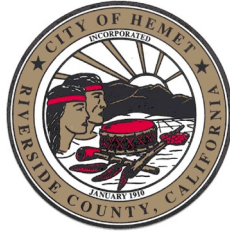


CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



March 19, 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: Commissioner Lori VanArsdale

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of March 5, 2019.](#)

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 NO. 19-002 (GROCERY OUTLET):** A request for Planning Commission review of a Conditional Use Permit for an Alcohol Beverage Control (ABC) license for a Type 20 General License for off-sale of beer and wine and a Type 21 General License for off-sale of beer, wine and distilled spirits, and to make a finding of public convenience or necessity as required by ABC at a 24,400 sq. ft. Grocery Outlet store located at 3200 West Florida Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

Project Applicant Information:

Applicant: Katy Schardt-Compass Commercial Group
Property Owner: Jeff Mayhew – Crossroads LLC
Location: 1005 W Florida Avenue
APN: 448-310-009
Planner: Carole Kendrick, Senior Planner

Recommended Action:

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 19-004** approving Conditional Use Permit 19-002 with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and subject to the Conditions of Approval, and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

5. **CONDITIONAL USE PERMIT 16-008, VARIANCE NO. 18-001, AND ENVIRONMENTAL ASSESSMENT NO. 18-002 (Shop N Go):** Consideration of Conditional Use Permit for the construction and operation of a 3,607 square foot convenience store, 1,500 square foot of service retail, a 4,859 square foot fuel canopy and 16 pump gas station as part of Phase 1 and a 3,278 square foot drive-thru restaurant and 17,300 square foot retail building with a drive-thru as part of Phase 2, and a request for Variance to allow the easterly driveway on proposed Chianti Drive to be placed approximately 100 feet from the corner of the intersection, instead of the required 150 feet per development standard (90-897 (c)(6)c of the Hemet Municipal Code; and consideration of a Mitigated Negative Declaration and Mitigation Monitoring Program regarding the environmental effects of the project pursuant to CEQA.

Project Applicant Information:

Applicant: Empire Design Group, Inc. – Greg Hann
Property Owner: Gurpreet Singh Khakh
Location: Southwest corner of Fruitvale and Sanderson Avenues
APN: 444-100-007 and a portion of 444-100-022
Planner: Carole Kendrick, Senior Planner

Recommended Action:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 19-005EA** adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Conditional Use Permit No. 16-008, Tentative Parcel Map No. 37564 and Variance No. 18-001, based upon the findings outlined therein; and,
2. Adopt **Planning Commission Resolution Bill No. 19-006** approving Conditional Use Permit No. 16-008 subject to the Findings and Conditions of Approval; and,
3. Adopt **Planning Commission Resolution Bill No. 19-008** approving Variance No. 18-001, based upon the findings outlined therein; and,
4. Direct staff to file a Notice of Determination with the County Clerk.

6. **TENTATIVE PARCEL MAP NO. 37564 (SHOP N GO):** A request for Planning Commission consideration of a Tentative Parcel Map subdividing 4.34 acres into three (3) commercial parcels ranging in size from 0.72 to 1.78 acres located on the southwest corner of Sanderson and Fruitvale Avenues, and consideration of a Mitigated Negative Declaration and Mitigated Monitoring Program regarding the environmental effects of the project pursuant to CEQA.

Project Applicant Information:

Applicant:	Greg Hann – Empire Design Group
Property Owner:	Gurpreet Singh Khakh
Location:	Southwest corner of Sanderson and Fruitvale Avenues
APN:	444-100-007 and a portion of 444-100-022
Planner:	Carole Kendrick, Senior Planner

Recommended Action:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 19-007** approving Tentative Parcel Map No. 37564 subject to the Findings and Conditions of Approval, and;
2. Direct staff to file a Notice of Determination with the County Clerk.

DEPARTMENT REPORTS

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

- 8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal report from Community Development Director, Deanna Elliano*
- A. Report on actions from the March 12, 2019 City Council Meeting.
 - B. Upcoming Downtown Festivals for Saturday, April 6th:
 - *Ramona Pageant Festival: 9:00 AM – 4:00 PM (North Harvard St. & Front Street)*
 - *Spring “Phling”: 10:00 AM – 6:00 PM (135 E. Florida @ South Harvard Street)*
 - *California Lowrider Gospel Festival: (Hemet Christian Assembly Church, 161 N. Thompson St.)*
- 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 to the Land Use & Circulation Elements
 - B. Landscape Zoning Ordinance Amendment
 - C. CUP 18-006 for Starbucks at Page Plaza
 - D. CUP 18-008 (Megabytes at Stetson & Sanderson)
 - E. TTM 36889 and TTM 36890 (Elk Street SFR subdivisions)
 - 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 **April 2, 2019 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).