL GARDENS

EXHIBIT A

1. Within 75-calendar days of the effective date of approval of this Specific Plan Amendment, the applicant shall submit a Revised Draft Specific Plan Text, including exhibits which conform with the conditions of approval herein. Once the Amended Specific Plan has been reviewed by the City for conformance and the applicant has made the necessary changes, if any, to the Specific Plan, the applicant shall submit one camera-ready copy, with camera-ready exhibits and 25-full copies of the Specific Plan. In addition, the applicant shall supply the City, on a computer diskette, a copy of the exact text in a Word Perfect 6.0 format.
2. Within two-years from the effective date of approval, the applicant shall discontinue the use of the senior apartments for nursing care/assisted living.
3. Include an introduction section at the beginning of the Specific Plan describing the history of the project. This could be similar, if not identical, to the Background section of this report.
4. Provide a footer on each page of the Specific Plan which includes the original adoption date and ordinance number as well as the ordinance number and adoption dates of any and all amendments.
5. On page 2, Item (3) Private Streets, include Exhibit A as an 8-1/2 inch by 11 inch drawing showing the private street sections.
6. Eliminate pages 3 through 9 and replace them with the following:

III. Permitted uses.

Within Planning Areas 1 and 2, permitted and conditionally permitted uses shall be as listed within the "Land Use Matrix." When a use is not listed herein, the requirements of Section 90-312, Single-Family Residential Zones, Permitted Uses of the Hemet Municipal Code shall apply. Whenever a business is conducted, even if it is a home occupation, a City Business License is required pursuant to Chapter 18 of the Hemet Municipal Code.

LAND USE MATRIX <i>P = Permitted Use</i>		
	PLANNING AREA	
	1	2
A. Residential Uses		
1. Single-family residential dwelling unit, attached or detached	P	P
2. Up to 6 attached dwellings in a single building (individual units may be rented, leased, or sold)	P	P
3. Apartment, group home or similar residential unit (individual units may be rented, leased or sold)	P	P
4. Activity Center which includes, but is not limited to recreation, retail shops, crafts, restaurant, and dining areas, kitchen facilities, group meeting rooms	P	P

City of Hemet - Planning Division
SPECIFIC PLAN AMENDMENT 74-01A - MERRILL GARDENS

LAND USE MATRIX <i>P = Permitted Use</i>			
		PLANNING AREA	
		1	2
5.	Convalescent hospital	P	P
6.	Nursing home, assisted living/dementia & skilled nursing facility	P	P
7.	Home occupations in accordance with the <u>Hemet Municipal Code</u>	P	P
8.	Accessory uses and structures located on the same site	P	P

IV. General Development Requirements.

Prior to the construction of any building or structure, a building permit shall be required in accordance with the latest City-adopted Uniform Building Code (UBC). The following are minimum requirements unless otherwise noted, and shall apply to all land, buildings, and structures in their respective areas. All area dimensions are in square feet, unless otherwise noted. All linear dimensions are in feet, unless otherwise noted.

A. MINIMUM DEVELOPMENT STANDARDS			
		PLANNING AREA	
		1	2
1.	Density (maximum units per acre)	7	20
2.	Dwelling unit sizes		
	a. Studio	NA	350
	b. 1 bedroom	560	460
	c. 2 bedroom	680	600
3.	Lot width, depth and size	NA	NA
4.	Front yard setback to a building or structure other than a garage		
	a. 1 story	10	10
	b. 2 stories	NA	20
	c. 3 stories	NA	20
5.	Front yard setback to a garage or carport with direct vehicular access from a private street. Measurement shall be from the edge of paving where there is no sidewalk, or measured from the closest edge of the sidewalk where sidewalks are provided.	20	20
6.	Side yards		
	a. Street side		10
	1. 1 story	NA	20
	2. 2 stories	NA	20
	3. 3 stories	Per the <u>UBC</u>	Per the <u>UBC</u>
	b. Interior side		

A. MINIMUM DEVELOPMENT STANDARDS		
PLANNING AREA	1	2
7. Unit size a. Studio b. 1 bedroom c. 2 bedroom	NA 560 680	350 460 600
8. Open Space a. Private b. Common	100 sq.ft./du 25% of the gross area	NA 20% of the gross area
9. Parking	1-covered space/du plus 100 sq.ft./du additional land area adjacent to the parking area	1-covered space/2 du's plus 100 sq.ft./du additional land area adjacent to the parking area
10. Fencing	Private patios may be fenced at a maximum of 6-feet high. All other fencing is subject to site plan review	All fencing is subject to site plan review
11. Signing shall be subject to the requirements of the <u>Hemet Municipal Code</u> .		

