

# PLANNING COMMISSION

## AGENDA

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

September 20, 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 John Gifford

**2. APPROVAL OF MINUTES:**

A. Minutes for the Planning Commission Meeting of August 2, 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 16-004 (Taco Bell)** – A Conditional Use Permit requesting to construct and operate a 2,080 sq ft drive thru restaurant with 13 parking spaces on 0.36 acres of land at an existing commercial center, located at 2097 E Florida Avenue (SWC of E. Florida Avenue and Yale Street).

**PROJECT APPLICANT INFORMATION:**

Applicant: Gabriela Marks – Marks Architects  
Property Owner: Brian Wayy  
Project Location: 2097 E Florida Avenue (SEC of E Florida Avenue and Yale Street)  
APN: 445-280-042  
Planner: H.P. Kang, Principal Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 16-020 approving CUP 16-004 subject to the Conditions of Approval (Attachment No. 1), 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. **WORK STUDY: ZONE CHANGE NO 16-004 Zoning Consistency (ZC):** – A work-study to discuss staff's recommended approach to achieving consistency between the General Plan Land Use Map and the Zoning Map, and to begin reviewing zoning district recommendations for parcels with a General Plan land use designation of Park, Open Space, Agriculture, Public Facility, Quasi-Public, or School.

**PROJECT APPLICANT INFORMATION:**

Applicant: City of Hemet  
Location: Citywide  
Planner: Nancy Gutierrez, Contract Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Provide comments and direction to staff on the proposed approach to updating the zoning map and on the appropriate zone districts for parcels with General Plan land use designations of Parks, Open Space, Public Facility, Quasi-Public, and School.*

## DEPARTMENT REPORTS

6. **CITY ATTORNEY REPORTS:** *Verbal report from the City Attorney on items of interest to the Planning Commission.*
  
7. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
  - A. Summary report of City Council actions from the meeting of September 13, 2016.
  
8. **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
  
9. **FUTURE AGENDA ITEMS:**
  - A. Work study for Downtown Specific Plan
  - B. CUP 15-007 – Verizon Cell tower (State and Oakland)
  - C. ZOA 15-007 Landscape Work study
  - D. CUP 16-002 – All for Show Car Audio (State & Devonshire)
  - E. GPA 15-001, ZC 15-001, Sanderson Ave Apartments – Sanderson, North of Devonshire
  - F. ZC 16-003, TPM 37196 and CUP 16-006 - Zanderson Plaza (NEC of Menlo and Sanderson Avenues)
  
10. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **October 4, 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).