

# 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:** April 1, 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. EASTERN MUNICIPAL WATER DISTRICT UPDATE

Discussion regarding EMWD and the City of Hemet working cooperatively together regarding landscaping standards and tertiary water, as well as discussion regarding the status of water availability and how it relates to development projects, proposals that the EMWD Board is looking at, and current EMWD status of water supply assessment reports.

### II. 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.**

### III. AMENDMENTS OR ADDITIONS TO THE AGENDA

#### IV. PUBLIC HEARINGS

**A. Project: CONDITIONAL USE PERMIT NO. 05-001**

Applicant: Nadim Sarkies and Nahed Sarkies

Agent: Don Richart - Beach Design

Location: Northeast corner of Florida Avenue and Soboba Street

Planner: Bernie Chase, Associate Planner

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 (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.

***Recommended Action:***

1. Adopt 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)"

**B. Project: CONDITIONAL USE PERMIT NO. 06-011 (REPLANET)**

Applicant: Tomra Pacific

Agent: Matt Milhiser

Location: Southeast corner of Florida and Palm Avenues (southeast corner of the Albertsons' parking lot)

Planner: Bernie Chase, Associate Planner

Description: A request for Planning Commission review and approval of a conditional use permit allowing the installation and operation of a recycling facility occupying 496 square-feet, and consisting of one prefabricated, 144 square-foot storefront facility accommodating both manned and automated services, and consisting of two (2) 168 square-foot roll-off containers for individual types of recyclable materials, with additional landscaping within an existing landscape island, signage, and appurtenant roll-off switch-out and collection operations, and an environmental exemption pursuant to CEQA Guidelines Section 15332

**Recommended Action:**

1. Adopt Planning Commission Resolution Bill No. 08-023, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 06-011 FOR THE INSTALLATION AND OPERATION OF A RECYCLING FACILITY OCCUPYING 496 SQUARE-FEET, AND CONSISTING OF ONE PREFABRICATED, 144 SQUARE-FOOT STOREFRONT FACILITY ACCOMMODATING BOTH MANNED AND AUTOMATED SERVICES, AND CONSISTING OF TWO 168 SQUARE-FOOT ROLL-OFF CONTAINERS FOR INDIVIDUAL TYPES OF RECYCLABLE MATERIALS, WITH ADDITIONAL LANDSCAPING WITHIN AN EXISTING LANDSCAPE ISLAND, SIGNAGE, AND APPURTENANT ROLL-OFF SWITCH-OUT AND COLLECTION OPERATIONS, LOCATED ON THE SOUTHEAST CORNER OF FLORIDA AND PALM AVENUES (APN 443-250-019)”

**V. WORK STUDY**

**A. Project: CONDITIONAL USE PERMIT NO. 08-002 (BURGER KING)**

Applicant: Jerry W. Kittrell Trust

Agent: Frank Nin

Location: 4Southwest corner of Florida Avenue and Yale Street

Planner: Bernie Chase, Associate Planner

Description: A request for Planning Commission work study review of a conditional use permit allowing the construction and operation of a 2,681-square foot drive-through restaurant on an outter-parcel within an existing shopping center site

**B. Project: SP 07-004 & GPA 07-003 (STETSON CROSSING)**

Applicant: Stetson Crossing Partners

Agent: Mark Cooper

Location: Northwest corner of Stetson and Sanderson Avenues

Planner: Carole Kendrick, Assistant Planner

Description: Proposed specific plan of development for a 189,000 sq.ft. commercial shopping center

**C. Project: ZONE CHANGE NO. 07-001 AND CONDITIONAL USE PERMIT NO. 07-015 (HASSAN)**

Applicant: Antony Hassan

Agent: Jaun Pablo - Majia's Drafting

Location: 257 North State Street

Planner: Carole Kendrick, Assistant Planner Brian Hann, Assistant Planner

Description: A work study session to allow Planning Commission review and input regarding the conversion of one lot from R-3 Multiple Family Residential to D-2 Downtown, demolition of a 2,400 square foot existing residential structure, and new construction of a two story 5,942 square foot for retail uses located at the southwest corner of State Street and Devonshire Avenue.

## VI. CONSENT CALENDAR

- A. Project:** **EXTENSION OF TIME NO. 07-003 FOR CUP 05-009**  
Applicant: Walmart-Store's Inc.  
Agent: Alicen Clark Wong  
Location: 2171 W Florida Avenue  
Planner: Brian Hann, Assistant Planner  
Description: A request for Planning Commission denial of an extension of the time during which use in reliance can be established for the previously approved Conditional Use Permit No. 05-09 to demolish a 130,226 square-foot unoccupied building and construct a 135,300 square-foot retail building and a 12-pump gasoline station on 13.45 acres located at 2171 West Florida Avenue, the southwest corner of Florida Avenue and Gilmore Street including a previous determination to adopt a mitigated negative declaration and mitigation monitoring program pursuant to CEQA Guidelines
- B.** Meeting Minutes of October 16, 2007  
**C.** Meeting Minutes of February 5, 2008  
**D.** Meeting Minutes of February 19, 2008  
**E.** Meeting Minutes of March 18, 2008

## VII. PLANNING DIRECTOR ITEMS

## VIII. PLANNING COMMISSION COMMENTS

## IX. FUTURE AGENDA ITEMS

- X. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, April 15, 2008 at 6:00 p.m.** to be held at the City of Hemet Library located at 450 E. Latham Avenue, Hemet, California 92543.