

# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



October 17, 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:** Chairman John Gifford

## 2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of September 19, 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

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4. **EXTENTION OF TIME NO 17-003 FOR TENTATIVE TRACT MAP NO 33858:** A request for a one (1) year extension of time for a previously approved Tentative Tract Map No. 33858 for the subdivision of 9.58 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet, located on the south side of Eaton Avenue, between Sanderson Avenue and Kirby Street.

**PROJECT APPLICANT INFORMATION:**

Owner: Ignacio Cordero and Maria De La Paz Cordero  
Applicant: David Hale – Home Star Real Estate Service  
Location: South side of Eaton Avenue, between Sanderson Avenue and Kirby Street  
Lot Area: 9.58 acres  
Planner: Carole Kendrick, Senior Planner

**Recommended action:**

*That the Planning Commission:*

1. *Adopt Planning Commission Resolution Bill No. 17-034 (Attachment No. 1) approving Extension of Time No. 17-003 for a one (1) year extension for Tentative Tract Map No. 33858 subject to the updated Conditions of Approval (Attachment No. 1B), and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

5. **SITE DEVELOPMENT REVIEW NO. 17-005 (CHRYSLER DEALERSHIP):** A request for Planning Commission review and approval of a Site Development Review for the construction and operation of a 31,176 square foot automobile (Chrysler) dealership that will include a showroom, administrative offices, carwash, and a free standing auto detail building within the Hemet Auto Mall Specific Plan (SP 87-28) on a 4.35 acre lot located on the southeast corner of Warren Road and Auto Boulevard, with consideration of a Notice of Determination that the project is consistent with the previously approved Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the subject site.

**PROJECT APPLICANT INFORMATION:**

Owner: Russ Ward – 200 CC Holdings, LLC  
Applicant: George Stoutenburg – Prophet Solutions Inc.  
Location: Hemet Auto Mall- Southwest corner of Warren Rd. and Auto Boulevard  
Lot Area: 4.35 acres  
Planner: Carole Kendrick, Senior Planner

**Recommended action:**

*That the Planning Commission:*

1. *Adopt Planning Commission Resolution Bill No. 17-032 APPROVING SDR 17-005 subject to the Conditions of Approval (Attachment No 1); and,*
2. *Direct staff to file a Notice of Determination with the County Clerk.*

6. **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 an existing gas station and convenience store and construction of a 3,200 square convenience store, including the continued use of an existing Type 20 ABC license (Beer & Wine sales) with an expanded floor area, the installation of 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:**

Owner: Leu Soukseum & Syda Soundakhene  
Applicant: Leu Soukseum & Syda Soundakhene  
Location: 1005 West Florida AVenue  
Lot Area: 0.62 acres  
Planner: Carole Kendrick, Senior Planner

**Recommended action:**

*That the Planning Commission:*

1. *Adopt Planning Commission Resolution Bill No. 17-024 approving CUP 17-001 with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332 (In-fill Development) and 15302 (Replacement and Reconstruction) and subject to the Conditions of Approval, and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

7. **ZONING ORDINANCE AMENDMENT NO 17-006 (SECONDARY DWELLING UNITS)** A city-initiated ordinance amending Section 90.321 (Secondary Dwelling Units) and reconciling other associated sections of Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code to update development code standards and regulations for accessory dwelling units to achieve compliance with new State housing laws.

**PROJECT APPLICANT INFORMATION:**

Applicant: City Initiated  
Location: Citywide  
Planner: Deanna Elliano, Community Development Director

**Recommended action:**

*That the Planning Commission:*

1. *Adopt Planning Commission Resolution Bill No. 17-033 finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance Bill No. 17-061 adopting Zoning Ordinance Amendment 17-006 based on the findings outlined therein; and*
2. *Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.*

## DEPARTMENT REPORTS

- 8. CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
- 9. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A.** Report on actions from the September 26 and October 10, 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.** Zoning Map Amendments: Zoning Consistency Project  
**B.** ZC 15-002, TTM 36929 BNR Income  
**C.** ZC 16-005 and CUP 16-008 Shop and Go
- 12. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **November 7, 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).