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PLANNING  **COMMISSION**

MEETING MINUTES

DATE: April 19, 2011

CALLED TO ORDER: 5:59 P.M.

MEETING LOCATION: City Council Chambers
450 East Latham Avenue, Hemet, CA 92543

1. CALL TO ORDER:

Present: Chairman John Gifford, Vice Chairman Sharon Deuber, and Commissioners Vince Overmyer, David Rogers and Chauncey Thompson.

Invocation and Flag Salute: Vice Chairman Deuber

2. ELECTION OF CHAIRMAN & VICE CHAIRMAN

A. Nominations and election for the position of Chairman of the Planning Commission

It was **MOVED** by Commissioner Thompson and **SECONDED** by Commissioner Overmyer to re-elect John Gifford as the continuing Chairman.

The **MOTION** was carried by the following vote:

AYES: Vice Chairman Deuber, Commissioners Overmyer, Rogers and Thompson

NOES: None

ABSTAIN: Chairman Gifford

ABSENT: None

B. Nominations and election for the position of Vice-Chair of the Planning Commission

It was **MOVED** by Commissioner Rogers and **SECONDED** by Commissioner Overmyer to reelect Sharon Deuber as the continuing Vice Chairman.

1 The MOTION was carried by the following vote:

2
3 AYES: Chairman Gifford, Commissioners Overmyer, Rogers and Thompson
4 NOES: None
5 ABSTAIN: Vice Chair Deuber
6 ABSENT: None
7
8

9 **3. APPROVAL OF MINUTES:**

10 **A. Minutes for the Planning Commission Meeting of March 15, 2011**

11
12
13 Vice Chair Deuber suggested an addition at page 4, lines 5 through 9, of a sentence
14 suggesting the city will proceed with implementing the first phase of the city's vision for
15 a consistent downtown look with the building at Carmalita and Florida.
16

17 Chairman Gifford noted a spelling error on page 7, line 20, "meting," and suggested a
18 change at page 4, line 20 regarding consolidating advertising and special events.
19

20 It was **MOVED** by Vice Chair Deuber and **SECONDED** by Commissioner Rogers to
21 **approve** the Minutes for March 15, 2001 **as modified**.
22

23 The MOTION was carried by the following vote:

24
25 AYES: Chairman Gifford, Vice Chairman Deuber, Commissioners Overmyer,
26 Rogers and Thompson
27 NOES: None
28 ABSTAIN: None
29 ABSENT: None
30
31

32 **4. PUBLIC COMMENTS:** (None)
33
34
35

36 **PUBLIC HEARINGS**

37
38 **5. CONDITIONAL USE PERMIT NO. 10-015 (SHOOTERS SPORTS BAR &**
39 **BILLIARD)**
40

41 **APPLICANT:** Fox Glen Family Entertainment, LLC □ Shooters Sports Bar
42 and Billiard
43 **LOCATION:** 121 E. Florida Avenue
44 **PLANNER:** Soledad Carrisoza
45 **DESCRIPTION:** A request for Planning Commission review and approval of
46 a conditional use permit allowing the operation of a 13,000 square-foot sports
47 bar, restaurant and billiard hall in an existing building, and an environmental
48 exemption pursuant to CEQA Guidelines Section 15301.
49

50 The staff report was presented by Planning Technician Soledad Carrisoza; who
provided various details regarding the project, including a powerpoint presentation.

1 Chair Gifford asked for Commission members to report contact with the applicant, and
2 all members reported that they had had no contact, but all had viewed the site.
3

4 Chair Gifford had questions concerning signage, the condition of approval
5 pertaining to the roof, and the hours of operation.
6

7 Planning Technician Carrisoza and CDD Elliano commented that there would be
8 signage changes on the building, that the roof had class A roofing material, as
9 outlined in Condition 46, and that one of the condition required that alcohol not be
10 served after 12:00 a.m.
11

12 Vice Chair Deuber expressed an interest in maintaining a family-friendly
13 environment and wondered how serving alcohol until 12:00 a.m. would endanger
14 that.
15

16 Commissioner Overmyer commented that his daughter and son-in-law are
17 members of the APA (American Pool Players Association), which is headquartered
18 in Hemet, and they welcome a facility that would accommodate league play locally.
19

20 Commissioner Rogers asked if the applicant had contacted property owners to the
21 south for overflow parking opportunities, as directed by planning staff. Also, he
22 inquired as to the curfew for minors in Hemet. He was advised that the applicant
23 had contacted property owners, and that the curfew for minors was 10:00 p.m.
24

