

PLANNING COMMISSION

AGENDA

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

November 1, 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, and Commissioners, Vince Overmyer, Michael Sanchez and Greg Vasquez

Invocation and Flag Salute: Vice Chairman Michael Perciful

2. APPROVAL OF MINUTES:

- A. Minutes for the Planning Commission Meeting of October 4, 2016.
- B. Minutes for the Planning Commission Meeting of October 20, 2016.

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 16-007** – A request for Planning Commission review of a Conditional Use Permit for the construction and operation of a 3,495 square foot commercial/ office center with three (3) tenant spaces located at 720 West Florida Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

PROJECT APPLICANT INFORMATION:

Applicant: Luis Valenzuela – AAL Management Inc.
Agent: Margarito Alfaro
Project Location: 720 W Florida Avenue
APN: 443-172-055
Planner: Carole Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 16-022 approving CUP 16-007 subject to the Conditions of Approval (Attachment No. 1), and:*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

5. **GENERAL PLAN AMENDMENT NO. 15-001 AND ZONE CHANGE 15-001** – A request for Planning Commission review and a recommendation to the City Council regarding a General Plan Amendment on 5.57 acres from Community Commercial (CC) land use designation to High Density Residential (HDR 18.1-30.0 du/ac) and a Zone Change on 1.48 acres from Neighborhood Commercial (C-1) to Multiple Family Residential (R-3), located on the east side of Sanderson Avenue, north of Devonshire Avenue and south of Menlo Avenue: and consideration of a Mitigated Negative Declaration and Mitigation Monitoring Program regarding the environment effects of the project pursuant to CEQA.

PROJECT APPLICANT INFORMATION:

Applicant: Joseph Valenti
Agent: Greg Kahlen, The Kahlen Group
Project Location: East side of Sanderson Avenue, north of Devonshire Avenue and south of Menlo Avenue
APN: 448-270-004, 448-270-005, and 448-270-006
Planner: Carole Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt the attached **Planning Commission Resolution Bill No. 16-926EA** (Attachment No. 3) recommending the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring Program regarding General Plan Amendment No. 15-001 and Zone Change No. 15-001 based on the findings outlined herein; and*

2. Adopt the attached **Planning Commission Resolution Bill No. 16-023** (Attachment No. 1), recommending that the City Council approve General Plan Amendment (GPA) No. 15-001, based on the findings outlined herein, and;
3. Adopt the attached **Planning Commission Resolution Bill No. 16-024** (Attachment No. 2), recommending that the City Council approve Zone Change (ZC) No. 15-001 based on the findings outlined herein.

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.

6. **WORK STUDY: PRELIMINARY REVIEW NO. 16-013 (Crossroads)** : – A Planning Commission work-study session to discuss a Preliminary Review for a Conditional Use Permit to expand an existing single tenant building by approximately 3,000 square feet to accommodate three (3) tenants including a drive-thru restaurant, and a phased façade enhancement for the shopping center located on the northeast corner of Sanderson and Florida Avenues.

PROJECT APPLICANT INFORMATION:

Owner:	Jeff Mayhew – Mayhew Plaza Woodlands Hills LLC c/o Strata Properties
Applicant:	Gerald Michaels – SMS Architects
Location:	Northeast corner of Sanderson and Florida Avenues
Planner:	Carole Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Receive the Staff and the Property Owner’s presentations for the potential project, and provide preliminary input regarding questions, comments, or issues to be addressed further in any future public hearing process for the development of the subject property.*

DEPARTMENT REPORTS

7. **CITY ATTORNEY REPORTS:** *Verbal report from the City Attorney on items of interest to the Planning Commission.*
8. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
 - A. Summary report of City Council actions from the meeting on October 25, 2016
 - B. State Legislation Update

9. 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

10. FUTURE AGENDA ITEMS:

- A. CUP 15-007 – Verizon Cell Tower (State and Oakland)
- B. CUP 16-002 – All for Show Car Audio (State and Devonshire)
- C. Work Study regarding the Hemet Ryan Airport proposed Airport Land Use Plan (ALUP)

11. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **December 6, 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).