

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION
City Council Chambers
450 East Latham Avenue, Hemet CA 92543

October 18, 2016
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, Michael Sanchez and Greg Vasquez

Invocation and Flag Salute: Chair John Gifford

2. INTRODUCTION AND OATH OF OFFICE FOR NEW COMMISSIONER MICHAEL SANCHEZ (SEAT #4) – Community Development Director Elliano

3. APPROVAL OF MINUTES:

A. (none available at this time)

4. 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

5. **EXTENSION OF TIME NO. 16-006 FOR TENTATIVE TRACT MAP NO. 33858** – A request for a three (3) year extension of time for a previously approved Tentative Tract Map No. 33858 for the subdivision of 9.58 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet, located on the south side of Eaton Avenue, between Sanderson Avenue and Kirby Street.

PROJECT APPLICANT INFORMATION:

Applicant: David Hale – Home Star Real Estate Service
Property Owner: Ignacio Cordero and Maria De La Paz Cordero
Project Location: South side of Eaton Avenue, between Sanderson Avenue and Kirby Street
APN: 444-190-001
Planner: Carol Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Approve Planning Commission Resolution Bill No. 16-021 approving Extension of Time No. 16-006 for one (1) year extension for Tentative Tract Map No. 33858 subject to the updated Conditions of Approval (Attachment No. 1B), and;*
2. *Direct staff to file a Notice of Determination with the County Clerk.*

6. **CONDITIONAL USE PERMIT NO 16-005 (CIRCLE K)** – A request for Conditional Use Permit for a Circle K convenience store with a Type 20 ABC liquor license (Bar and Wine), a gas station, and drive-thru carwash. The project is proposed at 4852 W. Florida (northeast corner of Florida Avenue and Myers Street) on a 1.79 acre undeveloped pad in the Florida Promenade Specific Plan.

PROJECT APPLICANT INFORMATION:

Applicant: Hemet 55 SP UC
Property Owner: Joe Ham
Project Location: NEC of Florida Avenue and Myers Street
APN: 448-140-051
Planner: Soledad Carrisoza, Planning Technician

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 16-015 approving CUP 16-005 subject to the Conditions of Approval (Attachment No. 1), and ,*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

WORK STUDY ITEMS

Work Study items are not public hearings and do not require prior notice to the public, although notice may be given to interested persons depending upon the subject matter. The purpose of the Work Study session is to allow the Planning Commission to engage in an open, preliminary review and discussion of issues, ordinances, procedures, or projects prior to the formal public hearing process. The Planning Commission has the option to receive public comment, and is encouraged to provide direction to staff at the conclusion of the work study session.

7. **WORK STUDY: REGARDING UPDATED LANDSCAPE STANDARDS:** – A city initiated work study to discuss potential amendments to certain sections of Chapter 90 (Zoning Ordinance) of the City of Hemet Municipal Code to update provisions related to landscaping, requirements for residential, commercial and industrial zoned properties in the City of Hemet.

PROJECT APPLICANT INFORMATION:

Applicant: City of Hemet
Location: Citywide
Planner: HP Kang, Principal Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Provide comments and direction to staff on potential code revisions to the landscaping requirements for residential, commercial and industrial zoned properties for incorporation into a proposed Zoning Ordinance Amendment.*

DEPARTMENT REPORTS

8. **CITY ATTORNEY REPORTS:** *Verbal report from the City Attorney on items of interest to the Planning Commission.*
9. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Summary Report of City Council actions from the meetings of September 27, 2016 and October 11, 2016.
10. **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 Sanchez
 - E. Commissioner Vasquez

11. FUTURE AGENDA ITEMS:

- A.** Update regarding new adopted State Legislation related to Planning and Zoning.
- B.** CUP 15-007 – Verizon Cell tower (State and Oakland)
- C.** CUP 16-002 – All for Show Car Audio (State & Devonshire)
- D.** GPA 15-001, ZC 15-001, Sanderson Ave Apartments – Sanderson, North of Devonshire
- E.** ZC 16-003, TPM 37196 and CUP 16-006 - Zanderson Plaza (NEC of Menlo and Sanderson Avenues)

- 12. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **November 1, 2016 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).