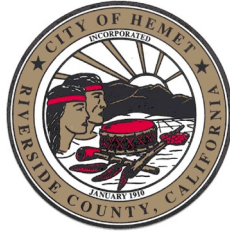


# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



MAY 21, 2019  
6:00 PM  
REGULAR MEETING

**NOTE:** If you wish to make a statement regarding any item on the agenda, please complete a Speaker Card and hand it to the clerk. When the Chairman calls for comments from the public on the item you wish to address, step forward to the lectern and state your name and address. **Only testimony given from the lectern will be heard by the Planning Commission and included in the record.**

## 1. CALL TO ORDER:

**Roll Call:** Chairman John Gifford, Vice Chairman Vince Overmyer, and Commissioners Jim Ollerton, Lori VanArsdale, and John Wuerth

**Invocation and Flag Salute:** Commissioner Jim Ollerton

## 2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of May 7, 2019.](#)

3. **CERTIFICATE OF RECOGNITION FOR CHAIRMAN GIFFORD** - Presented by Vice Chairman Overmeyer

4. **CERTIFICATE OF RECOGNITION FOR COMMISSIONER VANARSDALE** – Presented by Chairman Gifford

## 5. PUBLIC COMMENTS:

Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. Please complete a Speaker Card and hand it to the Clerk so that we have an accurate recording of your name and address for the minutes. Please note that the Commission can take no action on matters that are not part of the posted agenda. The Chairman may apply a time limit of three minutes to each individual addressing the Commission.

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## PUBLIC HEARING ITEMS

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***PUBLIC HEARING PROCESS:*** *Each of the Public Hearing Items will be conducted in the following manner:*

1. *Staff Presentation of the Project*
2. *Commission Questions of Staff*
3. *Chairman opens the Public Hearing*
4. *Comments or presentation by the Applicant*
5. *Comments from the Public*
6. *Commission questions of Applicant, Speakers, or Staff*
7. *Chairman closes the Public Hearing*
8. *Commission discussion and Action*

6. **CONDITIONAL USE PERMIT NO. 18-006 (STARBUCKS):** Consideration of a Conditional User Permit for the construction and operation of a 2,5000 square foot Starbucks coffee shop with a drive-thru on a 0.86 acre parcel and a 3,700 square foot drive-thru restaurant and retail use on a 1.09 acre parcel located within the Page Plaza Specific Plan (SP00-01) on the northwest corner of Sanderson and Thornton Avenues; and consideration of a Mitigated Negative Declaration and Mitigation Monitoring Program regarding the environmental effects of the project pursuant to CEQA.

**Project Applicant Information:**

Applicant: Tab Johnson – Rich Alvarado, LLC  
Property Owner: Rich Alvarado, LLC  
Location: Northwest corner of Sanderson and Thornton Avenues  
APN: 460-250-015 and 460-250-016  
Planner: H.P. Kang, Principal Planner

**Recommended Action:**

*That the Planning Commission:*

1. ***Adopt Planning Commission Resolution Bill No. 19-013EA adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Conditional Use Permit No. 18-006, based upon the Findings outlined therein, and;***
2. ***Adopt Planning Commission Resolution Bill No. 19-014 approving Conditional Use Permit No. 18-006 subject to the Findings and Conditions of Approval, and;***
3. ***Direct staff to file a Notice of Determination with the County Clerk.***

7. **EXTENSION OF TIME NO. 19-001 FOR SITE DEVELOPMENT REVIEW NO. 15-00 (SANTA FE POINTE):** A request for a three (3) year extension of time for previously approved Site Development Review No. 15-001 (Santa Fe Pointe) to construct a multiple-family residential condominium project with 241 units on 17.7 acres located on the west side of Santa Fe Street, between Menlo and Fruitvale Avenues in the R-3 (Multi-Family Residential) Zone.

**Project Applicant Information:**

Applicant: Santa Fe Pointe, LLC  
Agent: Jo Howard – KWC Engineers  
Location: West side of Santa Fe Street, between Menlo and Fruitvale Avenues  
APN: 439-100-026, -027, -029, -036, and -035  
Planner: H.P. Kang, Principal Planner

**Recommended Action:**

*That the Planning Commission:*

1. **Approve Planning Commission Resolution Bill No. 19-015** approving Extension of Time No. 19-001 for a three year extension for Site Development Review No. 15-001 subject to the updated Conditions of Approval (Attachment No. 1B), and;
2. Direct staff to file a Notice of Determination with the County Clerk.

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**DEPARTMENT REPORTS**

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*The following items are for information and discussion purposes only. No action is required at this time.*

8. **CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney on items of interest to the Planning Commission.*
9. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal report from Principal Planner H.P. Kang.*
  - A. Report on actions from the May 14, 2019 City Council Meeting.
10. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, request for future agenda items or other matters of Planning interest.*
  - A. Chairman Gifford
  - B. Vice Chairman Overmyer
  - C. Commissioner Ollerton
  - D. Commissioner VanArsdale
  - E. Commissioner Wuerth
11. **FUTURE AGENDA ITEMS:**
  - A. TTM 36889 and TTM 36890 (Elk Street SFR subdivisions)

**12. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **June 4, 2019 at 6:00 P.M.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

**NOTICE TO THE PUBLIC:**

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. Agendas for Planning Commission meetings are posted at least 72 hours prior to the meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting, please contact the Planning Department office at (951) 765-2375. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to the meeting. (28 CFR 35.102-35.104 ADA Title II).