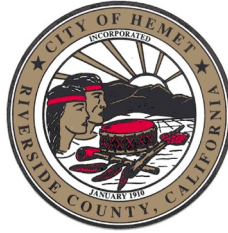


CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



MAY 7, 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 April 16, 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. 19-003 (HEMET PAWN SHOP):** A request for Planning Commission consideration of a Conditional Use Permit to operate a pawn shop at an existing 3,000 square foot building on 0.26 acre parcel in the C-2 (General Commercial) Zone. Hemet Pawn will be relocating from their existing establishment at 529 N. San Jacinto Street to 234 N. San Jacinto Street.

Project Applicant Information:

Applicant: Hemet Pawn Shop
Agent: Russell Rumansoff representing Hemet Pawn Shop
Location: 234 N San Jacinto Street
APN: 445-191-005
Planner: H.P. Kang, Principal Planner

Recommended Action:

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 19-011** approving CUP 19-003 subject to the Conditions of Approval (Attachment No. 1), and;
2. *Direct staff to file a Notice of Exemption for CEQA purposes with the County Clerk.*

5. **SECOND AMENDMENT TO DEVELOPMENT AGREEMENT AMENDMENT NO. 04-001 FOR THE MCSWEENEY FARMS SPECIFIC PLAN (DAA 19-001):** A proposed amendment to Development Agreement No. 04-001 between the City of Hemet and McSweeney Recovery Acquisition to extend the existing McSweeney Farms (SP 01-02) Development Agreement No. 04-001 for a period of ten (10) years, and to update provisions regarding certain development fee obligations. The project is consistent with the previously certified Final EIR for the McSweeney Farms Specific Plan and is determined to be exempt from further environmental review pursuant to CEQA Guidelines Section 16562.

Project Applicant Information:

Applicant: Matt Villalobos, Raintree Investment Corporation
Owner: McSweeney Recovery Acquisition, LLC
Location: East of State Street, north of Newport Road and south of Gibbel Road
Site Area: 673± acres
Planner: Deanna Elliano, Community Development Director

Recommended Action:

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 19-016** (Attachment No.1), recommending approval to the City Council of Ordinance Bill No. 19-026 approving Development Agreement Amendment No. 19-001 to the McSweeney Farms Development Agreement No. 04-001; and

2. *Direct staff to file a Notice of Determination with the County Clerk in compliance with the California Environmental Quality Act.*

6. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 19-002 (Landscape Standards and Guidelines)**: A city-initiated ordinance amending various sections of Chapter 90 (Zoning) of the Hemet Municipal Code regarding landscape requirements and maintenance standards for new development and existing land uses, and to consider the adoption of supplemental landscape design guidelines.

PROJECT APPLICANT INFORMATION:

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

Recommended action:

That the Planning Commission:

1. *Open the public hearing for Zone Ordinance Amendment No. 19-002 (Landscape Standards and Guidelines), take public testimony, and provide feedback to regarding the proposed ordinance and design guidelines amendments; and*
2. *Close the public hearing and continue the public hearing to a date off-calendar.*

7. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 19-001 (Minor Text Revisions)**: A city-initiated ordinance amending various sections of Chapter 90 (Zoning) of the Hemet Municipal Code to correct minor text errors, clarify allowable uses, and expand the applicability for Administrative Use Permits.

PROJECT APPLICANT INFORMATION:

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

Recommended action:

That the Planning Commission:

1. ***ADOPT Planning Commission Resolution Bill No. 19-012 finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance Bill No. 19-026 adopting Zoning Ordinance Amendment No. 19-001 based on the findings outlined therein; and***
2. *Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.*

DISCUSSION AND ACTION ITEMS

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.

8. **GENERAL PLAN PROGRESS REPORT:** A report outlining the progress the City has made in implementing its 2030 General Plan goals, policies, and implementation programs.

Recommended action:

That the Planning Commission:

1. *Review the attached General Plan Progress Report and recommend approval to the City Council.*

DEPARTMENT REPORTS

The following items are for information and discussion purposes only. No action is required at this time.

9. **CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney on items of interest to the Planning Commission.*
10. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal report from Community Development Director, Deanna Elliano*
- A. Report on actions from the April 23, 2019 City Council Meeting.
 - B. Planning Commission Update
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. **FUTURE AGENDA ITEMS:**
- A. CUP 18-006 for Starbucks at Page Plaza
 - B. TTM 36889 and TTM 36890 (Elk Street SFR subdivisions)
 - C. EOT-19-001 Santa Fe Pointe SDR

- 13. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **May 21, 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 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).