

PLANNING COMMISSION

WELCOME TO THE *City of Hemet* REGULAR PLANNING COMMISSION MEETING

To address the Commission:

1. Step forward to the lectern when comments from the public are invited by the Chairman.
2. State and spell your name, residence address or business address, and city.
3. Please speak directly into the microphone since the meeting is being digitally recorded.

ONLY TESTIMONY FROM THE LECTERN WILL BE HEARD BY THE PLANNING COMMISSION

AGENDA

DATE: June 3, 2008 **TIME:** 6:00 p.m.

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

Roll Call: Chairman Bob Duistermars, Vice Chairman Nick Jones, Commissioners Rick Crimeni, Wigsbert Mendoza and Mayzelle Rhoten

Invocation and Flag Salute: Chairman Bob Dusitermars

I. 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, spelling of last name, and address for accurate recording in the minutes.**

II. AMENDMENTS OR ADDITIONS TO THE AGENDA

III. PUBLIC HEARINGS

- A. Project:** **ZONING ORDINANCE AMENDMENT NO. 08-002**
Applicant: City of Hemet
Agent: Richard Masyczek
Location: City Wide
Planner: Vivian Viado, Contract Planner
Description: A request for Planning Commission review and recommendation of approval to the City Council regarding a zoning ordinance

amendment to Sections 70-6, 90-6.5, and Articles XLI, XLIV, XLV and Article II, Division I of the Hemet Municipal Code to address and provide application review and approval procedures for subdivision and land use permits

Recommended Action:

1. Planning Department recommends that the Planning Commission adopt Resolution Bill No. 08-052, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE AMENDMENT NO. 08-002, ADDING SECTION 70-6 TO CHAPTER 70 [SUBDIVISIONS] OF THE HEMET MUNICIPAL CODE; AMENDING SECTION 90-4 AND REPEALING SECTION 90-6.5 OF ARTICLE I, ARTICLE XLI [SITE DEVELOPMENT REVIEW, ARTICLE XLIV [CONDITIONAL USE PERMITS], AND ARTICLE XLV [VARIANCES] OF CHAPTER 90 [ZONING]; AND AMENDING ARTICLE II, DIVISION 1, OF CHAPTER 90 [ZONING] OF THE HEMET MUNICIPAL CODE TO ESTABLISH APPLICATION, REVIEW, AND APPROVAL PROCEDURES FOR CERTAIN SUBDIVISION AND LAND USE PERMIT APPROVALS

- B. Project: CONDITIONAL USE PERMIT NO. 07-027 (SALVATION ARMY)**
Applicant: The Salvation Army
Location: Southeast corner of Palm and Acacia Avenues
Planner: Carole Kendrick, Assistant Planner
Description: To construct and operate 16,613 square foot church consisting of three (3) buildings composed of a 5,144 square foot worship chapel, a 10,818 square foot office/multipurpose/assembly area and a 651 square foot detached garage on a 182,080 square foot lot located on the southeast corner of Palm Avenue and Acacia Avenue.

Recommended Action:

1. Planning Department recommends that the Planning Commission adopt Resolution Bill No. 08-017, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 07-027 FOR THE CONSTRUCTION AND OPERATION OF A 5,144 SQUARE FOOT CHAPEL AND A 10,818 SQUARE FOOT BUILDING FOR OFFICE AND COMMUNITY SERVICES PURPOSES, ALONG WITH APPURTENANT SITE IMPROVEMENTS INCLUDING OUTDOOR USE AREAS, DRIVEWAYS, PARKING, A 651 SQUARE FOOT GARAGE, LANDSCAPING, WALLS AND FENCES, SIGNAGE, AND STORM WATER DETENTION, LOCATED ON THE EAST SIDE OF PALM AVENUE, B

- C. Project: CONDITIONAL USE PERMIT NO. 07-021 (HEMET AUTO MALL)**
Applicant: Don McCoy - Hemet Auto Mall LLC
Agent: Dan Allenback - Kal Pacific & Associates, Inc

