

**AGENDA**

**REGULAR MEETING OF THE HEMET PLANNING COMMISSION**

**City Council Chambers**

**450 East Latham Avenue, Hemet CA 92543**

**June 6, 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, Vice Chairman Vince Overmyer, and Commissioners Jim Ollerton, Tiffany Smith and Greg Vasquez

**Invocation and Flag Salute:** Commissioner Tiffany Smith

**2. APPROVAL OF MINUTES:**

A. [Approval for the Planning Commission Meeting of April 18, 2017.](#)

B. [Approval for the Planning Commission Meeting of May 2, 2017.](#)

**3. 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.*

**NEW PUBLIC HEARING ITEMS**

- 4. [CONDITIONAL USE PERMIT 17-002 \(Shops at the Crossroads\):](#)** A request for Planning Commission review and approval of a Conditional Use Permit to demolish the former CoCo's Restaurant building, construct and operate a 10,087 square foot retail building with three (3) tenants including one (1) drive-thru restaurant, and a façade enhancement for the shopping center located on the northeast corner of Sanderson and Florida Avenues, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332 and 15302.

**PROJECT APPLICANT INFORMATION:**

Applicant: Jeff Mayhew- Mayhew Plaza Woodland Hills II, LLC  
Location: Northeast corner of Florida and Sanderson Avenues  
APN: 448-310-007 thru012  
Planner: Carol Kendrick, Associate Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 17-015** approving CUP 17-002 subject to the Conditions of Approval (Attachment No. 1), and ;
2. Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.

5. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 16-004:** A city initiated ordinance amending certain sections of Chapter 90 (Zoning Ordinance) Article XXXVI (Signs Generally) of the City of Hemet Municipal Code to update provisions related to temporary signs in the commercial and industrial zoned properties in the City of Hemet.

**PROJECT APPLICANT INFORMATION:**

Applicant: City of Hemet  
Location: Citywide  
Planner: Soledad Carrisoza, Planning Technician

**RECOMMENDED ACTION:**

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 17-013** finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance Bill No. 17-023 based on the findings outlined therein: and
2. Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.

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**DEPARTMENT REPORTS**

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6. **CITY ATTORNEY REPORTS:** Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.
  - A. Discussion and reminder on conflicts of interest – Form 700.
7. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** Verbal reports from Community Development Director, Deanna Elliano

- A. Report on actions from the May 9, 23 and 30, 2017 City Council Meetings.
- B. APA Award Event for the Downtown Specific Plan
- C. Update regarding Potential New State Legislation affecting Planning and Housing

**8. PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*

- A. Chairman Gifford
- B. Vice Chairman Overmyer
- C. Commissioner Ollerton
- D. Commissioner Smith
- E. Commissioner Vasquez

**9. FUTURE AGENDA ITEMS:**

- A. FY 17-18 CIP Review for General Plan Consistency
- B. Municipal Code Amendment regarding underground utilities
- C. ZC 16-004 Zoning Map Amendments: Zoning Consistency Project
- D. ZC 15-002, TTM 36929 BNR Income
- E. ZC 16-001 TTM 36892, TTM 36891
- F. CUP 17-001 Gas Mart Expansion
- G. ZC 16-003 TPM 37196, CUP 16-006 Zanderson Plaza

**10. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **June 20, 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).