

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



September 19, 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 Greg Vasquez

2. APPROVAL OF MINUTES:

- A. [Approval of Minutes for the Planning Commission Meeting of July 18, 2017.](#)
- B. [Approval of Minutes for the Planning Commission Meeting of August 1, 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. **CONDITIONAL USE PERMIT AMENDMENT NO. 17-001 (HEMET CAR WASH):** A request for Planning Commission review and approval of a modification to Conditional Use Permit 98-20 for the addition of a 930 square foot detailing bay, remodel of an existing 9,385 square foot car wash, parking lot remodel with 23 self-service vacuum stalls on a 1.50 acre lot located at 330 North Sanderson Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION:

Owner: Ali Harb- Kathawa Family Trst
Applicant: Ali Harb – High Sand Inc.
Location: 330 N Sanderson Avenue
Lot Area: 1.50 acres
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 17-031 approving CUPA 17-001 subject to the Conditions of Approval, and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

WORK STUDY

5. **WORKSTUDY FOR PRE-APPLICATION REVIEW NO. 17-010 (RANCHO MCHOLLAND):** A Planning Commission work-study session to discuss a Preliminary Review for a commercial retail development project consisting of a 2,940 sq.ft. convenience store with beer and wine sales, gas station with 12 fuel pumps, fuel canopy, 3,590 sq..ft. express tunnel carwash with vacuum area, a parking lot located to the east of the existing McCrometer site and a commercial subdivision of 2.44 acres into two (2) commercial parcels located at the southeast corner of Sanderson and Stetson Avenues.

PROJECT APPLICANT INFORMATION:

Applicant: Mark Cooper-Rancho McHolland, LLC
Owner: McCrometer, Inc. & Holland Family Trust
Location: Southeast corner of Sanderson and Stetson Avenues
Lot Area: 2.44 acres
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. *Receive the Staff and the Project Applicant presentations for the potential project, and provide preliminary input regarding questions, comments, or issues to be addressed further in any future public hearing process for the development of the subject property.*

DISCUSSION ITEMS

The following Discussion Items are provided for the Planning Commission's information and discussion purposes. No action by the Commission is required at this time.

6. **RIVERSIDE TRANSIT AGENCY (RTA) MOBILITY HUB PROJECT:** Update regarding the status of the proposed Mobility Hub project proposed to be located on City-owned property on a site north of Devonshire Avenue, and east of State Street.

Verbal Report provided by Community Development Director Elliano

7. **ACCESSORY DWELLING UNIT REGULATIONS:** Update regarding recent state law changes to regulating Accessory Dwelling Units ("Granny Flats") in single family residential zones in the City.

Verbal report provided by Community Development Director Elliano

DEPARTMENT REPORTS

8. **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

9. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*

A. Report on actions from the August 8 and 22, and September 12, 2017 City Council Meetings.

10. **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

11. **FUTURE AGENDA ITEMS:**

- A. CUP 17-001 Gas Mart
- B. Zoning Map Amendments: Zoning Consistency Project
- C. ZC 15-002, TTM 36929 BNR Income
- D. ZC 16-005 and CUP 16-008 Shop and Go

- 12. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **October 3, 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).