25 Commissioner Thompson asked about statistics for crime in the Rack & Roll
26 neighborhood between 12:00 and 2:00 a.m. He also wanted to know if the
27 proposed Shooters would have to apply for a separate permit if they wished to
28 expand at a later date.
29

30 Planning Technician Carrisoza answered that she was unaware of the crime
31 statistics in the vicinity of Rack & Roll, but did note that any expansion of Shooter's
32 would require additional permitting.
33

34 Chairman Gifford opened the public hearing and invited the applicant, Bill Alden,
35 2488 Green Street, Riverside, to approach the lectern.
36

37 Mr. Alden advised the Commission stated that the proposed facility would not be
38 just a pool hall, but also a restaurant serving breakfast, lunch and dinner, and a bar,
39 with an enforced dress code, if necessary, to discourage gang attire. He outlined
40 the customers for a typical week as retired people from 11:00 a.m. to 6:00 p.m. On
41 Friday, Saturday and Sunday, more of the general public comes in, and security is
42 provided. Minors are allowed until 10:00 p.m. if unaccompanied by a parent.
43 Entrants over 21 are banded with wristbands. If minors are under 18, they must be
44 accompanied by a parent of at least 21 years of age.
45

46 In answer to Commissioner questions, Mr. Alden outlined the percentages of
47 business as alcohol (beer, wine and hard liquor) being 25 to 30 percent; food, 40 to
48 50 percent; with the rest being pool table business. They are focusing on the idea
49 of the restaurant, sports bar – a family-type setting, with APA leagues.
50

1 Mr. Alden also stated that pool league tournament play would consist of 16 teams on
2 Saturdays and 16 teams on Sundays, with each team of about 5 players, totaling
3 approximately 80 people. He felt that with the public parking facility 500 feet away and
4 with his lot of 95 spaces, there would be adequate parking even during tournaments.
5 He added that Shooters would employ 15 to 20 people.
6

7 Their normal end-of-day scenario is that they have last call at 12:45 a.m., close the
8 bar at 1:30 a.m., and clear everything out by 2:00 a.m. He indicated that his ABC
9 application was filled out with a closing time of 2:00 a.m., noting that this had been
10 completed before there was talk of requiring no alcohol sales after midnight.
11

12 Mr. Alden said that they have about 60 percent family customers, with couples on the
13 weekends and groups, such as the APA players, which include couples and singles,
14 but which function somewhat as families because they are about socializing and
15 having fun. He indicated they have no loitering problems in Riverside, and if that
16 occurred, he would hire extra security guards. They do not allow people in if they are
17 found drinking in the parking lot, and they will refuse people drinks or kick them out if
18 there are problems. They also provide an outdoor smoking area.
19

20 Community Development Director (CDD) Elliano asked why there was no front
21 entrance on Florida Avenue, to which Mr. Alden responded that he didn't want
22 anybody sitting outside the front door smoking and plugging the entrance. He further
23 noted that it was a potential problem for security at night. He felt it made more sense
24 to have the entrance in the back by the parking lot, but would be amenable to opening
25 the front entrance if the city required it. To a question about a trash enclosure
26 requirement in the conditions, Mr. Alden responded that he was told it wasn't needed
27 and that he was responsible for the inside of the building, with the landlord responsible
28 for the outside, but that he would check with his realtor.
29

30 CDD Elliano assured the Commission that all conditions of approval had been
31 received by the realtor.
32

33 Michael Underwood, 26531 Don Juan Circle, Hemet, California approached the
34 lectern as a resident whose family owns property in the downtown area. He listed the
35 names of 11 establishments in the area within three blocks of either the city hall or city
36 library that sell or serve alcohol. He felt that opening another such facility would not
37 serve the city's plan to upgrade the area and would create problems for an
38 overworked police department. He indicated that at Chappies, which he believes
39 closes at 2:00 a.m., there are loud noises and fights almost daily.
40

41 Lee Ann Bradshaw, 41135 Mayberry Avenue, Hemet, California approached the
42 lectern as a resident of the City, a member of the APA and a second grade teacher in
43 town. She stated that she considered Shooters to be an upscale place which provided
44 a different option for young people who do not play soccer, baseball and other
45 outdoors sports, and recommended a junior league at Shooters because it is family
46 oriented.
47

48 Kimberly Pankonin, APA league franchisee for Riverside, is established out of Hemet
49 and runs 220 teams. She gives over \$100,000 a year to local players, and APA
50 national gives over \$1.7 million a year. She stated that if players get into trouble with
a facility owner or the police, they lose everything they would have won. She noted

1 that, currently, she has to send teams elsewhere because Hemet doesn't have
2 facilities large enough to host national tournaments or events. With Shooters, more of
3 their business could stay local.