PROOF OF PUBLICATION

(2010, 2015.5 CCP)

PROOF OF PUBLICATION OF

ORDINANCE

1611

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the city of Riverside, County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/10/1999

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated September 10, 1999
at Riverside, California



HEMET, CITY OF

ORDINANCE NO. 1611
AN ORDINANCE OF THE CITY
COUNCIL OF THE CITY OF
HEMET, CALIFORNIA
APPROVING SPECIFIC PLAN
AMENDMENT 84-01A -
MERRILL GARDENS, TO
AMEND THE TEXT AND LAND
PLAN OF THE ADOPTED
SPECIFIC PLAN FOR THE
PROPERTY LOCATED AT THE
NORTHWEST CORNER OF
FRUITVALE AND LYON
AVENUES

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

SECTION ONE: The amendments to Specific Plan 84-01 shall be as set forth in the attached Exhibit A, which is on file in the office of the City Clerk.

SECTION TWO: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION THREE: This ordinance shall take effect thirty (30) days after its enactment in accord with California law.

SECTION FOUR: The City Clerk is directed to cause this ordinance to be published within 15-days of its passage in a newspaper of general circulation published and circulated within the City of Hemet.

Introduced at the regular meeting of the Hemet City Council on August 24, 1999.
Enacted at the regular meeting of the Hemet City Council on September 7, 1999 by the following vote:

AYES: Council Members Meadows, Tandy, Van Arsdale and Vice Mayor Lowe
NOES: None
ABSTAIN: None
ABSENT: Mayor Alberg
Lyle W. Alberg, Mayor

ATTEST
Gene Graves, City Clerk
APPROVED AS TO FORM:
Julie Hayward Biggs, City Attorney

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING SPECIFIC PLAN NO. 84-01

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

SECTION ONE:

Ordinance No. 621 is amended by approving Specific Plan No. 84-01, wherein the following described property is changed from R-A (Residential-Agricultural), to Specific Plan No. 84-01:

APPLICANT: John Petry
Pelican Properties, Inc.
1920 E. Warner, Suite 3A
Santa Ana, CA 92705

OWNER: Agri-Empire
P. O. Box 398
San Jacinto, CA 92383

ACREAGE: 36.5 ± acres

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

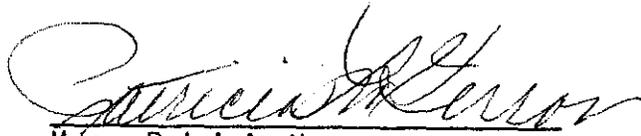
SECTION TWO:

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

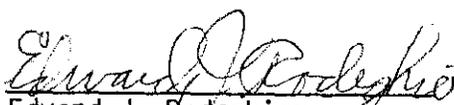
Introduced at the regular meeting of Feb. 28, 1984.

Enacted at the regular meeting of March 13, 1984, by the following vote:

- AYES: Council Members Baskett, Corey, Young, Herron.
- NOES: None.
- ABSTAIN: None.
- ABSENT: Nishino.


 Mayor Patricia Herron
 City of Hemet

ATTEST:


 Edward J. Rodeghier
 City Clerk, City of Hemet



Department of Community Development

TO: Lyle W. Alberg, City Manager

FROM: Mark Goldberg, Director of Community Development

DATE: June 11, 1985

SUBJECT: SITE PLANS, ELEVATIONS AND FLOOR PLANS FOR PLANNING AREAS 1 AND 2 OF SPECIFIC PLAN NO. 84-01 "SUNWEST VILLAGE" FOR A PORTION OF TENTATIVE TRACT MAP NO. 20874

APPLICANT

John Petry
1920 E. Warner Avenue, 3-A
Santa Ana, CA 92705

PROPERTY OWNER:

Sunwest Resort Villages
1920 E. Warner Avenue, 3-A
Santa Ana, CA 92705

ACREAGE AND LOCATION:

36.5 ± acres located at the northwest corner of Fruitvale and Lyon

REQUEST:

Site Plans, Elevations and floor plans for Planning Area 1 and 2 of Specific Plan No. 84-01 "Sunwest Village" for a portion of Tentative Tract Map No. 20874 consisting of 124 ± attached single family residences, 280 ± apartment units in three separate structures with associated open space and recreational building.

ENVIRONMENTAL STATUS:

Staff has reviewed the Environmental Assessment Form and recommends a Negative Declaration.

SPECIFIC PLAN DESIGNATION:

Area 1 - Low Density Residential (up to 7 units per acre)
Area 2 - Medium Density Residential (up to 20 units per acre)

ZONING AND LAND USE:

	<u>ZONING</u>	<u>LAND USE</u>
Subject	R-A	One residence
North	A-1, A-15 (County)	Single family homes (rural) vacant
South	R-1	Single family subdivision
East	A-1 (County)	Single family homes (rural)
West	R-1	Single family subdivision

City of Hemet

SITE HISTORY:

In November of 1983, the City Council authorized the preparation of a Specific Plan for a self-contained Master-Planned retirement community on the site. The Plan was reviewed and approved by the Planning Commission on February 1, 1984, and by the City Council on February 28, 1984.

