

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



August 21, 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 Jim Ollerton

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of July 17, 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

4. **EXTENSION OF TIME NO. 18-005 FOR TENTATIVE TRACT MAP 36510 (RAMONA CREEK):**
A request for a two (2) year extension of time for previously approved Tentative Tract Map No. 36510 for the master map subdivision of approximately 203 acres into 37 numbered lots and 49 lettered lots located on the northwest corner of West Florida and Myers Street within the Ramona Creek Specific Plan.

PROJECT APPLICANT INFORMATION:

Applicant: Michael Masterson – Landstar Companies
Owner: Genus L.P.
Location: Northwest corner of West Florida Avenue and Myers Street
APN: 448-009-003
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. Approve **Planning Commission Resolution Bill No. 18-021** approving Extension of Time N. 18-005 for a two (2) year extension for Tentative Tract Map No. 36510 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. **CONDITIONAL USE PERMIT NO. 18-002 & PUBLIC CONVENIENCE OR NECESSITY DETERMINATION NO. 18-001 (M&H MARKET) :** A request for the review of Conditional Use Permit No. 18-002 for a Type 20 (Off-Sale beer and wine) or a Type 21 (Off-Sale beer, wine and distilled spirits) California Department of Alcohol Beverage Control (ABC) license at an existing dollar store as required by the Hemet Municipal Zone Code and for the Planning Commission to make a determination if the issuance of a Type 20 or Type 21 Off-Sale License serves a public convenience or necessity as required by the California Department of Alcohol Beverage Control, and to extend operating hours until 11 p. m. on weekends at the existing M&H One Dollar Store located at 645 N. San Jacinto Street, on the west side of San Jacinto Street between Oakland Avenue and Menlo Avenue.

PROJECT APPLICANT INFORMATION:

Applicant: Russell Rumansoff, Architects
Property Owner: Ralph Preciado
Business Owner: Wasam Aljawabra –M&H One Dollar Store
Location: 645 N San Jacinto Street
APN: 445-020-052
Planner: Soledad Carrisoza, Planning Technician

Recommended action:

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 18-017** denying CUP 18-002 and PCN 18-001 based on the findings presented in the staff report and resolution;

6. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 18-002 (Minor Text Revisions):** A city-initiated ordinance amending various sections of Chapter 90 (Zoning) of the Hemet Municipal Code to correct minor text errors, add definitions of land uses, reorganize sections, and modify zone district standards to ensure consistency with the General Plan.

PROJECT APPLICANT INFORMATION:

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

Recommended action:

That the Planning Commission:

1. ***ADOPT Planning Commission Resolution Bill No. 18-019 finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance Bill No. 18-067 adopting Zoning Ordinance Amendment No. 18-002 based on the findings outlined therein; and***
2. *Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.*

DISCUSSION & ACTION ITEMS

7. **ADOPTION OF THE PROPOSED HEMET CLIMATE ACTION PLAN:** Adoption and implementation of the Western Riverside Council of Governments (WRCOG) Sub-regional Climate Action Plan (CAP).

PROJECT APPLICANT INFORMATION:

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

Recommended action:

That the Planning Commission:

1. ***Recommend to the City Council approval of City Council Resolution Bill No. 18-072 adopting the Hemet Climate Action Plan, a Participatory Effort with the Western Riverside Council of Government (WRCOG) Sub-regional Climate Action Plan.***

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 July 24 & August 7, 2018 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 Leaverton
 - E. Commissioner Wuerth
- 11. NEW PROJECT APPLICATIONS SUBMITTED TO PLANNING:** *Report provided by Community Development Director Elliano*
- 12. FUTURE AGENDA ITEMS:**
- A. GPA and ZC for the Consistency Zoning Program
 - B. CUP 18-003, CUP 18-004 & TPM 37348 – KPC Hemet Center @ Stetson Ave. (K-mart site)
 - C. ZC 16-005 and CUP 16-008 Shop and Go Gas Station and Store
 - D. Proposed Updates to the Statewide CEQA Guidelines
 - E. City of Hemet General Plan Update Report
 - F. Proposed Updates to the City’s Rental Registration & Inspection Ordinance & Process
- 13. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **September 4, 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).