

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

March 15, 2016

6:00 PM

*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 Michael Perciful, and Commissioners, Vince Overmyer, Tami Wilhelm, and Greg Vasquez

Invocation and Flag Salute: Commissioner Vince Overmyer

2. APPROVAL OF MINUTES: None at this time

3. PUBLIC COMMENTS:

*Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. When you are recognized, please give your name and address. 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.*

PUBLIC HEARING ITEMS

Meeting Procedure for Public Hearing Items:

1. Receive Staff Report Presentation
2. Commissioners report any Site Visit or Applicant Contact, and ask questions of staff
3. Open the Public Hearing and receive comments from the applicant and the public.
4. Close the Public Hearing
5. Planning Commission Discussion and Motion

4. **CONDITIONAL USE PERMIT NO. 16-001 (HUNGRY BEAR STEAKHOUSE AND BAR)** – A request for the Planning Commission to approve the addition of live entertainment at an existing restaurant and bar located at 360 N. San Jacinto Street.

PROJECT APPLICANT INFORMATION:

Applicant: Seung Kim – Hungry Bear Inc.
Owner: Seung Kim – Hungry Bear Inc.
Project Location: 360 N San Jacinto Street (between Devonshire Ave and Date Street on the east side of San Jacinto Street)
APN: 4445-161-003 and 445-161-024

RECOMMENDED ACTION:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 16-007 APPROVING CUP 16-001** subject to the Conditions of Approval, and;
2. Direct staff to file a Notice of Exemption with the County Clerk.

WORK STUDY ITEMS

Work Study items are not public hearings and do not require prior notice to the public, although notice may be given to interested persons depending upon the subject matter. The purpose of the Work Study session is to allow the Planning Commission to engage in an open, preliminary review and discussion of issues, ordinances, procedures, or projects prior to the formal public hearing process. The Planning Commission has the option to receive public comment, and is encouraged to provide direction to staff at the conclusion of the work study session.

5. **REQUEST FOR ZONING CHANGES REGARDING 1224 S. STATE STREET:** Letter request from Julie and Leo Finaldi regarding a potential zone change or zone text amendment for their property located at 1224 S. State Street in the C-1 (Neighborhood Commercial) Zone – *Deanna Elliano, Community Development Director*

Recommended Action:

That the Planning Commission provide direction to staff and the applicant regarding the potential options of: 1) a zone change for the property or 2) initiating an amendment to the C-1 Zone to allow additional uses subject to a Conditional Use Permit

6. **DOWNTOWN HEMET SPECIFIC PLAN UPDATE REPORT:** Verbal report regarding current status of the Downtown Specific Plan project and tentative schedule – *Ron Running, BMLA, Contract Project Planner*

Recommended Action:

Provided for information and discussion purposes only

DEPARTMENT REPORTS

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

8. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
 - A. Report on actions from the March 8, 2016 City Council Meeting
 - B. Proposed cancellation of the April 5, 2016 Planning Commission meeting

9. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
 - A. Chairman Gifford
 - B. Vice Chair Perciful
 - C. Commissioner Overmyer
 - D. Commissioner Wilhelm
 - E. Commissioner Vasquez

10. **FUTURE AGENDA ITEMS:**
 - A. Capital Improvement Program (CIP) for FY 16-17
 - B. Work Study regarding consolidation of Mobile Home Park Zones
 - C. Work Study for infill residential tract – NWC Fruitvale & Kirby
 - D. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments – Sanderson, North of Devonshire

11. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **April 19, 2016 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).