

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



December 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 Jim Ollerton

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of September 19, 2017.](#)

B. [Approval of Minutes for the Planning Commission Meeting of October 17, 2017](#)

C. [Approval of Minutes for the Planning Commission Meeting of November 7, 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.

WORKSTUDY

Work Study items are not public hearings and do not require prior notice to the public, although notice may be given to interested persons depending upon the subject matter. The purpose of the Work Study session is to allow the Planning Commission to engage in an open, preliminary review and discussion of issues, ordinances, procedures, or projects prior to the formal public hearing process. The Planning Commission has the option to receive public comment, and is encouraged to provide direction to staff at the conclusion of the work study session.

4. **WORKSTUDY FOR PRE-APPLICATION REVIEW NO 17-013 (BRETHREN SQUARE):** A Planning Commission work-study session to discuss a Preliminary Review to resubmit Conditional Use Permit No. 06-002 to allow construction and operation of a shopping center consisting of one 10,900 square foot retail building with approximately eight (8) tenant spaces, and a self-service gasoline service station with a convenience store including a gross floor area of approximately 2,900 square feet and a retail use area of approximately 1,585 square feet with a Type 20 (Beer and Wine) ABC license, and a self-service car wash on a 2.01 acres located on the southeast corner of Cawston and Stetson Avenues within the Page Ranch Planned Community Development (PCD 79-93).

PROJECT APPLICANT INFORMATION:

Applicant: Wayne Simmons
Location: Southeast corner of Cawston and Stetson Avenues
Lot Area: 2.01 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.*

CONTINUED DISCUSSION ITEMS

5. **OVERVIEW REGARDING CONFLICT OF INTEREST AND FORM 700 REQUIREMENTS:**
Verbal report from the Assistant City Attorney Tom Jex.

Recommended action:

1. *Provided for Information and discussion purposes only*

DEPARTMENT REPORTS

6. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
7. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Report on actions from the November 14, 28 and December 12, 2017 City Council Meetings.
 - B. Cancellation of Planning Commission Meeting of January 2, 2018.

- 8. 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
- 9. FUTURE AGENDA ITEMS:**
- A. ZC 15-002, TTM 36929 BNR Income
 - B. ZOA 17-008 Mobile Home Park Ordinance Update
 - C. CUP-17-003 AT&T Cell tower at Hemet Unified School District Admin Center
 - D. Consistency Zoning Work Study
- 10. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **January 16, 2018 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).