4
5 Ms. Pankonin indicated that she was a former president of the Junior Chamber of
6 Commerce in Hemet and supports the business of the city. She felt the facilities in
7 town on the APA circuit have the same goals in mind – being upstanding, obeying the
8 laws, and improving business – and that Shooters will just provide a bigger, more
9 upscale venue for the APA teams, with more room to spread out, watch sports on TV
10 at the sports bar, and eat at the restaurant. She explained the time schedules for
11 tournaments.

12
13 Commissioner Rogers commended the APA for its fundraising activities, and Ms.
14 Pankonin indicated that she was working with PALS and wishes to do a fundraiser for
15 them in Hemet, but was waiting for a location to do it.

16
17 Sandra Mackay approached the lectern as a Hemet resident and a manager at
18 Starbucks in front of the mall at Florida and Kirby Avenues. She indicated that
19 control of loitering was just a matter of management policies. As a member of the
20 APA, she struggles to find pool tables on Sunday in the daytime for her 12 year-old
21 son to learn the skill. She noted that she was comfortable with the full bar because
22 children are not allowed near the bar, adding that most restaurants sell the same
23 alcoholic beverages that Shooter's would be selling. She felt that a business in the
24 area that could help with the 18-percent unemployment rate in Hemet was
25 important to foster.

26
27 David Jordan approached the lectern as an APA member and Hemet resident. He
28 stated that he welcomes a facility where he can take his six boys to hone their skills
29 and interact with other players. He said he has not seen loitering or alcohol
30 problems at the other halls in town that host APA members.

31
32 Steve Peacock, a Hemet division representative for APA, and member since 2000,
33 runs two teams and plays six nights a week. A military family, he and his wife find
34 camaraderie with others in the community through APA play. He also mentioned
35 that Shooters is a great establishment up in Riverside because of the
36 entertainment, the sports, and the good time, regardless of age.

37
38 Max Davis, 327 N. Hamilton St., Hemet, California, approached the lectern and
39 identified himself as an APA member and pool player for 18 years. He stated that
40 he plays APA pool six nights a week; and his wife plays four nights a week. He
41 explained the family feel and the respect the pool players have for each other. He
42 commented that if there are problems, the players themselves take care of them.

43
44 Mike Culton, of Brubaker and Culton Realtors, who represents the landlord and
45 tenant, mentioned that a pool hall is similar to a bowling alley, with pool tables instead
46 of lanes. He said that with the schedule of team play, Shooters will be a boon to
47 restaurants and other facilities in the area because the teams are usually there for
48 extended periods of times, with down-time between games. In answer to
49 Commissioner Rogers' inquiry regarding the parking lot, Mr. Culton replied that
50 Hungry Heart and Vista Paints require only five spots each, leaving 85 available, with
more when the other establishments are closed. He stated that the cleanliness of the

1 parking lot is the owner's responsibility, not the tenant's, and at this point, there is no
2 cam charge in the lease. Shooters is planning on doing the remodeling that's
3 necessary to upgrade the parking lot, but the owner takes care of it after that.

4
5 Bill Alden stated that it's really up to the owner what clientele he wishes to bring to
6 his establishment, and that he, as an owner of Shooter's, wishes to stress the idea
7 of having a place that's comfortable and well-controlled. He added that pool is the
8 only sport he has found where a 10 year-old kid and a 90 year-old man can play
9 together and enjoy themselves; where there are mothers, fathers and children
10 playing in the same league.

11
12 He outlined the history of the Riverside Shooter's and the lack of unruly behavior
13 problems they encounter. He stated they are here to make money and to bring
14 people back to Hemet for the good of the community, and they are committed to
15 providing a venue for fundraisers, community functions. He added that, if Hemet
16 needs help, they have an e-mail list of APA members who donate money, time, and
17 effort to assist others. He indicated that if necessary, he would take responsibility
18 for cleaning the parking lot and promised there won't be fights because they won't
19 tolerate them.

20
21 Sandra Mackay, a Hemet resident, stated her feeling that having Shooters in Hemet
22 will keep people in the community because there are not enough pool tables in
23 Hemet to accommodate the interest.

24
25 Chairman Gifford closed the public hearing and asked for comments from the
26 Commissioners.

