

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



JULY 18, 2017
6:00 PM
REGULAR MEETING

NOTE: 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 Jim Ollerton

2. APPROVAL OF MINUTES:

- A. [Approval of Minutes for the Planning Commission Meeting of June 6, 2017.](#)
- B. [Approval of Minutes for the Planning Commission Meeting of June 20, 2017.](#)

3. PUBLIC COMMENTS:

Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. 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. Please note that the Commission can take no action on matters that are not part of the posted agenda. The Chairman may apply a time limit of three minutes to each individual addressing the Commission.

PUBLIC HEARING ITEMS

PUBLIC HEARING PROCESS: Each of the Public Hearing Items will be conducted in the following manner:

1. Staff Presentation of the Project
2. Commission Questions of Staff
3. Chairman opens the Public Hearing
4. Comments or presentation by the Applicant
5. Comments from the Public
6. Commission questions of Applicant, Speakers, or Staff
7. Chairman closes the Public Hearing
8. Commission discussion and Action

4. **ZANDERSON PLAZA PROJECT:** A request for Planning Commission review and recommendation to the City Council regarding the following entitlement actions to develop a commercial center including a gas station, convenience store, drive thru restaurants, and multi-tenant retail/service commercial uses on an 8.66 acre site located at the Northeast corner of Sanderson and Menlo Avenues, in the proposed C-1 (Neighborhood Commercial) Zone.

PROJECT APPLICANT INFORMATION:

Applicant: Marwan Alabassi, Zanderson, LP
Agent: Mike Naggar, MN Associates
Location: NEC of Sanderson Avenue and Menlo Avenue
APN: 444-100-016
Net Lot Area: 8.66 acres
Case Planner: Carole, Kendrick, Associate Planner

- A. **Environmental Assessment (EA – 17-003) for the Zanderson Plaza Project:** Adoption of an Initial Study and Mitigated Negative Declaration prepared to address the environmental effects of Zone Change 16-003, Tentative Parcel Map 37196, and Conditional Use Permit 16-006 (Zanderson Plaza), pursuant to CEQA Guidelines.

Recommended action:

1. ***Adopt Planning Commission Resolution Bill No. 17-022EA (Attachment No. 1), recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Zone Change 16-003, Tentative Parcel Map 37196, and Conditional Use Permit 16-006 (Zanderson Plaza), based upon the finding outlined therein.***

- B. **ZC-16-006 (Zanderson Plaza):** A request to rezone a vacant 8.67 acre parcel of land located at the northeast corner of Sanderson and Menlo Avenues from A-10 (Heavy Agriculture) to C-1 (Neighborhood Commercial).

Recommended action:

1. ***Adopt Planning Commission Resolution Bill No. 17-019 recommending the City Council adopt Ordinance Bill No. 17-042 approving Zone Change No. 16-003 based on the findings outlined therein.***
2. ***Direct staff to file a Notice of Determination with the County Clerk for CEQA purposes.***

- C. **CUP-16-006 (Zanderson Plaza):** A request for Planning Commission review and recommendation of approval to the City Council to construct and operate a 6,200 square foot, 2-story convenience store with a Type 20 ABC license, 20 pump gas station and car wash, three (3) 5,000 square foot drive-thru restaurants, and a 42,230 square foot multi-tenant retail building to be constructed in two (2) phases located at the northeast corner of Sanderson and Menlo Avenues in the C-1 (Neighborhood Commercial) Zone.

Recommended action:

1. *Adopt **Planning Commission Resolution Bill No. 17-016** recommending the City Council approve Conditional Use Permit No 16-006 subject to the Conditions of Approval.*
2. *Direct staff to file a Notice of Determination with the County Clerk for CEQA purposes.*

- D. TENTATIVE PARCEL MAP 37196 (Zanderson Plaza):** A request for Planning Commission review and recommendation to the City Council regarding a tentative parcel map subdividing 8.66 net acres into six parcels for future commercial development located at the northeast corner of Sanderson Avenue and Menlo Avenue, in the proposed C-1 (Neighborhood Commercial Zones).

Recommended action:

1. *Adopt **Planning Commission Resolution Bill No. 17-020** recommending that the City Council approve Tentative Parcel Map 37196, subject to the Findings and Conditions of Approval, and;*
2. *Direct staff to file a Notice of Determination with the County Clerk, for CEQA purposes.*

- 5. CONDITIONAL USE PERMIT NO. 17-001 (GAS MART):** A request for Planning Commission review and approval of a Conditional Use Permit for the demolition of two (2) buildings, a fuel canopy and 4 gasoline dispensers and to construct and operate a 3,200 square foot convenience store, 6 gasoline dispensers and a 3,192 square foot fuel canopy on 0.62 acres located at 1005 West Florida Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332 (In-fill Development) and 15302 (Replacement and Reconstruction).

PROJECT APPLICANT INFORMATION:

Applicant: Leu Soukseum & Syda Soundakhene
Owner: Leu Soukseum & Syda Soundakhene
Location: 1005 West Florida Avenue
APN: 442-091-008
Set Area: 0.62 acres
Planner: Carole Kendrick, Associate Planner

Recommended action:

1. *Open the Public Hearing and take public testimony regarding Conditional Use Permit No. 17-001 (Gas Mart); and*
2. *Close the public hearing; and*
3. *Direct staff to re-advertise the project with an updated project description for a future Planning Commission meeting.*

6. **EXTENSION OF TIME NO. 17-002 FOR TENTATIVE PARCEL MAP NO. 35948 (Stetson Crossing):** A request for a three (3) year extension of time for previously approved Tentative Parcel Map No. 35948 for the subdivision of 20.67 acres into 10 commercial parcels for future development, located at the northwest corner of Sanderson and Stetson Avenues, with consideration of a Notice of Determination that the project is consistent with the previously approved Mitigated Negative Declaration and Mitigation Monitoring Program for Stetson Crossing (SP07-004).

PROJECT APPLICANT INFORMATION:

Applicant: City of Hemet
Location: Northwest corner of Sanderson and Stetson Avenues
APN: 456-050-013, 456-050-023 & 456-050-044
Lot Area: 20.67 Acres
Planner: Carole Kendrick, Associate Planner

Recommended action:

1. **Approve Planning Commission Resolution Bill No. 17-023** finding the project consistent with the previously adopted Mitigated Negative Declaration and Mitigation Monitoring Program and approving Extension of Time No. 17-002 for a three (3) year extension for Tentative Parcel Map No. 35948 subject to the updated Conditions of Approval and;
2. Direct Staff to file a Notice of Determination with the County Clerk in compliance with CEQA.

DEPARTMENT REPORTS

7. **CITY ATTORNEY REPORTS:** Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.
8. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** Verbal reports from Community Development Director, Deanna Elliano
- A. Report on actions from the June 27th and July 11, 2017 City Council Meeting
9. **PLANNING COMMISSIONER REPORTS:** Commissioner reports on meetings attended, request for 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

10. FUTURE AGENDA ITEMS:

- A. ZC 16-001, TTM 36891 and TTM 36892: River Oaks Project
- B. TTM 37087: Fruitvale/Coramdeo Court
- C. TTM 35393: Rancho Diamante Substantial Conformance Map
- D. Zoning Map Amendments: Zoning Consistency Project
- E. ZC 15-002, TTM 36929 BNR Income

- 11. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **August 1, 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).