

# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



July 17, 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:** Vice Chairman Vince Overmyer

## 2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of June 19, 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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JULY 17, 2018

4. **CONDITIONAL USE PERMIT NO 18-001 (EL PATRON MEXICAN GRILL & ENTERTAINMENT):** A request for Planning Commission review and approval of a Conditional Use Permit for indoor live entertainment with proposed hours of operation of Thursday - Monday 9 p.m. to 2 a.m. at an existing restaurant and bar located at 2524 E. Florida Avenue.

**PROJECT APPLICANT INFORMATION:**

Applicant/Owner: Abel Sanchez – El Patron Bar and Grill  
Location: 2524 E. Florida Avenue  
APN: 438-240-033 and 438-240-011  
Planner: Soledad Carrisoza, Planning Technician

**Recommended action:**

*That the Planning Commission:*

1. Adopt **Planning Commission Resolution Bill No. 18-016** finding the project categorically exempt from CEQA and approving CUP 18-001 subject to the Conditions of Approval (Attachment No. 1), and;
2. Direct staff to file a Notice of Exemption with the County Clerk.

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**WORKSTUDY**

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*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*

5. **WORKSTUDY FOR CONDITIONAL USE PERMIT NO. 17-002 (THE SHOPS AT CROSSROADS) REGARDING THE SIGN PROGRAM AND PHASING PLAN:** A request for Planning Commission work study to discuss the potential sign program for the Shops at Crossroads shopping center that propose wall signage, three (3) pylon signs and two (2) monument signs in addition to the existing signage on site, a phasing plan and an update on the status of the building permits. The shopping center is located on the northeast corner of Sanderson and Florida Avenues.

**PROJECT APPLICANT INFORMATION:**

Applicant/Owner: Jeff Mayhew – Mayhew Plaza Woodland Hills LLC c/o Strata Properties  
Project Location: Northeast corner of Sanderson and Florida Avenues  
APN: 448-310-007 thru -012  
Site Area: 7.03 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 direction regarding the proposed sign program and phasing plan.*

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## **DEPARTMENT REPORTS**

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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 June 26 & July 10, 2018 City Council Meetings.
  - B. Cancellation of the August 7, 2018 Planning Commission Meeting
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 Leaverton
  - E. Commissioner Wuerth
9. **FUTURE AGENDA ITEMS:**
  - A. GPA and ZC for the Consistency Zoning Program
  - B. Development Activity & ICSC Update
  - C. CUP 18-002 M&H Market Alcohol Permit
  - D. ZC 16-005 and CUP 16-008 Shop and Go Gas Station and Store
  - E. Proposed Updates to the Statewide CEQA Guidelines
  - F. City of Hemet General Plan Update Report
  - G. Proposed Updates to the City's Rental Registration & Inspection Ordinance & Process
10. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **August 21, 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).