The significant features of the adopted Plan include:

- ° An area of low density residential, attached and detached, units interspersed with common open space and greenbelt areas designed to serve as flood control retarding basins with limited recreational activities.
- ° An area of medium density residential units in 2 and 3 story structures.
- ° An activity center to provide for the recreational and social needs of the residents.
- ° A restaurant designed to provide for one mandatory meal per day plus open dining for the community.
- ° A health care center for non-ambulatory residents.
- ° A general office complex for medical and professional offices.
- ° A commercial business complex supporting the needs of the community.
- ° An interior circulation system for vehicular and pedestrian traffic.

STAFF ANALYSIS:

The proposal before the City Council at the present time is the consideration of detailed site plans carrying out the Plan approved in 1984; specifically, site plans, floor plans and preliminary building elevations for Area 1 (Low Density Residential) and Area 2 (Medium Density Residential).

SITE DEVELOPMENT STANDARDS MATRIX

AREA I - LOW DENSITY RESIDENTIAL

	MINIMUM REQUIREMENTS	PROPOSED PLAN
Density	7 units/acre (Maximum)	7 units/acre (17.7 acres, 124 dwelling units)
Setbacks: Site	25'	25' - 50'
Front	20'	23' +
Side Street	10'	15' +
Height	25' maximum	20' maximum
Minimum Unit size:		
1 bedroom	560 sq. ft.	Unit 1 - 997 sq. ft.)
2 bedroom	680 sq. ft.	Unit 2 - 1,051 sq. ft.) - all 2 bedroom
		Unit 3 - 1,114 sq. ft.)
		Unit 4 - 1,305 sq. ft. - 2 bedroom & den
Parking	1 per d/u + 100 sq.ft/du	1 per d/u + 100 sq. ft. +
Open Space:		
Private	100 sq. ft./d.u	100 sq. ft.
Common	25% of site are	Exceeds 25%

AREA II - MEDIUM DENSITY RESIDENTIAL

	MINIMUM REQUIREMENTS	PROPOSED PLAN
Density	20 units/acre (maximum)	20 units/acre (14 acres 280 d.u.)
Setbacks Front	20'	20' - 50'
Height	35' maximum	35'
Open Space	20% of site area	exceeds 20% (by a substantial margin)
Minimum Unit Size:		
Studio	350 sq. ft.	-
1 bedroom	460 sq. ft.	540, 618
2 bedroom	600 sq. ft.	795, 934
Parking		
Visitor	1:2 units (140) 1:10 (28) + 100 sq.ft./d.u.	1:2 units + (148) 1:10 units (48) 100 sq. ft./d.u. +

As shown in the Matrix, the site plan meets or exceeds the development standards for the specific plan (exceeds in most cases). The Low Density Residential area maintains the original Specific Plan concept of single-story units with a generous setback from existing homes to the west in El Grande Estates. The building elevations are a California modern spanish type design with good detailing and interesting features. The units have large front yards, with adequate off-street parking. The common open space is in excess of the required minimum and has a good physical relationship to all of the dwelling units. The dwelling units far exceed the minimum unit square footage requirements and have well thought-out floor plans.

The Medium Density Residential portion of the site is also designed to exceed the minimum requirements. There are three, three-story apartment buildings which match the architectural style of the low density homes. The three-story elevations leave a significant amount of the site available as landscaped open space. The building coverage is very low: 18% as compared to most other residential zones in the City which permit up to 60%. The apartment units also exceed the minimum square footage requirements by a substantial margin.

The proposed recreation center details have not been furnished at this time; The building includes recreational areas as well as 4,000 square foot of dining and a 2,000 square foot kitchen. These facilities provide the one required meal service for the apartments, and are also proposed to be open to the general public for dining.

PLANNING COMMISSION ACTION

At its meeting of May 15, 1985, the Planning Commission took the following action:

"It was moved by Commissioner Ryan, seconded by Commissioner Thomas, to grant a Negative Declaration." The motion carried 6-0, with Chairman Ver Steeg absent.

"It was moved by Commissioner Ryan, seconded by Commissioner Thomas, to adopt Resolution No. 85-43 recommending approval to the City Council of the site plans, elevations and floor plans for Specific Plan No. 84-01 based on the finding that they are in compliance with the Specific Plan and subject to the attached conditions." The motion carried 6-0, with Chairman Ver Steeg absent.

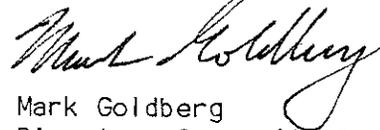
RECOMMENDATION

Staff feels that the site plans and tentative tract map are well thought-out and carry-out the full intent of the Specific Plan in an aesthetically pleasing manner.

Staff recommends:

1. Adopt a Negative Declaration for the Site Plans, Elevations and Floor Plans.
2. Adopt Resolution No. _____ approving the site plan, elevations and floor plans based on the finding that they are in compliance with the Specific Plan and subject to the attached conditions.

