

# 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:** September 2, 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:** Commissioner Rick Crimeni

### 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 HEARING(s)

- A. Project:** EXTENSION OF TIME NO. 07-002 FOR TTM 32551 (VAUGHN)  
**Applicant:** Wayne Vaughn Jr.  
**Agent:** Same  
**Location:** South side of Charlton Avenue between Hemet Street and Soboba Avenue

Planner: Michelle Rambo, Contract Planner  
Description: A request for Planning Commission review and approval of an extension of the time during which use in reliance can be established for the previously approved Tentative Tract Map No. 32551 to subdivide 7.27 acres into 10 lots for the future development of single-family homes located south of Charlton Avenue between Hemet Street and Soboba Avenue including a previous determination to adopt a Mitigated Negative Declaration and proposed Mitigation Monitoring Program pursuant to CEQA Guidelines.

***Recommended Action:***

The Planning Department recommends that the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 08-058**, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 32551 EXTENSION OF TIME NO. 07-002 FOR A ONE-YEAR EXTENSION OF THE PERIOD OF TIME FOR FILING A FINAL MAP FOR SAID SUBDIVISION OF 7.27 ACRES INTO 10 SINGLE-FAMILY RESIDENTIAL LOTS WITH A DETERMINATION THAT A PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM IS ADEQUATE, LOCATED ON THE SOUTH SIDE OF CHARLTON AVENUE BETWEEN HEMET STREET AND SOBOBA STREET.”**

**B. Project: CONDITIONAL USE PERMIT NO. 08-001**

Applicant: Harry Javaherian

Agent: Harry Javaverian

Location: Northwest corner of Florida and Sanderson Avenues

Planner: Soledad Carrisoza, Technician

Description: A request for Planning Commission review and approval of a conditional use permit to allow construction and operation of an expanded gasoline station canopy (expansion approximately 25-foot by 94-foot canopy to approximately 70 feet by 94 feet), the addition of a 485 square foot drive-through car wash, 250-square foot storage area and landscaping improvements at an existing gasoline station and a Categorical Exemption Section 15301 Existing Facilities 1(a), pursuant to the California Environmental Quality Act

**Recommended Action:**

The Planning Department recommends that the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 08-053**, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 08-001 FOR THE CONSTRUCTION AND OPERATION OF AN EXPANDED GASOLINE STATION CANOPY (EXPANSION OF AN APPROXIMATELY 25-FOOT BY 94-FOOT EXISTING CANOPY TO APPROXIMATELY 70-FEET BY 94-FEET), THE ADDITION OF A 485-SQUARE-FOOT DRIVE-THROUGH CAR WASH, A 250-SQUARE-FOOT STORAGE AREA AND LANDSCAPE IMPROVEMENTS AT AN EXISTING GASOLINE STATION, LOCATED ON THE NORTHWEST CORNER OF FLORIDA AND SANDERSON AVENUES (APN 448-240-011).”**

- C. Project: CONDITIONAL USE PERMIT NO. 07-016 AMBERWOOD VILLAS**  
Applicant: Pacific Amberwood Villas  
Agent: Mark Radford Architecture  
Location: East side of Gilmore Street at 250 S. Gilmore Street  
Planner: Michelle Rambo, Contract Planner  
Description: Construct and operate 18 apartment units comprising 16,000 square feet on a 20,066 square foot lot as part of an existing apartment complex located at 250 South Gilmore Street. The project is exempt from the California Environmental Quality Act under CEQA Section 15332.

**Recommended Action:**

The Planning Department recommends that the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 08-059**, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 07-016 FOR THE CONSTRUCTION AND OPERATION OF 16,360 SQUARE FEET OF APARTMENT LIVING SPACE CONSISTING OF TWO 2-STORY BUILDINGS COMPRISING 18 UNITS ON A .75 ACRE LOT WITHIN THE AMBERWOOD VILLAS APARTMENT COMPLEX, LOCATED AT THE NORTHEAST CORNER OF GILMORE STREET AND ACACIA AVENUE”**

- D. **Project:** **GENERAL PLAN AMENDMENT NO. 04-07, ZONE CHANGE NO. 04-13, ENVIRONMENTAL ASSESSMENT NO. 04-54 (JAKS)**
- Applicant: John Kaufman for JAKS, LLC
- Agent: Steve Mattas
- Location: Undeveloped area to the east, southeast, and south of the southeast corner of Sanderson and Acacia Avenues
- Planner: Bernie Chase, Associate Planner
- Description: A request for Planning Commission review and recommendations to the City Council regarding a General Plan Amendment to amend the General Plan Land Use designation and map from I Industrial (on the south portion of the property) to C Commercial over the entire property (with the north portion already designated as C), and a Zone Change to change the zoning designation from M-2 (on the south portion of the property) and C-1 (on the north portion of the property) to C-2 over the entire property, along with an Environmental Impact Report for the proposed changes

***Recommended Action:***

The Planning Department recommends that the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 08-065**, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (EA NO. 04-54) (SCH NO. 2007061106) AND ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, A MITIGATION MONITORING PROGRAM, AND STATEMENT OF FACTS AND FINDINGS FOR THE JAKS COMMERCIAL PROJECT”**

2. Adopt **Planning Commission Resolution Bill No. 08-066**, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 04-07 AMENDING THE LAND USE DESIGNATION FOR A 26±-ACRE SITE LOCATED ADJACENT TO THE SOUTHEAST CORNER OF SANDERSON AND ACACIA AVENUES FROM I (INDUSTRIAL) TO C (COMMERCIAL) (APN: 456-030-010)”**

3. Adopt **Planning Commission Resolution Bill No. 08-067**, entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 04-13 TO CHANGE THE ZONING CLASSIFICATION FROM C-1 (NEIGHBORHOOD COMMERCIAL) AND M-2 (HEAVY MANUFACTURING) TO C-2 (GENERAL COMMERCIAL) FOR A 36+-ACRE SITE LOCATED ADJACENT TO THE SOUTHEAST CORNER OF SANDERSON AND ACACIA AVENUES (APN’S: 456-030-008, 456-030-009, 456-030-010)”**

- E. Project: CONDITIONAL USE PERMIT NO. 07-021 (HEMET AUTO MALL)**  
Applicant: Don McCoy - Hemet Auto Mall LLC  
Agent: Dan Allenbach - 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:***

The Planning Department recommends that the Planning Commission:

1. Adopt **Planning Commission 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 FACILITES 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)”**

#### **IV. PLANNING COMMISSION COMMENTS**

#### **V. FUTURE AGENDA ITEMS**

**VI. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, September 16, 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.