Location: East side of Warren Road, north of Auto Mall Drive and south of Auto Boulevard and Florida Avenue
Planner: Carole Kendrick, Assistant Planner
Description: Construct and operate a 107,978 square foot shopping center including retail shops, two (2) drive thru fast food restaurants and one drive thru bank facility on 13 acres located south of Florida and Auto Boulevard, north of Auto Mall Drive on the east side of Warren Road

Recommended Action:

1. Planning Department recommends that the Planning Commission adopt Resolution Bill No. 08-044, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 07-021 FOR THE CONSTRUCTION AND OPERATION OF AN AUTOMOTIVE-RELATED SHOPPING CENTER WITH SIX (6) BUILDINGS TOTALING 94,160 SQUARE FEET WITH FOUR (4) FUTURE PADS INCLUDING THREE (3) DRIVE-THRU FACILITIES TOTALING 13,818 SQUARE FEET, AND APPURTENANT SITE IMPROVEMENTS LOCATED ON WARREN ROAD, SOUTH OF AUTO MALL BOULEVARD AND NORTH OF AUTO MALL DRIVE (456-010-011 THRU -013)

- D. Project: **CONDITIONAL USE PERMIT NO. 05-001**
Applicant: Nadim Sarkies and Nahad Sarkies
Agent: Beach Design, Don Richart
Location: Northeast corner of Florida Avenue and Soboba Street
Planner: Soledad Carrisoza, Technic
Description: A request for Planning Commission review and approval of a conditional use permit allowing the construction and operation of a shopping center with six (6) buildings totaling 33,481 square feet and 28 tenant spaces including one drive-through facility, and one (1) future outlying building with 1,865 square feet including one (1) drive-through facility, and appurtenant site improvements, relating loading areas, parking areas, landscape areas, and public right-of-way improvements, on a 3.42- acre site, along with varied, extended operating hours, including an environmental exemption pursuant to CEQA Guidelines Section 15332, located at the northeast corner of Florida Avenue and Soboba Street.

Recommended Action:

The Planning Department recommends that the Planning Commission adopt the Planning Commission Resolution Bill No. 08-016, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 05-001 FOR THE CONSTRUCTION AND OPERATION OF A SHOPPING CENTER WITH SIX (6) BUILDINGS TOTALING 33,481 SQUARE FEET AND 28 TENANT SPACES INCLUDING ONE (1) DRIVE-THROUGH FACILITY, AND ONE (1) FUTURE OUTLYING BUILDING WITH 1,865

SQUARE FEET INCLUDING ONE (1) DRIVE-THROUGH FACILITY, AND APPURTENANT SITE IMPROVEMENTS LOCATED ON THE NORTHEAST CORNER OF FLORIDA AVENUE AND SOBOBA STREET (APN 551-321-008 & 551-321-009)

IV. WORK STUDY

- A. Project:** **CONDITIONAL USE PERMIT NO. 07-004 (FLORIDA & YALE)**
Applicant: Scripps West Investment LLC
Agent: Peter Noll, CCN Architecture, Inc.
Location: Northwest corner of Florida and Yale Avenues (APN: 445-282-022)
Planner: Carole Kendrick, Assistant Planner
Description: A request for Planning Commission review of proposed revisions to an approved of a conditional use permit to construct and operate a 5,218 square foot commercial building with four (4) suites for future retail uses, appurtenant parking lot, landscape improvements and a sign program on a 20, 614 square foot lot located at the northwest corner of Florida and Yale Avenues.

V. CONSENT CALENDAR

- A.** Meeting minutes of April 1, 2008
B. Meeting minutes of May 6, 2008

VI. PLANNING DIRECTOR ITEMS

- A.** Update on City Council actions
B. Annexation Area "D"
C. Interim Urgency Ordinance pertaining to facilities' drive-thrus

VII. PLANNING COMMISSION COMMENTS

VIII. FUTURE AGENDA ITEMS

- IX. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, June 17, 2008 at 6:00 p.m.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

Note: 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.

□ CITY OF HEMET PLANNING COMMISSION MEETING □

JUNE 3, 2008