Respectfully submitted,



Mark Goldberg
Director, Community Development

MG/lr

Enclosure

TENTATIVE TRACT MAP NO. 20874
CONDITIONS OF APPROVAL

1. All vehicular accessways to the site shall be a minimum of 20-feet in width.
2. A truck turn-around or gate suitable for fire department vehicles shall be provided at the northwest corner of the development. A plan for said improvements shall be subject to the Hemet Fire Department review and approval.
3. On and off-site fire hydrants shall be placed so that there is a maximum separation of 300 feet.
4. Vehicle turn-around areas shall be provided in parking areas to the satisfaction of the Fire Marshal.
5. The tentative subdivision map shall comply with the State of California Subdivision Map Act and the requirements of the City of Hemet City Code, Chapter 19, unless modified by the conditions listed below. This approved or conditionally approved tentative map will expire two years after the Planning Commission approval date of May 15, 1985, unless extended as provided by City Code.
6. Lots created by this tentative map shall be in conformance with the Development Standards of Specific Plan No. 84-01.
7. All existing structures on the subject property shall be removed prior to recordation of the Final Map.
8. The developer shall contribute fees in accord with City Council Flood Control Drainage Policy Resolution, Bill No. 82-57; the amount of said fees to be recommended by the City's Flood Control Consultant and reviewed and approved by the City Council.
9. The developer shall pay all fees for subdivision map checking.
10. A Declaration of Covenants, Conditions and Restrictions (C.C. & R.'s) shall be prepared by the developer. The C.C. & R.'s shall be signed and acknowledged by all parties having any record title interest in the property to be developed. The C. C. & R.'s shall be submitted to the City Attorney for review and approval and then shall be recorded prior to the issuance of building permits.
 - A. The C. C. & R.'s for private alleys shall provide for the effective management, use, repair and maintenance of said alleys.
 - B. The C. C. & R.'s shall be prepared at the developer's sole cost and expense.
 - C. The C. C. & R.'s shall be in the form and content approved by the Planning Director and City Attorney, and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents.
11. Each lot shall be provided with paved access to a dedicated street.

PUBLIC WORKS CONDITIONS

Preliminary City Ordinance requirements pertaining to the installation of offsite improvements and public parking lots.

Note: The below listed requirements are based upon incomplete, tentative information and are, therefore, subject to change as additional information becomes available. Such additional information may be in the form of offsite improvement plans, information received from other Governmental Agencies, field checks of the project site, information from water districts and sewer districts, information from architects and information from others having an interest in the proposed project.

Provide two sets of plans prepared by a registered Civil Engineer indicating the following improvements:

12. Additional right-of-way shall be dedicated to provide a half width of 44 feet on Lyon Avenue and Eaton Avenue.
13. Monumentation shall be in accordance with Standard Drawing M-900 and M-900A. In lieu of Standard Drawing M-901, street centerline monuments shall conform with Riverside County Surveyor's Office provided that cross-ties are set in top of curbs and tie sheets are filed with the City Engineer.

-END-

City of Hemet
May 15, 1985

SITE PLAN APPROVAL
CONDITIONS OF APPROVAL

1. The developer shall identify one-way entrance/exits with signage and pavement markings. A plan for said identification shall be furnished to the City Engineer for review and approval.
2. Security gates and systems for access shall be submitted to the Hemet Police Department and Hemet Fire Department for review and approval prior to issuance of building permits.
3. A trash disposal plan, including trash enclosures shall be submitted to the Director of Public Works for review and approval.
4. The proposed recreation center may be required to have a fire sprinkler system and kitchen ducting system.
5. The proposed 3-story apartment shall be provided with fire sprinklers.
6. Project directories shall be provided at each entrance to the site.
7. The use of plastic plumbing lines is prohibited in three story buildings.
8. Adequate retention basins shall be installed and shall be completely functional and landscaped prior to occupancy of any structures.
9. Applicant shall execute Affidavit of Acceptance of Conditions.
10. The developer shall submit two (2) copies of a landscape and irrigation plan to the Department of Community Development for review and approval.
11. Recreational facilities are to be constructed simultaneously with the dwelling units.
12. All units shall be accessible to recreational areas by a system of paved pedestrian walkways convenient to the user. Walkways are to be shown on the approved landscape plan.
13. Comply with all conditions of Tentative Tract Map No.20874.
14. Portable fire extinguishers every 75 foot of travel, required for triplex, apartments and recreation hall.
15. Fireflow needs to be determined.

Preliminary City Ordinance requirements pertaining to the installation of offsite improvements and public parking lots.

Note: The below listed requirements are based upon incomplete, tentative information and are, therefore, subject to change as additional information becomes available. Such additional information may be in the form of offsite improvement plans, information received from other Governmental Agencies, field checks of the project site, information from water districts and sewer districts, information from architects and information from others having an interest in the proposed project.

