

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



DECEMBER 4, 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, Lori VanArsdale, and John Wuerth

Invocation and Flag Salute: Chairman John Gifford

2. INTRODUCTION AND OATH OF OFFICE FOR NEW COMMISSIONER LORI VANARSDALE (SEAT #4) – Community Development Director Deanna Elliano

3. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of September 18, 2018](#)

4. 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.

ADMINISTRATIVE REPORTS

5. [ADMINISTRATIVE DESIGN REVIEW \(DOU 18-001\) FLORIDA PROMENADE SIGNAGE FOR STARBUCKS & CHASE BANK:](#) Report to the Planning Commission on the Community Development Director's Administrative Design Review Determination of Use that two (2), six (6) foot high monument signs for Starbucks and Chase Bank do not significantly deviate from the Florida Promenade Specific Plan Design Guidelines (SP06-004). The shopping center is located on the northeast corner of Florida Avenue and Myers Street.

Project Applicant Information:

Owner: Hemet 55 SP, LLC
Applicant: Joe Ham
Location: 4552 and 4262 Florida Avenue
APN: 448-140-052 & -053
Planner: Carole Kendrick, Senior Planner

Recommended Action:

That the Planning Commission:

1. *Concur with the Community Development Director's determination to approve an Administrative Design Review modification to allow the monument sign for the Starbucks pad located at 4552 Florida Avenue and the Chase Bank pad located at 4262 Florida Avenue to be a maximum of six (6) feet in height pursuant to Section 6.5.4 of the Florida Promenade Specific Plan.*

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 37636 (MAYBERRY AVENUE):** A request for Planning Commission consideration of a tentative parcel map subdividing 0.34 acres into two (2) single family residential lots with a minimum lot size of 6,000 square feet located on the southeast corner of Mayberry Avenue and State Street, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15315.

Project Applicant Information:

Applicant: City of Hemet
Owner: Hemet Housing Authority
Location: 107 E. Mayberry Avenue
APN: 446-141-001
Planner: Carole Kendrick, Senior Planner

Recommended Action:

That the Planning Commission:

1. ***Adopt Planning Commission Resolution Bill No. 18-029 approving Tentative Parcel Map No. 37636 subject to the Findings and Conditions of Approval, and;***

2. *Direct staff to file a Notice of Exemption with the County Clerk.*

7. **CONDITIONAL USE PERMIT 18-007 DREAM SPA:** A request for Planning Commission consideration of a Conditional Use Permit for the continued operation of a 1,923 square foot massage business located in the Winston Plaza shopping center on the southwest corner of Sanderson and Devonshire Avenues, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

Project Applicant Information:

Applicant: Natiya Engel – Dream Spa Foot and Body Massage
Owner: Westgate Holdings
Location: 247 N Sanderson Avenue (Southwest corner of Sanderson and Devonshire Avenues)
APN: 448-240-020
Planner: Carole Kendrick, Senior Planner

Recommended Action:

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 18-028** approving Conditional Use Permit No. 18-007 subject to the Findings and Conditions of Approval, and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

8. **GENERAL PLAN AMENDMENT 18-001 AND ZONE CHANGE 18-001 CONSISTENCY ZONING:**

- A. **GENERAL PLAN AMENDMENT 18-001:** A city-initiated proposal amending the land use designations of 1,003 parcels (702 acres) to reflect the current use of the properties and the goals and policies of the General Plan as part of the City’s Consistency Zoning process, and adoption of the associated Addendum to the General Plan Final Environmental Impact Report (SCH# 2010061088.)

Project Applicant Information:

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

Recommended Action:

That the Planning Commission:

1. *Adopt the Addendum to the General Plan Final Environmental Impact Report (SCH#2010061088) prepared to analyze potential impacts associated with the proposed General Plan Amendment 18-001, and;*

2. *Adopt City Council Resolution No. 18-084 to APPROVE General Plan Amendment 18-001 in accordance with the findings therein.*

- B. ZONE CHANGE 18-001 General Plan Consistency Zoning:** A city-initiated proposal to amend the existing zoning designations as shown on the City's Official Zoning Map regarding 8,899 parcels at various locations citywide totaling 5,401 acres in order to make minor technical revisions, reflect existing land uses, and establish consistency with the adopted General Plan Land Use Element designations in accordance with the requirements of State law.

Environmental Determination: The City has evaluated the potential environmental effects of the Project and determined that there are no substantial changes resulting in new or increased significant effects or required mitigation measures beyond what was previously evaluated in the Final Environmental Impact Report (EIR) that was adopted for the General Plan, including the Addendum to the Final EIR prepared for GPA 18-001.

Project Applicant Information:

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|------------|---------------------------------------|
| Applicant: | City Initiated |
| Location: | Citywide |
| Planner: | Nancy Gutierrez, MIG Contract Planner |

Recommended Action:

That the Planning Commission:

1. *APPROVE Planning Commission Resolution No 18-027 recommending that the City Council adopt Ordinance No 18-085 approving Zone Change 18-001 and amending the City's Official Zoning Map to bring the citywide zoning designations into conformance with the General Plan.*

DEPARTMENT REPORTS

9. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*

10. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
 - A. Report on actions from the September 25, October 9 & 23 & November 13, 2018 City Council Meetings.
 - B. Cancellation of January 1, 2019 Planning Commission meeting.
 - C. Potential Cancellation of December 4, 2018 meeting
 - D. Neighborhood Scoping Meeting for proposed Shop & Go project

- 11. 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 VanArsdale
 - E. Commissioner Wuerth
- 12. NEW PROJECT APPLICATIONS SUBMITTED TO PLANNING:** *Monthly Report provided by Community Development Director Elliano*
- 13. FUTURE AGENDA ITEMS:**
- A. Landscape Ordinance Update
 - B. Code Amendment regarding Sidewalk Vendors
 - C. Code Amendment regarding updates to the City's Cannabis Ordinance per Proposition X
 - D. ZC 16-005 and CUP 16-008 Shop and Go Gas Station and Store
 - E. City of Hemet General Plan Update Report
 - F. Proposed Updates to the City's Rental Registration & Inspection Ordinance & Process
- 14. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **December 18, 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).