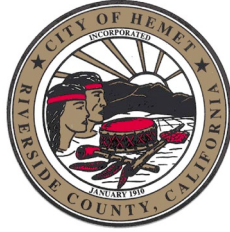


# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



JANUARY 15, 2019  
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:** Vice Chairman Vince Overmyer

## 2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of December 4, 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. **CONDITIONAL USE PERMIT 18-005 (BECERRA VEHICLE SALES/BLUELINE ENTERPRISES):** Proposal to convert an existing 2,560 square foot building into a used car sales office with an outdoor display area and including minor repairs to prepare vehicles for sale, located at 1455 N. State Street on two parcels totaling 0.98 acres in C-M (Commercial Manufacturing) Zone.

**Project Applicant Information:**

Applicant: Rodolfo Becerra, Blue Line Enterprises  
Agent: Blaine A. Womer Civil Engineering  
Location: 1455 N. State Street  
APN: 439-022-012 and -013  
Planner: H.P. Kang, Principal Planner

**Recommended Action:**

*That the Planning Commission:*

1. *Adopt **Planning Commission Resolution Bill No. 19-001** approving Conditional Use Permit 18-005 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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## **DISCUSSION ITEMS**

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*The following reports are provided for informational purposes to the Planning Commission and the public. These are not public hearing items, although the Chairman may elect to take public comment on the items. The Commission may discuss the items and request additional information or provide direction to staff regarding placement as an action item on a future Planning Commission agenda.*

5. **UPDATE REPORT ON CANNABIS BUSINESSES AND THE IMPLEMENTATION OF MEASURE Z (Ordinance 1951):**

- A. *Verbal report from Assistant City Attorney Erica Vega regarding State Law and the City of Hemet's ordinances regulating Cannabis businesses.*
- B. *Verbal Report from Community Development Director Deanna Elliano regarding the City's enforcement of illegal Cannabis businesses.*

6. **REPORT REGARDING SENATE BILL 946 CONCERNING SIDEWALK VENDING AND HEMET IMPLEMENTING URGENCY ORDINANCE No. 19-011.**

- A. *Verbal report from Assistant City Attorney Erica Vega and Community Development Director Deanna Elliano*

7. **RECAP OF PLANNING & DEVELOPMENT ACTIVITY IN 2018 AND UPCOMING PROJECTS:**

- A. *Verbal report from Community Development Director, Deanna Elliano*

## DEPARTMENT REPORTS

- 8. COMMUNITY DEVELOPMENT DIRECTPOR REPORTS:** *Verbal report from Community Development Director, Deanna Elliano*
- A. Report on actions from the December 11, 2018 and January 8, 2019 City Council Meetings.
- 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 VanArsdale  
E. Commissioner Wuerth
- 10. FUTURE AGENDA ITEMS:**
- A. General Plan Updates  
B. Landscape Ordinance Work Study  
C. CUP for Starbucks at Page Plaza  
D. ZC 16-005 and CUP 16-008 Shop and Go Gas Station and Store  
E. Updates on new legislation  
F. 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 **February 5, 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).