Provide two sets of plans prepared by a registered Civil Engineer indicating the following improvements:

16. Eaton Avenue

- A. Install type "B" curb and gutter on an alignment 32' south of center line per Standard No. C-201 and St-103.
- B. Remove existing pavement to center line. Install A.C. paving from center line to new curb and gutter. Minimum pavement cross section to be 3" A.C. over 6" A.B., Cl. III, or as determined by soils test.
- C. Install street lights per City standards and specifications.
- D. Install 6' wide monolithic type sidewalk.
- E. Install street trees with automatic irrigation system.

17. Lyon Avenue

- A. Install type "B" curb and gutter on an alignment 32' west of center line per Standard No. C-201 and St-103.
- B. Remove existing pavement to center line. Install A.C. paving from center line to new curb and gutter. Minimum pavement cross section to be 3" A.C. over 6" A.B., Cl. III, or as determined by soils test.
- C. Install street lights per City standards and specifications.
- D. Install 6' wide monolithic type sidewalk.
- E. Install street trees with automatic irrigation system.

18. Fruitvale Avenue

- A. Install type "B" curb and gutter on an alignment 22' north of center line per Standard No. C-201 and St-103.
- B. Remove existing pavement to center line. Install A.C. paving from center line to new curb and gutter. Minimum pavement cross section to be 3" A.C. over 6" A.B., Cl. III, or as determined by soils test.
- C. Install street lights per City standards and specifications.
- D. Install 6' wide monolithic type sidewalk.
- E. Install street trees with automatic irrigation system.

19. Intersection of Lyon and Eaton

- A. Curb and gutter, street paving and sidewalk improvements are existing and in good condition.
- B. Install handicapped ramp.
- C. Install 35' minimum curb return, spandrel and cross gutter.

20. Intersection of Lyon and Fruitvale

- A. Curb and gutter, street paving and sidewalk improvements are existing and in good condition.
- B. Install handicapped ramp.
- C. Install 35' minimum curb return, spandrel and cross gutter.

21. Parking Lot and Private Streets

- A. Parking lot shall be designed per City of Hemet Parking Lot Design Criteria.
- B. All private streets must be constructed per Ordinance No. 634.
- C. Install trash enclosure per City standards.
- D. New parking lot paving should be fog sealed.
- E. Parking stall shall be painted per Standard #P-101

22. Drainage

- A. The incremental increase in runoff between the developed and undeveloped property for the 100-year/6-hour storm must be retained on site.
- B. The developer must contribute to the Master Storm Drain Plan in an amount recommended by the Public Works Department and set by the City Council.
- C. This property lies within the H.U.D. Flood Insurance Rate Map Zone B; (areas subject to 100-year flooding with average depths less than one foot). Pads shall be raised one foot above top of curb.
- D. Provision shall be made for surface flow acceptance from Fruitvale Avenue to Eaton or for dedication of right-of-way for Master Drainage Plan/Northwest Line 8B-4

23. Traffic Signals

- A. The developer shall deposit with the City the sum of \$20,000 for future installation of traffic signals at Eaton and Lyon.

24. General

- A. Remove and replace or relocate all appurtenances in conflict with new construction.
- B. Remove and replace or repair any existing appurtenances damaged or broken during construction.
- C. Lighting and Landscaping Maintenance Dist. requirements shall apply to the development.

-END-

City of Hemet

May 15, 1985

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA, APPROVING SITE PLANS, FLOOR PLANS AND PRELIMINARY BUILDING ELEVATIONS FOR AREA 1 AND AREA 2 OF TENTATIVE TRACT MAP NO. 20874

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WHEREAS a request has been duly initiated by the following:

APPLICANT: John Petry
1920 E. Warner Avenue, 3-A
Santa Ana, CA 92705

PROPERTY OWNER: Sunwest Resort Villages
1920 E. Warner Avenue, 3-A
Santa Ana, CA 92705

WHEREAS, the request applies to the following described property:

Tentative Tract Map No. 20874, Area 1 and Area 2 consisting of 36.5 ± acres located at the northwest corner of Fruitvale and Lyon

WHEREAS, the request is the adoption of Development Standards in accord with Section 22409, of Title 17, the Municipal Code, as described in Exhibit "A"; and

WHEREAS, the Planning Commission of the City of Hemet at its meeting of May 15, 1985, recommended approval to the City Council of Site plans, floor plans and preliminary building elevations for Area 1 and Area 2, and;

WHEREAS notice was duly given of the public hearing, which public hearing having been held before the City Council on June 11, 1985, at the hour of 7:30 p.m., with all public testimony received being made a part of the public record; and

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

NOW, THEREFORE, in consideration of the guidance received at the hearing, and for reasons discussed by the Council members at said hearing, the City Council resolves to approve site plans, floor plans and preliminary building elevations for Tentative Tract Map No. 20874, Area 1 and 2, based on the finding that they are in compliance with the Specific Plan and subject to conditions of approval 1 through 25 as outlined in Exhibit "A".

