

# PLANNING COMMISSION

## AGENDA

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

**January 17, 2017**  
**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, and Commissioners Vince Overmyer, Michael Sanchez and Greg Vasquez

**Invocation and Flag Salute:** Commissioner Michael Sanchez

**2. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR (Term: January 2017- May 2017) Community Development Director Elliano**

**\*\* Brief Recess for Reorganization of Commission Members (if needed) \*\***

**3. APPROVAL OF MINUTES:**

**A.** Minutes for the Planning Commission Meeting of December 6, 2016

**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. 16-008 FOR TENTATIVE TRACT MAP NO. 32551** –A request for a one (1) year extension of time for a previously approved Tentative Tract Map No. 32551 for the subdivision of 7.27 acres into 10 single family residential lots with a minimum lot size of 20,000 square feet, located on south side of Charlton Avenue between Hemet Street and Soboba Street.

### PROJECT APPLICANT INFORMATION:

Applicant/Agent: Kyle Openshaw – Keylon Construction  
Property Owner: DFI Properties LLC  
Project Location: South Side of Charlton Avenue, between Hemet Street and Soboba Street  
APN: 551-160-005 and 551-160-006  
Site Area: 7.27 Acres  
Planner: Carole Kendrick, Associate Planner

### RECOMMENDED ACTION:

That the Planning Commission:

1. Approve Planning Commission Resolution Bill No. 17-001 approving a Final Extension of Time No. 16-008 for Tentative Tract Map No.32551 for two (2) years, subject to the Conditions of Approval ( Attachment No. 1B), and;
2. Direct staff to file a Notice of Determination 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.

6. **WORK STUDY: ZC 15-002 and TTM 36929 (BNR Income):** – A Work-Study session to allow the Planning Commission to provide preliminary comments on an application for Zone Change No. 15-002 that proposes to amend the zoning from Single Family Residential (R-1-7.2) to Single Family Residential (R-1-6) and Tentative Tract Map No. 36929, to subdivide the 5.33 acre property into 20 single family residential lots and one (1) lot for a park site/detention basin located at the northwest corner of Fruitvale Avenue and Kirby St.

**PROJECT APPLICANT INFORMATION:**

Applicant: BNR Income & Opportunity, LLC  
Agent: Blaine Womer – Blaine Womer Civil Engineering  
Location: 907 Kirby Street at the northwest corner of Fruitvale Avenue and Kirby Street  
APN: 444-190-009  
Planner: Carole Kendrick, Associate Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Receive the Applicant and the Staff's presentations for the project, and provide preliminary input regarding questions, comments, or issues to be addressed further in the environmental review and the future public hearing process for the project.*

7. **WORK STUDY: ZC 16-005 and CUP 16-008 (Shop N Go):** – A Work-Study session for the Planning Commission to provide preliminary comments on an application for a zone change from R-1 7.2 (Single Family Residential) to C-1 (Neighborhood Commercial) and Conditional Use Permits to construct and operate a 3,742 sf combination convenience store (no ABC license), take out restaurant and car wash with an associated 16-pump gas station, and a 3,200 sf drive thru restaurant, a 1,600 sf coffee shop and a 17,500 sf retail/pharmacy on approximately 4.34 acres. The project as proposed does not comply with the existing municipal code development standards for Gas Stations and will require a Zoning Code Amendment to be processed concurrently.

**PROJECT APPLICANT INFORMATION:**

Applicant: Gurpreet Singh Khakh  
Agent: Empire Design Group, Inc. – Greg Hann  
Location: Southwest corner of Fruitvale and Sanderson Avenues  
APN: 444-100-007  
Planner: H. P. Kang, Principal Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Receive the Applicant and the Staff's presentations for the project, and provide preliminary input regarding questions, comments, or issues to be addressed further in the environmental review and any future public hearing process for the project.*

**DISCUSSION /ACTION ITEMS**

8. **CANCELLATION OF FEBRUARY 7, 2017 REGULAR PLANNING COMMISSION MEETING:**  
*Community Development Director Deanna Elliano*

**RECOMMENDED ACTION:** *That the Planning Commission cancel the February 7, 2017 meeting due to the scheduling of a Special Council Meeting to determine the appointment of a new Councilmember to fulfill the remainder of Councilman Raver's term.*

## DEPARTMENT REPORTS

9. **CITY ATTORNEY REPORTS:** *Verbal report from the City Attorney on items of interest to the Planning Commission.*
- A. Brown Act "Tips and Traps" Mini Session
10. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Summary report of City Council actions from the December 13, 2016 and January 10, 2017 meetings.
- B. Status of Planning Commission terms and appointment process
- C. Summary Report – 4<sup>th</sup> Quarter Housing Market Values and Housing Projections
11. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
- A. Chairman Gifford
- B. Commissioner Overmyer
- C. Commissioner Sanchez
- D. Commissioner Vasquez
12. **FUTURE AGENDA ITEMS:**
- A. Draft Downtown Specific Plan, General Plan Amendment, and Mitigated Negative Declaration
- B. ZOA 17-002: Code Amendment regarding Marijuana facilities and cultivation
- C. ALP 16-002: Appeal and direction regarding Exterior Color Pallets
- D. SDR 16-004: Single family infill development on Olive Tree Lane
- E. Revision to Sign Code regarding Banners
- F. Zoning Consistency Project – ZC 16-004 Zoning Map Amendments
13. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **February 21, 2017 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).