

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

December 15, 2015

6:00 PM

*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 Michael Perciful, Commissioners Vince Overmyer, Tami Wilhelm and Greg Vasquez

Invocation and Flag Salute: Commissioner Overmyer

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of November 17, 2015

3. PUBLIC COMMENTS:

*Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. When you are recognized, please give your name and address. 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.*

PUBLIC HEARING ITEMS

Meeting Procedure for Public Hearing Items:

1. Receive Staff Report Presentation
2. Commissioners report any Site Visit or Applicant Contact, and ask questions of staff
3. Open the Public Hearing and receive comments from the applicant and the public.
4. Close the Public Hearing
5. Planning Commission Discussion and Motion

4. **CONDITIONAL USE PERMIT NO. 15-006 (LES SCHWAB TIRE STORE)** - A request for Planning Commission review and approval of a Conditional Use Permit for the construction and operation of a 11, 972 square foot retail tire store (Les Schwab) with eight (8) bays on 1.44 acres located on the south side of Florida Avenue, east of Cawston Avenue and west of Sanderson Avenue adjacent environmental exemption pursuant to CEQA Guidelines Section 15332.

Project Information:

Applicant: Andrew Call – SFP-E LLC
Location: South side of Florida Avenue, east of Cawston Avenue and west of Sanderson Avenue and Tractor Supply Company
Planner: Carole Kendrick, Associate Planner

Recommended Action:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-023 approving CUP 15-006 subject to the Conditions of Approval (Attachment No. 1), and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

5. **SITE DEVELOPMENT REVIEW (SDR) NO. 15-004 (KPC TOWNE CENTER)** – A request for Planning Commission review and approval of a Site Development Review for the remodel of an existing 124,877 square foot building (former Walmart) and the construction of an additional 39,223 square feet on approximately 1.6 acres of the overall 12.45 acre site, for the operation of a commercial shopping center located at 2171 West Florida Avenue.

Project Applicant Information

Applicant: Latham Management & Consulting Services, Inc.
Project Location: 2171 West Florida Avenue
Planner: Carole Kendrick, Associate Planner

Recommended Action:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-024 approving SDR 15-004 subject to the Conditions of Approval (Attachment No. 1), and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

DEPARTMENT REPORTS

6. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
7. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director*

- A. Review of Inland Empire Quarterly Economic Report
- B. Update Report on the public improvements for the Sun Edison Solar facility on Sanderson Ave.
- C. Report on actions from the December 8, 2015 City Council Meeting

8. PLANNING COMMISSIONER REPORTS: *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*

- A. Chairman Gifford
- B. Vice Chair Perciful
- C. Commissioner Overmyer
- D. Commissioner Wilhelm
- E. Commissioner Vasquez

9. FUTURE AGENDA ITEMS:

- A. CZ and TPM for Habitat for Humanity
- B. Work Study: Drought tolerant landscape requirements.
- C. Zoning Ordinance Amendments

10. ADJOURNMENT: To the **Meeting of the Hemet Planning Commission** scheduled for **January 5, 2015** 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).