

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



June 19, 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: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of May 15, 2018](#)

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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JUNE 19, 2018

4. **EXTENSION OF TIME NO. 18-004 FOR TTM 29129 (STONEY MOUNTAIN RANCH):** A request for a two (2) year extension of time for a previously approved Tentative Tract Map No. 29129 for the subdivision of 31.99 acres into 92 single family residential lots with a minimum lot size of 7,200 square feet located on the south side of Esplanade Avenue, east of Warren Road and west of Cawston Avenue.

PROJECT APPLICANT INFORMATION:

Applicant: Jeffrey Holbrook – Jeffrey MDM Partners VII, LLC
Owner: Jeffrey MDM Partners VII, LLC
Location: South side of Esplanade Avenue, east of Warren Roas and west of Cawston Avenue
APN: 448-060-007,-009 &-013
Site Area: 31.99 acres
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 18-020** approving Extension of Time No. 18-004 for a two (2) year extension for Tentative Tract Map No. 29129 subject to the updated Conditions of Approval, and;
2. Direct staff to file a Notice of Determination with the County Clerk.

5. **ZONING ORDINANCE AMENDMENT NO. 18-003 (ESTABLISHING AN R-1-5 ZONE DESIGNATION):** A city-initiated ordinance amending Article XI (Single Family Residential Zones) of Chapter 90 (Zoning) of the Hemet Municipal Code to establish a single family residential zone category with a minimum lot size of 5,000 square feet (R-1-5).

PROJECT APPLICANT INFORMATION:

Applicant: City Initiated
Location: Citywide
Planner: Nancy Gutierrez, Project Planner

Recommended action:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 18-018** finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance Bill No. 18-029 adopting Zoning Ordinance Amendment 18-003 based on the findings outlined therein; and
2. Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.

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

6. **WORKSTUDY: PRELIMINARY REVIEW NO. 18-010 (PAGE PLAZA DRIVE THRU RESTAURANTS):** A Planning Commission work-study session to discuss the potential construction and operation of a 2,500+ square foot Starbucks coffee shop with a drive-thru on a 0.86 acre parcel and a 4,600+ square foot drive-thru restaurant on a 1.09 acre parcel, located within the Page Community Plaza Specific Plan (SP00-01) on the northwest corner of Sanderson and Thornton Avenues.

PROJECT APPLICANT INFORMATION:

Property Owner: Rich Alvarado, LLC
Project Applicant: Tab Johnson – Rich Alvarado, LLC
Project Location: Northwest corner of Sanderson and Thornton Avenues
APN: 460-250-015 and 460-250-016
Site Area: 1.95 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.*

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 May 22 & June 12, 2018 City Council Meetings.
 - B. Cancellation of the July 3, 2018 Planning Commission 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 Leaverton
- E. Commissioner Wuerth

10. FUTURE AGENDA ITEMS:

- A. GPA and ZC for the Consistency Zoning Program
- B. Development Activity & ICSC Update
- C. CUP 18-001 El Patron Entertainment Permit
- D. CUP 18-002 M&H Market Alcohol Permit
- E. ZC 16-005 and CUP 16-008 Shop and Go Gas Station and Store
- F. Proposed Updates to the Statewide CEQA Guidelines
- G. City of Hemet General Plan Update Report
- H. 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 **July 17, 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).