27
28 Commissioner Overmyer stated that he has been a Hemet resident since 1965 and
29 wants to see the community evolve beneficially. He brought up the Napa Valley
30 and Temecula areas as having wine tasting but remaining upscale, so Hemet
31 needs to look at this as a progression, not just an alcohol issue. He feels that
32 Shooters, from what he has heard, will be good for the community as something
33 other than a bar.

34
35 Commissioner Thompson brought back the issue of hours of operation and alcohol
36 sales after 12:00 a.m.

37
38 Vice Chair Deuber stated that Condition No. 21 is unnecessary because of the
39 owner's representations and responsibility of starting preparations for last call at
40 12:45 a.m., and last call at 1:30., and Condition No. 20 already states that the hours
41 of operation shall be 11:00 a.m. to 2:00 a.m., Monday through Saturday, and
42 Sunday from 9:00 a.m. to 2:00 a.m.

43
44 CDD Elliano explained that staff had been aware of Murrieta's intensive ordinance
45 amendment process regarding alcohol sales, one of the issues being hours of
46 operation, so staff was bringing it to the Planning Commission's attention; however,
47 it is within the Commission's purview to have it coincide with the hours of operation
48 because there are other conditions in terms of operation, such as number of police
49 calls, which would allow the Commission to bring the applicant back through a
50 process of potential revocation if they are not adhering to this or if there were other
public safety issues.

1 Vice Chair Deuber also questioned whether Condition No. 28 should be redefined,
2 addressing the issue of loitering, because of the length of time players are present
3 during tournaments.

4
5 CDD Elliano indicated that what they were being asked to do is have proper
6 notification with signage and regulate undesirable activity.

7
8 Vice Chair Deuber also felt that closing the entrance from Florida Avenue would
9 eliminate the vision of a family-oriented, walk-by business for the downtown area.
10 With both doors open, it would advance the opportunity of people wanting to come
11 in for lunch or dinner. She added that Condition No. 16 makes no sense, regulating
12 illuminated signage between 11:00 p.m. and sunrise.

13
14 CDD Elliano agreed and stated that it was a standard requirement under the City's
15 code, but the ordinance may need revision.

16
17 Commissioner Rogers agreed that the entrance on Florida Avenue would be an
18 opportunity for Hemet to appear more vibrant and pedestrian friendly, but also
19 understood the security issues.

20
21 CDD Elliano stated there might be a compromise position to be advanced.

22
23 Chairman Gifford felt that the hours of operation issue could be worked out between
24 the applicant and staff if the project is approved. His main concerns had been
25 consistency with downtown planning, the full bar, and loitering. He doesn't want this
26 to be just another "pool hall," but felt that the applicant had made a good point about
27 the family-oriented operation of the facility.

28
29 It was **MOVED** by Vice Chairman Deuber and **SECONDED** by Commissioner
30 Thompson to adopt Planning Commission Resolution Bill No. 11-007, **approving**
31 **Conditional Use Permit No. 10□015 as modified with the deletion of Condition No.**
32 **21, which reads: "The sale of alcohol shall be limited to the hours of 11 a.m. to 12**
33 **a.m."**

34
35 The **MOTION** was carried by the following vote:

36
37 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners
38 Overmyer, Rogers and Thompson

39 **NOES:** None

40 **ABSTAIN:** None

41 **ABSENT:** None

42
43 ***Planning Commission Resolution No. 11-003.***

1 **6. ZONING ORDINANCE AMENDMENT 10005 AMENDMENTS TO THE**
2 **ZONING CODE REGARDING THE DOWNTOWN OVERLAY ZONE AND THE**
3 **D-1 AND D-2 ZONES**
4

5 **APPLICANT:** City-initiated
6 **LOCATION:** Downtown area between Inez Street and Buena Vista
7 Street; and Kimball Avenue and properties north of
8 Devonshire Ave.
9 **PLANNER:** Ron Running
10 **DESCRIPTION:** A zoning ordinance amendment of Chapter 90, Articles II,
11 XXVI and XXVII, of the Hemet Municipal Code to revise the development
12 standards, permitted uses, and review procedures for the D01 and D02 zones.
13

14 The staff report was presented by City Planner Ron Running, who provided various
15 details regarding the project, including a powerpoint presentation.
16

17 Following the presentation, Chairman Gifford inquired about Proposition No. 84 and
18 grant funding for the larger Specific Plan project.
19

20 Planner Running stated that he had gone to a workshop and felt that Hemet would
21 qualify on most every criteria.
22

23 Chairman Gifford commended Planner Running on his work over the years and felt it
24 was coming together very well.
25

