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PLANNING  *COMMISSION*

MEETING MINUTES

DATE: MARCH 3, 2015

CALLED TO ORDER: 6:00 P.M.

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

1. CALL TO ORDER:

PRESENT: Chairman John Gifford, and Commissioners Vince Overmyer and Michael Perciful

ABSENT: Vice Chair Greg Vasquez and Commissioner Rick Crimeni

Invocation and Flag Salute: Commissioner Michael Perciful

2. APPROVAL OF MINUTES:

A. Minutes of the Planning Commission meeting of February 17, 2015

It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner Michael Perciful to **APPROVE** the Minutes of the Planning Commission meeting of February 17, 2015.

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

AYES: Chairman John Gifford, Commissioners Vince Overmyer and Michael Perciful

NOES: None

ABSENT: Vice Chair Greg Vasquez, Commissioner Rick Crimeni

3. PUBLIC COMMENTS:

There were no members of the public who wished to address the commission regarding items not on the agenda.

PUBLIC HEARING ITEMS

4. CONDITIONAL USE PERMIT CUP 15-001 BALM OF TRUTH - A request for Planning Commission review and approval of a Conditional Use Permit for the operation of an 4,980 square foot church located in an existing commercial/office

1 center on the west side of State Street, north of Fruitvale Avenue and south of
2 Esplanade Avenue, with consideration of an environmental exemption pursuant to
3 CEQA Guidelines Section 15301.
4

5 **PROJECT APPLICANT INFORMATION:**
6

7 Applicant: The Balm of Truth Church - Pastor Lillie White-Williams
8 Agent: Shivella Vonner
9 Location: 1025 North State Street
10 APN: 439-050-036
11

12 (PowerPoint presentation by Associate Planner Carole L. Kendrick.)
13

14 Chairman Gifford asked if there is a plan for signage on the building. Planner Kendrick
15 stated there is no signage on the plan. If they wish such, they will have to come to the
16 counter to get signage approval.
17

18 Chairman Gifford also wanted to know about parking, number of attendees, traffic and
19 the children's area.
20

21 Planner Kendrick stated that traffic has not been an issue and they do have two points
22 of access, with no backing up on State Street and that there are approximately 50
23 people attending the church.
24

25 Commissioner Overmyer inquired about the state of plumbing and electrical, roof
26 materials, ADA requirements and sprinklers. He also wanted to know about shared
27 parking with the New Beginnings church or noise issues, such as choirs.
28

29 Planner Kendrick stated that this is a fairly new building and should be up to date in
30 regards to code regulations. The project parking would be tucked into the area
31 towards the south side of the building, with New Beginning's parking on the north side.
32

33 The site has residential zoned property to the west. The Planning Department has
34 conditioned the project to address any noise concerns, but the property to the west is
35 vacant with an approved tract map and will be single-family homes eventually.
36

37 Chairman Gifford opened the public hearing and Mr. James Calkins of Hemet,
38 (representing the property owner Mr. Bell), noted that there is a monument sign on the
39 property with multiple slots for tenants. The project is almost 40,000 square feet of
40 rentable space, so the subject property is a very small portion. WIC does not
41 operate on weekends, so there is parking availability. The building is a well-
42 constructed concrete block building, considered Class A type structure with building
43 and landscaping very well maintained.
44

45 Ms. Shivella Vonner, 793 Sweet Clover Loop, applicant's agent, addressed the issue of
46 children's facility, stating that they have a nursery with appropriate activities and snacks
47 for the children. The New Beginnings church has been welcoming.
48

49 Commissioner Overmyer asked if there was anything Ms. Vonner was aware of that
50 would require expenditures to bring the space up to code.

1 Ms. Vonner indicated that they had someone who helped with the paperwork, and he
2 didn't see any issues as far as ADA codes, fire extinguishers, etc., that were not up to
3 code. She also stated that Mr. Bell has been wonderfully helpful and if there is a future
4 cost, that a relationship has been established and they would be able to work
5 something out. They are also in agreement with the Conditions of Approval.
6

7 Chairman Gifford and Commissioners Perciful and Overmyer expressed their approval
8 of the project.
9

10 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner
11 Michael Perciful to **ADOPT** Planning Commission Bill No. 15-004 approving CUP 15-
12 001 subject to the conditions of approval and direct staff to file a notice of exemption.
13

14 The **MOTION** was carried by the following vote:
15

16 **AYES:** Chairman John Gifford, Commissioners Vince Overmyer and Michael
17 Perciful

