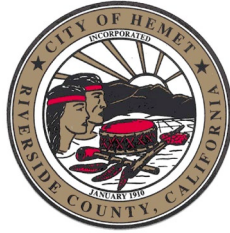


# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



APRIL 2, 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 John Wuerth

## 2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of March 19, 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. 18-008 (MEGA BITES):** A request for Planning Commission consideration of a Conditional Use Permit to add live entertainment, to upgrade their existing Type 41 (Beer and Wine) alcohol license to a Type 47 (Beer, Wine, and Spirits) and to extend the hours of operation from 10 p.m. to 12 a.m. on weekdays and 2 a.m. on weekends and holidays for an existing restaurant/game center located at the Diamond Valley Shopping Center in the C-2 (General Commercial) Zone.

**Project Applicant Information:**

Applicant: Mega Bites Inc.  
Agent: Carlos Flores  
Property Owner: Diamond Valley 425 CPW LLC  
Location: 1153 S State Street  
APN: 451-062-036  
Planner: H.P. Kang, Principal Planner

**Recommended Action:**

*That the Planning Commission:*

1. *Open the Public Hearing and take testimony on the proposed project, and continue CUP 18-008 to the April 16, 2019 Planning Commission meeting.*

5. **GENERAL PLAN AMENDMENT 19-001 HEMET RYAN AIRPORT LAND USE COMPATIBILITY PLAN, REDEVELOPMENT AND SR-79 ALIGNMENT AMENDMENTS (CYCLE 1 OF GENERAL PLAN AMENDMENTS FOR 2019):** A request for Planning Commission consideration of a proposed amendment to the 2030 Hemet General Plan Land Use, Circulation and Public Safety elements to bring the text into conformance with recently adopted Riverside County Hemet-Ryan Airport Land Use Compatibility Plan, the Riverside County Transportation Commission (RCTC) adopted State Route 79 re-alignment, and to recognize the cessation of the Redevelopment Agency and Programs, in addition to minor technical edits in the General Plan text.

**Project Applicant Information:**

Applicant: City of Hemet  
Location: Citywide  
Planner: Ronald Running, BMLA Project Planner

**Recommended Action:**

*That the Planning Commission:*

1. *Adopt **Planning Commission Resolution Bill No. 19-009** (Attachment No. 1) recommending that the City Council adopt Resolution Bill No. 19-022 **APPROVING** GPA 19-001 based on the findings outlined therein.*

## DEPARTMENT REPORTS

6. **CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney on items of interest to the Planning Commission.*
  
7. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal report from Community Development Director, Deanna Elliano*
  - A. Report on actions from the March 27, 2019 City Council Meeting.
  - B. Update on current Development Projects
  
8. **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
  
9. **FUTURE AGENDA ITEMS:**
  - A. Landscape Zoning Ordinance Amendment
  - B. CUP 18-006 for Starbucks at Page Plaza
  - C. TTM 36889 and TTM 36890 (Elk Street SFR subdivisions)
  - D. 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 **April 16, 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).