26 In answer to Commissioners Thompson's and Overmyer's inquiries, Planner Running
27 said minor facade improvements would include awnings, or perhaps a new sign
28 program with specific criteria. He noted that the scheme has an appearance of a lot of
29 different buildings, but would just occupy one lot. He displayed the Florida Avenue
30 elevation, noting how the frontage would be enhanced. He explained that it would
31 allow flexibility to have either multiple tenants, or only one or two tenants. He
32 suggested that it would provide the rhythm of a downtown that adds smaller store
33 fronts with more articulation and glazing, as well as open space along both the Florida
34 and Carmalita frontages. The architect has proposed greater ceiling height, giving the
35 building a larger presence, more in keeping with the theater. The basement would be
36 eliminated.
37

38
39 Chairman Gifford opened the public hearing.
40

41 Sherek Isa approached the lectern and introduced himself as the brother of the
42 property owner, Salwa Greco, of the burned building on Carmalitia Street and Florida
43 Avenue, and also the project manager for the proposed reconstruction project. He
44 stated that insurance is not paying for lost rents on the building, so the cost to the
45 owner is \$9,000 a month and it has been a year and six months since the fire. He
46 requested help in getting this through the city's red tape because if it took much
47 longer, rebuilding would not be possible.
48

49 Chairman Gifford stated he appreciated his points, but that because the building was
50 not on the agenda, it can't be addressed specifically. His building would be addressed
at the next meeting on May 17th.

1 Mr. Isa asked if there was any way to expedite the issue.

2
3 CDD Elliano explained that a part of the project expense is being covered by the city
4 at its own expense for the benefit of the building going forward, which demands a
5 zoning ordinance amendment, and which staff took forward to the City Council to
6 authorize initiation, rather than make that the applicant's burden. In staff's mind, this
7 *has* been an expedited process, considering that the city also has to have an
8 ordinance in place and the applicant had recently submitted the building plans.

9
10 Mr. Isa thanked CDD Elliano, but stated that there have been a lot of setbacks,
11 miscommunications and misdirection on where they need to go.

12
13 Chairman Gifford responded that the issue could move forward as soon as the project
14 was reviewed. He asked for a motion to close the public hearing and a continuation
15 until May 3rd.

16
17 It was **MOVED** by Vice Chairman Deuber and **SECONDED** by Commissioner
18 Thompson to **continue** Zoning Ordinance Amendment No. 10-005 as an open public
19 hearing to the Planning Commission meeting of May 3, 2011.

20
21 The MOTION was carried by the following vote:

22
23 **AYES:** Chairman Gifford, Vice Chairman Deuber, and Commissioners
24 Overmyer, Rogers & Thompson

25 **NOES:** None

26 **ABSTAIN:** None

27 **ABSENT:** None

28 29 **WORK STUDY ITEMS**

30 31 **7. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) OVERVIEW – City** 32 *Attorney Tom Jex*

33
34
35 Attorney Jex passed out a binder with information and provided a powerpoint
36 presentation. He gave a brief history of CEQA, enacted in 1970, which is divided
37 into statute (public resources code), guidelines (interpreting statutes, giving details),
38 and cases (interpreting guidelines and statute).

39
40 The purpose of CEQA is to "disclose" the environmental effects of a project before
41 that project is built so the effects can be avoided or mitigated. The three phases of
42 analysis are as follows: A preliminary review to see if project is subject to CEQA or
43 if an exception applies; if not, the preparation of an initial study to see if effects are
44 significant; then the preparation of a ND (negative declaration), a MND (mitigated
45 negative declaration), or an EIR (environmental impact report).

1 There are several exemptions to CEQA: Statutory exemptions, categorical
2 exemptions, common sense exemptions. And then there are exceptions to
3 exemptions, which can become confusing.

4
5 Different kinds of EIRs can be prepared: There are EIRs for broad level projects,
6 such as a General Plan Update. There are EIRs for specific projects, like a football
7 stadium. And there can be addendums or supplements to an EIR.

8
9 A Statement of Overriding Considerations is submitted if a project has significant
10 effects on the environment that cannot be mitigated.

11
12 All of these CEQA documents have to be made available for public review for 20
13 days or longer, depending on the project and document. An EIR must be prepared
14 when there is substantial evidence which supports a fair argument that significant
15 effects may occur. The problem is that there is no iron-clad definition of "significant."
16 And it can depend on where you are and how you are going to exercise your
17 judgment, but there is no precise formula.