18 **NOES:** None

19 **ABSENT:** Vice Chair Greg Vasquez, Commissioner Rick Crimeni
20

21 **5. ZONING ORDINANCE AMENDMENT ZOA 15-001 - Continued from February**
22 **17, 2015** - A city-initiated ordinance amending Chapter 90 (Zoning Ordinance) of
23 the Hemet Municipal Code to update and refine the definitions and applicant
24 procedures for the various development applications processed by the Planning
25 Division.
26

27 **PROJECT APPLICANT INFORMATION:**
28

29 Applicant: City Initiated
30 Location: Citywide
31 Planner: Nancy Gutierrez
32

33 (PowerPoint presentation by Nancy Gutierrez.)
34

35 There were no questions from staff, so Chairman Gifford opened the public meeting for
36 comments.
37

38 Judith McPherson, 26781 Howard Manner, Hemet, had comments and questions
39 about pending litigation concerning an existing sports bar and billiard place.
40

41 Chairman Gifford and City Attorney Jex both replied that her specific questions were
42 outside the scope of the discussion and suggested she take up her issues with
43 planning staff.
44

45 With no other participants wishing to speak, Chairman Gifford closed the public hearing
46 and stated he did not have any suggestions for changes.
47

48 Commissioner Overmyer felt it would streamline and make more efficient the process
49 for businesses coming in the future.
50

1 Commissioner Perciful felt this was one more step in the streamlining and updating
2 process.
3

4 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner
5 Michael Perciful to **ADOPT** Planning Commission Bill 15-005 recommending
6 **APPROVAL** of Zoning Ordinance Bill No. 15-010 to the City Council, including
7 amended Exhibit 2.
8

9 The **MOTION** was carried by the following vote:
10

11 **AYES:** Chairman John Gifford, Commissioners Vince Overmyer and Michael
12 Perciful

13 **NOES:** None

14 **ABSENT:** Vice Chair Greg Vasquez, Commissioner Rick Crimeni
15

16 6. **ZONING ORDINANCE AMENDMENT ZOA 15-002** - A city-initiated ordinance
17 amending certain sections of Chapter 90 (Zoning Ordinance) to update provisions
18 related to disability, transitional compliance with State and federal mandated
19 housing laws.
20

21 **PROJECT APPLICANT INFORMATION:**
22

23 Applicant: City Initiated
24 Location: Citywide
25 Planner: Nancy Gutierrez
26

27 (PowerPoint presentation by Nancy Gutierrez.)
28

29 Chairman Gifford opened the public hearing and then closed it as no audience
30 participants wished to speak.
31

32 Commissioner Perciful stated that this is just another step to update the housing
33 element to make it in compliance to qualify for grants.
34

35 Commissioner Overmyer complimented Ms. Gutierrez for her work on these zoning
36 amendments.
37

38 It was **MOVED** by Commissioner Vince Overmyer and **SECONDED** by Commissioner
39 Michael Perciful to **ADOPT** Resolution Bill 15-006 recommending **APPROVAL** of
40 Zoning Ordinance Bill No. 15-011 to the City Council.
41

42 The **MOTION** was carried by the following vote:
43

44 **AYES:** Chairman John Gifford, Commissioners Vince Overmyer and Michael
45 Perciful

46 **NOES:** None

47 **ABSENT:** Vice Chair Greg Vasquez, Commissioner Rick Crimeni
48
49
50

DEPARTMENT REPORTS

7. CITY ATTORNEY REPORTS: (None)

8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS: (Presented by Planner Carole Kendrick.)

Ms. Kendrick announced the arrival of CDD Elliano's granddaughter, that being the reason for her absence.

A. Report on actions from the February 24, 2015 City Council Meeting

Ms. Kendrick reported that the Climate Action Plan funding was approved. Nancy Gutierrez can answer questions on that topic. The Council had their second reading of the adoption of the zone change for the property located on Warren and Esplanade. GIS is updating the zoning map. Next meeting will include the MOU for Southern California Edison.

9. PLANNING COMMISSIONER REPORTS:

- A. Chairman Gifford (Nothing to report)
- B. Vice Chair Vasquez (Absent)
- C. Commissioner Perciful (Nothing to report)
- D. Commissioner Overmyer (Nothing to report)
- E. Commissioner Crimeni (Absent)

10. FUTURE AGENDA ITEMS:

- A. Work Study regarding Zoning Ordinance Amendment regarding Storage Containers in Commercial and Industrial Zones
- B. State Planning Legislation Update
- C. Work Study regarding TTM 36866 (Four Seasons)

11. ADJOURNMENT

It was unanimously agreed to adjourn the meeting at 6:56 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for April 7, 2015 at 6:00 p.m. to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, CA 92543.



John Gifford, Chairman
Hemet Planning Commission

ATTEST:



Melissa Couden, Records Secretary
Hemet Planning Commission