PASSED, APPROVED AND ADOPTED this 11th day of June, 1985, by the following vote:

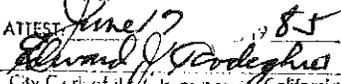
AYES: Council Members Baskett, Herron, Ringel, Garrett.
NOES: None.
ABSENT: Nishino,
ABSTAIN: None.


Scott Garrett, Mayor

ATTEST:

Edward J. Rodeghiero
City Clerk

THE FOREGOING INSTRUMENT IS A
CORRECT COPY

ATTEST June 17 1985

City Clerk of the City of Hemet, California

RESOLUTION NO. 85-43

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET,
CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF
SITE PLANS, FLOOR PLANS AND PRELIMINARY BUILDING ELEVATIONS
FOR AREA 1 AND AREA 2 OF TENTATIVE TRACT MAP NO. 20874

WHEREAS a request has been duly initiated by the following:

APPLICANT: John Petry
1920 E. Warner Avenue, 3-A
Santa Ana, CA 92705

PROPERTY OWNER: Sunwest Resort Villages
1920 E. Warner Avenue, 3-A
Santa Ana, CA 92705

WHEREAS, the request applies to the following described property:

Tentative Tract Map No. 20874, Area 1 and Area 2 consisting of 36.5
± acres located at the northwest corner of Fruitvale and Lyon

WHEREAS, the request is the adoption of Development Standards in
accord with Section 22409, of Title 17, the Municipal Code, as described
in Exhibit "A"; and

WHEREAS, the Planning Commission of the City of Hemet hereby
recommends approval to the City Council of the site plans, floor plans and
preliminary building elevations for Area 1 and Area 2, and;

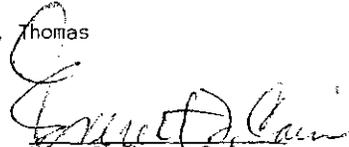
WHEREAS notice was duly given of the public hearing, which
public hearing having been held before the Planning Commission on
May 15, 1985, at the hour of 7:00 p.m., with all public testimony received
being made a part of the public record; and

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

NOW, THEREFORE, in consideration of the guidance received at the
hearing, and for reasons discussed by the Commissioners at said hearing,
the Planning Commission resolves to recommend approval to the City Council
of site plans, floor plans and preliminary building elevations for
Tentative Tract Map No. 20874, Area 1 and 2, based on the finding that
they are in compliance with the Specific Plan and subject to conditions of
approval 1 through 25 as outlined in Exhibit "A".

PASSED, APPROVED AND ADOPTED this 15th day of May, 1985, by the
following vote:

AYES: Cain, Barton, Kivett, Kokes, Ryan, Thomas
NOES: None
ABSENT: Ver Steeg
ABSTAIN: None


Vice-Chairman Cain

ATTEST:

Mark Goldberg,
Director, Community Development

RESOLUTION NO. 85-43

EXHIBIT "A"
SITE PLAN APPROVAL
CONDITIONS OF APPROVAL

- 1 1. The developer shall identify one-way entrance/exits with signage
- 2 and pavement markings. A plan for said identification shall be
- 3 furnished to the City Engineer for review and approval.
- 4 2. Security gates and systems for access shall be submitted to the
- 5 Hemet Police Department and Hemet Fire Department for review and
- 6 approval prior to issuance of building permits.
- 7 3. A trash disposal plan, including trash enclosures shall be
- 8 submitted to the Director of Public Works for review and approval.
- 9 4. The proposed recreation center shall be required to have a fire
- 10 sprinkler system and kitchen ducting system.
- 11 5. The proposed 3-story apartment shall be provided with fire
- 12 sprinklers.
- 13 6. Project directories shall be provided at each entrance to the
- 14 site.
- 15 7. The use of plastic plumbing lines is prohibited in three story
- 16 buildings.
- 17 8. Adequate retention basins shall be installed and shall be
- 18 completely functional and landscaped prior to occupancy of any
- 19 structures.
- 20 9. Applicant shall execute Affidavit of Acceptance of Conditions.
- 21 10. The developer shall submit two (2) copies of a landscape and
- 22 irrigation plan to the Department of Community Development for
- 23 review and approval.
- 24 11. Recreational facilities are to be constructed simultaneously with
- 25 the dwelling units.
- 26 12. All units shall be accessible to recreational areas by a system of
- 27 paved pedestrian walkways convenient to the user. Walkways are to
- 28 be shown on the approved landscape plan.
- 29 13. Comply with all conditions of Tentative Tract Map No.20874.
- 30 14. Portable fire extinguishers every 75 foot of travel, required for
- 31 triplex, apartments and recreation hall.
- 32 15. Fireflow needs to be determined.

Preliminary City Ordinance requirements pertaining to the installation of offsite improvements and public parking lots.