18
19 Assistance in deciding if something is significant for a public agency is professional
20 staff, general plan standards, consultation with resource agencies, and local
21 community thresholds of significance.

22
23 The question of substantial evidence is also difficult to answer. It is a measure of
24 how reliable it is based on facts, assumptions based on those facts, expert opinion
25 or scientific opinion. However, public testimony on non-scientific or non-technical
26 environmental issues is viewed as substantial evidence and can be enough to
27 trigger the need to prepare an EIR. If two experts disagree on a significant effect or
28 you have conflicting studies, an EIR is required.

29
30 In conclusion of his presentation, Attorney Jex went through an exercise with the
31 Commission of reading through some case studies and having the Commissioners
32 give their opinions before the judgment was revealed.

DEPARTMENT REPORTS

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:

A. Report on City Council actions from the March 22nd and April 12th meetings

41
42 CDD Elliano reported that on March 22nd, there was a General Plan Update work
43 study before the City Council, with an overview of the process and results of two
44 technical studies – the traffic analysis and the fiscal analysis. The General Plan
45 document and EIR will be ready for public review either at the end of May or the
46 beginning of June. The EIR goes to the state clearing house, where it is distributed
47 to all the state agencies, local water districts, school districts, RTA and regional
48 agencies. It will also be available online and at the public libraries for community
49 review. Public testimony and written comments will be collected during the 45-day
50 comment period.

1 Following the comment period, the consultants will prepare a Final EIR, where they
2 respond to all the comments, prepare recommended overriding considerations and
3 findings, and eventually package that and send it to the Council for final adoption. At
4 least one public hearing will be held at the Planning Commission during the 45-day
5 comment period.

6
7 Also at the March 22nd meeting was the confirmation of the re-appointment of three
8 Planning Commissioners: John Gifford, Vince Overmyer and Chauncey Thompson.

9
10 At the April 12th meeting another work study was held regarding Highway 79. Cathy
11 Bechtel, project manager from RCTC, provided an update on that project. Caltrans
12 is the lead agency and is looking at having their Draft EIR by the end of this year,
13 with the Final EIR and adoption scheduled in 2012. There are design options which
14 have recently been added that will need further consideration.

15
16 CDD Elliano expressed hope that the project would be constructed during the build-
17 out of the General Plan.

18
19 **B. Upcoming events and informational items**

20
21 CDD Elliano showed the results of several projects approved by the Planning
22 Commission, including a new McDonalds prototype with the modern design and
23 architecture, and discussed the proposed Panera Bread's first drive-thru in Hemet at
24 the Von's Shopping Center.

25
26
27 **9. CITY ATTORNEY REPORTS: (None)**

28
29
30 **10. PLANNING COMMISSIONER REPORTS:**

31
32 **A. Chairman Gifford:** Nothing to report.

33
34 **B. Vice Chairman Deuber:** Commended the city on the handling of the
35 Four Seasons permit issues.

36
37 **C. Commissioner Overmyer:** Nothing to report.

38
39 **D. Commissioner Rogers:** Reported on the First People's event at the
40 Ramona Bowl and stated he was going to go every year.

41
42 **E. Commissioner Thompson:** Nothing to report.

1 **11. FUTURE AGENDA ITEMS:**
2

3 CDD Elliano stated that the following list indicated applications that were in the
4 works, and if finalized, could be coming to the May 3rd, 2011 Planning Commission
5 meeting, or if not, that may appear at the May 17th meeting:
6

- 7 A. Conditional Use Permit modification for Inland Valley Baptist Church
8 B. Conditional Use Permit for Verizon cell tower (State Street)
9 C. Site Development Review for Downtown building
10 D. Tres Cerritos Specific Plan Amendment
11 E. Amended Development Agreement for Stoney Mountain Ranch
12 F. Minor Conditional Use permit for Europrecast Products
13

14
15 **12. ADJOURNMENT:** It was the consensus of the Planning Commission that the
16 meeting be adjourned at 10:07 p.m. to the regular meeting of the City of Hemet
17 Planning Commission scheduled for **Tuesday, May 3, 2011 at 6:00 p.m.** to be
18 held at the City of Hemet Council Chambers located at 450 East Latham
19 Avenue, Hemet, CA 92543.
20
21

22
23
24
25 
26 _____
27 John Gifford, Chairman
28 Hemet Planning Commission

29
30
31
32 ATTEST:

33 
34 _____
35 Nancie Shaw, Records Secretary
36 Hemet Planning Commission
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