

# PLANNING COMMISSION

## AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION  
City Council Chambers  
450 East Latham Avenue, Hemet CA 92543

September 6, 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, and Greg Vasquez

**Invocation and Flag Salute:** Commissioner Greg Vasquez

### 2. APPROVAL OF MINUTES:

- A. Minutes for the Planning Commission Meeting of August 2, 2016
- B. Minutes for the Planning Commission Meeting of August 16, 2016

### 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 16-003 (Green Education Foundation)** – A request for the Planning Commission to approve the installation and operation of a 160 sq.ft. pre-fabricated donation collection bin placed in the parking lot (Approximately 240 feet south from the centerline of Stetson Avenue and 270 feet west from the centerline of State Street) located at 1265 S State Street at an existing commercial center (Diamond Valley Shopping Center).

**PROJECT APPLICANT INFORMATION:**

Applicant: Green Education Foundation – Kayla Ybarra  
Property Owner: Diamond Valley 425 CP W – Jonathan Kim  
Project Location: 1265 S State Street adjacent to W Stetson Avenue (approximately 450 feet west of intersection of State Street and W Stetson Avenue)  
APN: 451-062-036  
Planner: H.P. Kang, Principal Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 16-019 denying CUP 16-003 based on the findings presented in the staff report and resolution; and,*
2. *Direct the applicant to remove the donation bin and all other materials from the site within 10 calendar days from the adoption of Resolution Bill No. 16-019.*

5. **EXTENSION OF TIME NO. 16-003 FOR SITE DEVELOPMENT REVIEW NO. 14-001 (Copenhagen Villas)** – A request for a three (3) year extension of time for a previously approved Site Development Review No. 14-001 for the design of eight (8) single story, multiple family residential apartment buildings containing 40 units totaling 53,600 square feet on 3.29 acres located on the east side of Copenhagen Street, south of Sydney and north of Anchorage Street.

**PROJECT APPLICANT INFORMATION:**

Applicant: Herron and Rumansoff Architects, Inc.  
Property Owner: Empresa, LLC  
Project Location: East side of Copenhagen Street, south of Sydney Street and north of Anchorage Street  
APN: 448-210-005 thru -014 and -016 thru -018  
Planner: Carole Kendrick, Associate Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Approve Planning Commission Resolution Bill No. 16-017 approving Extension of Time No. 16-003 for a three (3) year extension for Site Development Review No. 14-001 subject to the updated Conditions of Approval (Attachment No. 1B), and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

6. **EXTENSION OF TIME NO. 16-005 FOR SITE DEVELOPMENT REVIEW NO. 14-002 (Pension Del Sol)** – A request for a three (3) year extension of time for previously approved Site Development Review No. 14-002 for the design of a three (3) story, 120 unit independent living senior apartment facility on 3.31 acres., located on the southerly side of Latham Avenue, east of Lyon Avenue and west of Elk Street in the R-4 zone (Very High Density Residential).

**PROJECT APPLICANT INFORMATION:**

Applicant: Herron and Rumansoff Architects, Inc.  
Property Owner: U.S. Pacific Capital  
Project Location: South side of Latham Avenue, east of Lyon Avenue and west of Elk Street  
APN: 422-060-046  
Planner: Carole Kendrick, Associate Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Approve Planning Commission Resolution Bill No. 16-018 approving Extension of Time No. 16-005 for a three (3) year extension for Site Development Review No. 14-002 subject to the updated Conditions of Approval (Attachment No. 1B), and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

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**DEPARTMENT REPORTS**

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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. Summary report of City Council actions from the meeting of August 23, 2016.
  - B. Building Division Update
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 Vasquez

**10. FUTURE AGENDA ITEMS:**

- A.** GPA 15-001, ZC 15-001, Sanderson Ave. Apartments – Sanderson, North of Devonshire
- B.** CUP 15-007 – Verizon Cell tower (State and Oakland)
- C.** CUP 16-002 – All for Show Car Audio (State & Devonshire)
- D.** CUP 16-004 – Taco Bell (Yale & Florida)
- E.** ZC 16-003, TPM 37196 and CUP 16-006 - Zanderson Plaza (NEC of Menlo and Sanderson Avenues)

- 11. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **September 20, 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).