Note: The below listed requirements are based upon incomplete, tentative information and are, therefore, subject to change as additional information becomes available. Such additional information may be in the form of offsite improvement plans, information received from other Governmental Agencies, field checks of the project site, information from water districts and sewer districts, information from architects and information from others having an interest in the proposed project.

Provide two sets of plans prepared by a registered Civil Engineer indicating the following improvements:

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16. Eaton Avenue

- A. Install type "B" curb and gutter on an alignment 32' south of center line per Standard No. C-201 and St-103.
- B. Remove existing pavement to center line. Install A.C. paving from center line to new curb and gutter. Minimum pavement cross section to be 3" A.C. over 6" A.B., Cl. III, or as determined by soils test.
- C. Install street lights per City standards and specifications.
- D. Install 6' wide monolithic type sidewalk.
- E. Install street trees with automatic irrigation system.

17. Lyon Avenue

- A. Install type "B" curb and gutter on an alignment 32' west of center line per Standard No. C-201 and St-103.
- B. Remove existing pavement to center line. Install A.C. paving from center line to new curb and gutter. Minimum pavement cross section to be 3" A.C. over 6" A.B., Cl. III, or as determined by soils test.
- C. Install street lights per City standards and specifications.
- D. Install 6' wide monolithic type sidewalk.
- E. Install street trees with automatic irrigation system.

18. Fruitvale Avenue

- A. Install type "B" curb and gutter on an alignment 22' north of center line per Standard No. C-201 and St-103.
- B. Remove existing pavement to center line. Install A.C. paving from center line to new curb and gutter. Minimum pavement cross section to be 3" A.C. over 6" A.B., Cl. III, or as determined by soils test.
- C. Install street lights per City standards and specifications.
- D. Install 6' wide monolithic type sidewalk.
- E. Install street trees with automatic irrigation system.

19. Intersection of Lyon and Eaton

- A. Curb and gutter, street paving and sidewalk improvements are existing and in good condition.
- B. Install handicapped ramp.
- C. Install 35' minimum curb return, spandrel and cross gutter.

20. Intersection of Lyon and Fruitvale

- A. Curb and gutter, street paving and sidewalk improvements are existing and in good condition.
- B. Install handicapped ramp.
- C. Install 35' minimum curb return, spandrel and cross gutter.

21. Parking Lot and Private Streets

- A. Parking lot shall be designed per City of Hemet Parking Lot Design Criteria.
- B. All private streets must be constructed per Ordinance No. 634.
- C. Install trash enclosure per City standards.
- D. New parking lot paving should be fog sealed.
- E. Parking stall shall be painted per Standard #P-101

22. Drainage

- A. The incremental increase in runoff between the developed and undeveloped property for the 100-year/6-hour storm must be retained on site.

RESOLUTION NO. 85-43
EXHIBIT "A"
SITE PLAN APPROVAL
CONDITIONS OF APPROVAL
Page 3 of 3

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- B. The developer must contribute to the Master Storm Drain Plan in an amount recommended by the Public Works Department and set by the City Council.
- C. This property lies within the H.U.D. Flood Insurance Rate Map Zone B; (areas subject to 100-year flooding with average depths less than one foot). Pads shall be raised one foot above natural ground.
- D. Provision shall be made for surface flow acceptance from Fruitvale Avenue to Eaton or for dedication of right-of-way for Master Drainage Plan/Northwest Line 8B-4, or conform to Master Drainage Plan at the time of development.

23. Traffic Signals

- A. The developer shall deposit with the City the sum of \$20,000 for future installation of traffic signals at Eaton and Lyon.

24. General

- A. Remove and replace or relocate all appurtenances in conflict with new construction.
 - B. Remove and replace or repair any existing appurtenances damaged or broken during construction.
 - C. Lighting and Landscaping Maintenance Dist. requirements shall apply to the development.
25. The Developer shall submit a School Mitigation Agreement letter to the Community Development Department from the Hemet Unified School District stating that impacts upon the schools have been mitigated.

-END-

City of Hemet

May 15, 1985

RESOLUTION NO. 85-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET,
CALIFORNIA, APPROVING TENTATIVE TRACT MAP NUMBER 20874

WHEREAS, an application for a Tentative Map was duly filed by:

APPLICANT: John Petry
1920 E. Warner Avenue, 3-A
Santa Ana, CA 92705

PROPERTY OWNER: Sunwest Resort Villages
1920 E. Warner Avenue, 3-A
Santa Ana, CA 92705

WHEREAS, the Applicant is requesting the Tentative Map to:

A proposed subdivision of 36.5 ± acres into 131 ± lots, consisting
of 124 ± attached single family residences, 280 ± apartment units in
three separate structures with associated open space and
recreational building.

