

# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



May 15, 2018  
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 Leaverton, and John Wuerth

**Invocation and Flag Salute:** Commissioner John Wuerth

## 2. NOMINATIONS AND ELECTION OF PLANNING COMMISSION CHAIR FOR THE 2018-19 TERM: *Community Development Director Elliano*

## 3. NOMINATIONS AND ELECTION OF PLANNING COMMISSION VICE-CHAIR FOR THE 2018-19 TERM: *Community Development Director Elliano*

## 4. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of March 20, 2018](#)

B. [Approval of Minutes for the Planning Commission Meeting of April 17, 2018.](#)

## 5. 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.

## CONTINUED 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

6. **TENTATIVE PARCEL MAP NO. 37421 AND CONDITIONAL USE PERMIT NO. 17-004 (RANCHO MCHOLLAND):** A request for Planning Commission consideration of the subdivision of two (2) existing parcels totaling 8.74 acres into four (4) parcels and two (2) lettered lots pursuant to TPM 37421; and a Conditional Use Permit to construct and operate a 3,062 square foot, 24 hour convenience store with a Type 20 ABC license (Beer and Wine), with a 12 pump gas station on proposed Parcel 1 and a 3,590 square foot express car wash with vacuum islands on proposed Parcel 2; and consideration of a Mitigated Negative Declaration and Mitigation Monitoring Program regarding the environmental effects of the project pursuant to CEQA.

### **PROJECT APPLICANT INFORMATION:**

Applicant: Rancho McHolland, LLC  
Owner: McCrometer, Inc, a Delaware Corporation and the Holland Family Trust  
Location: Southeast corner of Sanderson and Stetson Avenues  
APN: 460-150-014 & 460-150-015  
Site Area: 8.74 acres  
Planner: Carole Kendrick, Senior Planner

### **Recommended action:**

*That the Planning Commission:*

1. Adopt **Planning Commission Resolution Bill No. 18-013EA** adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Tentative Parcel Map No. 37421 and Conditional Use Permit No. 17-004 (Rancho McHolland), based upon the findings outlined therein; and;
2. Adopt **Planning Commission Resolution No. 18-014** approving Tentative Parcel Map No. 37421 subject to the Findings and Conditions of Approval; and,
3. Adopt **Planning Commission Resolution No. 18-015** approving Conditional Use Permit No. 17-004 subject to the Findings and Conditions of Approval; and,
4. Direct staff to file a Notice of Determination with the County Clerk.

## 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 April 24 & May 8, 2018 City Council Meetings.
  - B. ICSC Retail Conference : May 20-23, 2018
  
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 Leaverton
  - E. Commissioner Wuerth
  
10. **FUTURE AGENDA ITEMS:**
  - A. GPA and ZC for the Consistency Zoning Program
  - B. Development Activity & ICSC Update
  - C. ZOA to establish the R-1-5 Single Family Zone
  - D. CUP 18-001 El Patron Entertainment Permit
  - E. CUP 18-002 M&H Market
  - F. ZC 16-005 and CUP 16-008 Shop and Go Gas Station and Store
  - G. Proposed Updates to the Statewide CEQA Guidelines
  - H. City of Hemet General Plan Update Report
  - I. Proposed Updates to the City's Rental Registration & Inspection Ordinance & Process
  
11. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **June 5, 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).