

# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



SEPTEMBER 18, 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 Tiffany Leaverton

## 2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of August 21, 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

□ CITY OF HEMET PLANNING COMMISSION MEETING □

September 18, 2018

4. **KPC STETSON & STATE PROJECT:** Request for Planning Commission approval of a proposed Tentative Parcel Map 37348, Conditional Use Permit 18-003, and Conditional Use Permit 18-004 to revitalize the vacant K-Mart property located at the northwest corner of State Street and Stetson Avenue by upgrading the existing building façade and parking lot, repurposing the interior space to a mix of office and retail uses, subdividing the property to create two new commercial pads on Stetson Avenue, and allowing the construction and operation of a McDonald's Drive Thru Restaurant on one of the parcels adjacent to Stetson Avenue.

**PROJECT APPLICANT INFORMATION:**

Applicant: KPC Hemet Center, LLC  
Location: Northwest corner of State Street and Stetson Avenue  
APN: 446-290-006  
Lot Area: 7.64 acres  
Planner: Carole Kendrick, Senior Planner

- A. **TENTATIVE PARCEL MAP 37348** – A request for Planning Commission consideration of a tentative parcel map subdividing 7.64 acres into three (3) commercial parcels ranging in size from 0.46 to 6.68 acres located on the northwest corner of State Street and Stetson Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15315.

**Recommended Action:**

That the Planning Commission:

1. ***ADOPT Planning Commission Resolution Bill No. 18-022 approving Tentative Parcel Map No. 37348 subject to the Findings and Conditions of Approval; and,***
2. ***Direct staff to file a Notice of Exemption with the County Clerk.***

- B. **CONDITIONAL USE PERMIT (CUP) NO. 18-003:** – A request for Planning Commission consideration of a Conditional Use Permit to convert an existing 83,020 square foot retail building (former Kmart) into a multiple tenant space with up seven (7) spaces ranging from 1,280 to 55,000 sq. ft. for future retail, office and/or institutional/educational uses, a future drive-thru pad on Stetson Avenue and upgrades to shopping center parking lot and landscaping located on the northwest corner of State Street and Stetson Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15302 (Replacement and Reconstruction) and 15332 (In-fill Development).

**Recommended Action:**

That the Planning Commission:

1. **ADOPT Planning Commission Resolution Bill No. 18-023** approving Conditional Use Permit No. 18-003 subject to the Findings and Conditions of Approval; and,
2. Direct staff to file a Notice of Determination with the County Clerk.

**C. CONDITIONAL USE PERMIT NO 18-004 MCDONALDS** – A request for Planning Commission consideration of a Conditional Use Permit for the construction and operation of a 4,400 square foot, 24 hour, dual drive-thru McDonald’s restaurant located on the south side of Stetson Avenue, west of State Street, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332 (In-fill Development).

**Recommended Action:**

That the Planning Commission:

1. **ADOPT Planning Commission Resolution Bill No. 18-024** approving Conditional Use Permit No. 18-004 subject to the Findings and Conditions of Approval; and,
2. Direct staff to file a Notice of Determination with the County Clerk.

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**DEPARTMENT REPORTS**

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5. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
  
6. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
  - A. Report on actions from August 28, and September 11, 2018 City Council Meetings.
  - B. Mayor’s State of the City Presentation : November 1, 2018
  - C. Potential cancellation of October 2, 2018 PC meeting
  
7. **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

- 8. **NEW PROJECT APPLICATIONS SUBMITTED TO PLANNING:** *Verbal Report provided by Community Development Director Elliano*
  
- 9. **FUTURE AGENDA ITEMS:**
  - A. GPA and ZC for the Consistency Zoning Program
  - B. ZC 16-005 and CUP 16-008 Shop and Go Gas Station and Store
  - C. Proposed Updates to the Statewide CEQA Guidelines
  - D. City of Hemet General Plan Update Report
  - E. 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 **October 2, 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 I 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).