WHEREAS, the property to be subdivided is described as
follows:

36.5 ± acres located at the northwest corner of Fruitvale and Lyon

Legal Description on file in the Department of Community
Development

WHEREAS, the Tentative Map was submitted to appropriate
agencies as required by Section 17.28.080 of the Municipal Code with a
request for their report and recommendations;

WHEREAS, the Planning Commission has received the report and
recommendation of such agencies as have submitted same including the
written report and recommendations of Staff;

WHEREAS, the Tentative Map was considered by the Commission on
the 15th day of May, 1985, at the hour of 7:00 p.m.; and

WHEREAS, all requirements of the California Environmental
Quality Act and the City's E.I.R. Guidelines have been met for the
consideration of whether the project will have a significant effect on
the environment;

NOW, THEREFORE, for the reasons provided in the report and
recommendation of Staff, the Planning Commission now finds as follows:

1. That the map is in compliance with the adopted Specific Plan.

PURSUANT TO THE ABOVE FINDING, IT IS RESOLVED that Tentative
Tract Map No. 20874 be approved subject to compliance with Conditions 1
through 14, in Exhibit "A" attached hereto and incorporated herein, and
that this decision shall be reported to the City Council. A copy of
this Resolution shall be transmitted to the Hemet City Council.

PASSED, APPROVED AND ADOPTED this 15th day of May, 1985,
by the following vote:

AYES: Barton, Cain, Kivett, Kokes, Ryan, Thomas, Ver Steeg
NOES: None
ABSTAIN: Ver Steeg
ABSENT: None

Everett Cain
Planning Commission Vice-Chairman

ATTEST:

Mark Goldberg
Director, Community Development

EXHIBIT "A"
TENTATIVE TRACT MAP NO. 20874
CONDITIONS OF APPROVAL

- 1 1. All vehicular accessways to the site shall be a minimum of 20-feet
2 in width.
- 3 2. A truck turn-around or gate suitable for fire department vehicles
4 shall be provided at the northwest corner of the development. A
5 plan for said improvements shall be subject to the Hemet Fire
6 Department review and approval.
- 7 3. On and off-site fire hydrants shall be placed so that there is a
8 maximum separation of 300 feet.
- 9 4. Vehicle turn-around areas shall be provided in parking areas to
10 the satisfaction of the Fire Marshal.
- 11 5. The tentative subdivision map shall comply with the State of
12 California Subdivision Map Act and the requirements of the City of
13 Hemet City Code, Chapter 19, unless modified by the conditions
14 listed below. This approved or conditionally approved tentative
15 map will expire two years after the Planning Commission approval
16 date of May 15, 1985, unless extended as provided by City Code.
- 17 6. Lots created by this tentative map shall be in conformance with
18 the Development Standards of Specific Plan No. 84-01.
- 19 7. All existing structures on the subject property shall be removed
20 prior to issuance of building permits.
- 21 8. The developer shall contribute fees in accord with City Council
22 Flood Control Drainage Policy Resolution, Bill No. 82-57; the
23 amount of said fees to be recommended by the City's Flood Control
24 Consultant and reviewed and approved by the City Council.
- 25 9. The developer shall pay all fees for subdivision map checking.
- 26 10. A Declaration of Covenants, Conditions and Restrictions (C.C. &
27 R.'s) shall be prepared by the developer. The C.C. & R.'s shall
28 be signed and acknowledged by all parties having any record title
29 interest in the property to be developed. The C. C. & R.'s shall
30 be submitted to the City Attorney for review and approval and
31 then shall be recorded prior to the issuance of building permits.
 - 32 A. The C. C. & R.'s for private alleys shall provide for the
effective management, use, repair and maintenance of said
alleys.
 - B. The C. C. & R.'s shall be prepared at the developer's sole
cost and expense.
 - C. The C. C. & R.'s shall be in the form and content approved by
the Planning Director and City Attorney, and shall include
such provisions as are required by this approval and as said
officials deem necessary to protect the interests of the City
and its residents.
11. Each lot shall be provided with paved access to a dedicated
street.
12. The Developer shall submit a School Mitigation Agreement letter to
the Community Development Department from the Hemet Unified School
District stating that impacts upon the schools have been
mitigated.

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PUBLIC WORKS CONDITIONS

Preliminary City Ordinance requirements pertaining to the installation of offsite improvements and public parking lots.

Note: The below listed requirements are based upon incomplete, tentative information and are, therefore, subject to change as additional information becomes available. Such additional information may be in the form of offsite improvement plans, information received from other Governmental Agencies, field checks of the project site, information from water districts and sewer districts, information from architects and information from others having an interest in the proposed project.

Provide two sets of plans prepared by a registered Civil Engineer indicating the following improvements:

13. Additional right-of-way shall be dedicated to provide a half width of 44 feet on Lyon Avenue and Eaton Avenue.
14. Monumentation shall be in accordance with Standard Drawing M-900 and M-900A. In lieu of Standard Drawing M-901, street centerline monuments shall conform with Riverside County Surveyor's Office provided that cross-ties are set in top of curbs and tie sheets are filed with the City Engineer.

-END-

City of Hemet
May 15, 1985