

# 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:** May 6, 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 Wigsbert Mendoza

### 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: EXTENSION OF TIME NO. 08-001 FOR TENTATIVE TRACT MAP NO. 33824 [MAP 05-10] AND EXTENSION OF TIME NO. 08-002 FOR TENTATIVE TRACT MAP NO. 33825 [MAP 05-11]**

Applicant: SunCal Companies

Agent: Cherryl Thompsen

Location: East of State Street, south and west of the Cactus Valley Wash and north of Newport Road.

Planner: Carole Kendrick, Assistant Planner

Description: A request for review and approval of a one-year extension of the period of time for filing a Final Map for Tentative Tract Map No. 33824, as deemed complete on December 22, 2005 and approved on April 4, 2006, that allowed the subdivision of 58.0 acres into 238 single family residential lots and 13 lettered lots located on the southeast corner of Domenigoni Parkway/Gibbel Road and State Street within the Phase 2 development area of the McSweeny Farms Specific Plan (SP 01-2).

and

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***Recommended Action:***

- 1. Adopt the attached Planning Commission Resolution Bill No. 08-029, entitled:**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING EXTENSION OF TIME NO. 08-001 FOR TENTATIVE TRACT MAP NO. 33824 FOR A ONE-YEAR EXTENSION OF THE PERIOD OF TIME FOR FILING A FINAL MAP FOR SAID SUBDIVISION OF 58 ACRES INTO 238 SINGLE-FAMILY RESIDENTIAL LOTS, LOCATED ON THE SOUTHEAST CORNER OF MCSWEENY PARKWAY AND SOUTH VILLAGE LOOP, WEST OF CACTUS VALLEY WASH WITHIN THE MCSWEENY FARMS SPECIFIC PLAN (SP 01-2) (APNS: 454-400-012 THRU 454-400-014)**

2. **Adopt the attached Planning Commission Resolution Bill No. 08-030, entitled:**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA, APPROVING EXTENSION OF TIME NO. 08-002 FOR TENTATIVE TRACT MAP NO. 33825 FOR A ONE-YEAR EXTENSION OF THE PERIOD OF TIME FOR FILING A FINAL MAP FOR SAID SUBDIVISION OF 55.9 ACRES INTO 259 SINGLE-FAMILY RESIDENTIAL LOTS, LOCATED ON THE NORTHEAST CORNER OF MCSWEENEY PARKWAY AND STATE STREET, WEST OF CACTUS VALLEY WASH WITHIN THE MCSWEENEY FARMS SPECIFIC PLAN (SP 01-2) (APNS: 454-400-015 AND 454-400-016)**

**B. 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 the attached Planning Commission Resolution Bill No. 08-016 (Attachment No. 1), 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)"**

- C. 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 the attached 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)”**

- D. Project: CONDITIONAL USE PERMIT NO. 07-025 BEST CHOICE**  
Applicant: Samir Riad & Hala Riad  
Agent: Samir Riad  
Location: 333 E. Florida Avenue on the southwest corner of Florida Avenue and Juanita Street  
Planner: Brian Hann, Assistant Planner  
Description: A request for review and approval of the demolition of five (5) structures comprising 4,512 square feet and replace with two (2) new structures, Buildings C and D, comprising 7,556 square feet for the purpose of operating four (4) commercial Buildings A, B, C, and D

comprising 13,247 square feet for retail and office purposes on two lots defined as Phase 1 with Phase 2 of the Project consisting of only the restoration of Building A and B façades that front Florida Avenue, along with an environmental categorical exemption pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects)

***Recommended Action:***

1. **Adopt the attached Planning Commission Resolution Bill No. 08-043), entitled:**

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 07-025 FOR THE DEVELOPMENT, REHABILITATION, AND OPERATION OF A 13,247 SQUARE FOOT SHOPPING AND BUSINESS CENTER CONSISTING OF FOUR BUILDINGS HAVING FOURTEEN TENANT SPACES WITH PHASE 1 PROVIDING THE DEMOLITION OF 4,512 SQUARE FEET, THE REHABILITATION OF 5,691 SQUARE FEET AND NEW CONSTRUCTION OF 7,556 SQUARE FEET WITH PHASE 2 PROVIDING FAÇADE REHABILITATION OF THE TWO STRUCTURES FRONTING EAST FLORIDA AVENUE LOCATED AT 333 EAST FLORIDA AVENUE AT THE SOUTHWEST CORNER OF EAST FLORIDA AVENUE AND JUANITA STREET TO INCLUDE AN ENVIRONMENTAL CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15332, CLASS 32 IN-FILL DEVELOPMENT PROJECTS, FOR PHASE 1 AND FOR PHASE 2 AN ENVIRONMENTAL CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15331, CLASS 31 HISTORICAL RESOURCE RESTORATION/REHABILITATION (APN’S 443-283-001 AND -019)”**

#### **IV. WORK STUDY**

- A. Project:** **PRELIMINARY REVIEW NO. 08-005**  
**Applicant:** McDonald's USA, LLC  
**Agent:** Mandie Bayless  
**Location:** South Stetson Avenue, west of State Street and east of Gilbert Street located in the Diamond Valley Plaza  
**Planner:** Carole Kendrick, Assistant Planner  
**Description:** Construct and operate a drive-thru McDonald's restaurant within an existing shopping center located at the southwest corner of State Street and Stetson Avenue.

- B. Project:** **CONDITIONAL USE PERMIT NO. 08-001**  
Applicant: Harry Javaherian  
Agent: Allen Sipe  
Location: 3308 W Florida Avenue  
Planner: Soledad Carrisoza, Technic  
Description: Expanding existing service station canopy and increasing to two car wash tunnels, on the northwest corner of Florida Avenue and Sanderson.

**V. CONSENT CALENDAR**

- A.** November 6, 2007 Minutes

**VI. PLANNING COMMISSION COMMENTS**

**VII. FUTURE AGENDA ITEMS**

- VIII. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, May 20, 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.