

# PLANNING COMMISSION

## AGENDA

### REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

December 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, Michael Sanchez and Greg Vasquez

**Invocation and Flag Salute:** Commissioner Vince Overmyer

**2. APPROVAL OF MINUTES:**

A. Minutes for the Planning Commission Meeting of November 1, 2016.

**3. PRESENTATION OF CERTIFICATE OF RECOGNITION TO PLANNING COMMISSION VICE CHAIR MICHAEL PERCIFUL**

**4. PRESENTATION OF CERTIFICATE OF RECOGNITION TO DIRECTOR OF ENGINEERING, STEVEN LATINO**

**5. 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

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6. **CONDITIONAL USE PERMIT 15-007 (Verizon)** – Request for a Conditional Use Permit to construct and operate a 55’ monopole wireless telecommunication facility (cell tower) and associated equipment consisting of 12 panel antennas, 12 remote radio units, two (2) GPS, one (1) microwave antenna and one (1) emergency generator located on a 240 square foot leased area located at 170 East Oakland Avenue.

**PROJECT APPLICANT INFORMATION:**

Applicant: VZW c/o Cortel – Andrea Urbas  
Property Owner: Bruce Perry  
Project Location: 170 East Oakland Avenue  
APN: 443-060-016  
Planner: H.P. Kang, Principal Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 16-025 approving CUP 15-007 subject to the Conditions of Approval (Attachment No. 1), and:*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

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**WORK STUDY ITEMS**

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*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.*

7. **WORK STUDY: ZC 15-002 and TTM 36929 (BNR Income):** – A Work-study session to allow the Planning Commission to comment on an application for Zone Change No. 15-002 that proposes to amend the zoning from Single Family Residential (R-1-7.2) to Single Family Residential (R-1-6) and Tentative Tract Map No. 36929, to subdivide the 5.33 acre property into 20 single family residential lots and one (1) lot for a park site/detention basin located at the northwest corner of Fruitvale Avenue and Kirby Street.

**PROJECT APPLICANT INFORMATION:**

Applicant: BNR Income & Opportunity, LLC  
Agent: Blaine Womer – Blaine Womer Civil Engineering  
Location: 907 Kirby Street at the northwest corner of Fruitvale Avenue and Kirby Street  
APN: 444-190-009  
Planner: Carole Kendrick, Associate Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

- 1. *Receive the Applicant and the Staff’s presentations for the project, and provide preliminary input regarding questions, comments, or issues to be addressed further in the environmental review and the future public hearing process for the project.*

**8. WORK STUDY: ZC 16-003, TPM 16-003 (TPM 37196), and CUP 16-006 (Zanderson Plaza): –**

A Work-study session to receive Planning Commission comments on an application for zone change from A-10 (Heavy Agriculture) to C-1 (Neighborhood Commercial), a tentative parcel map subdividing 8.66 acres into 6 commercial lots, and a Master Conditional Use Permit requesting to construct and operate a 6,200 sf 2-story convenience store (Type 20 ABC license) with a 20 pump gas station and car wash, three 5,000 sf drive thru restaurants, and 40,000 sf of multi-tenant retail buildings to be constructed in 2 phases.

**PROJECT APPLICANT INFORMATION:**

Applicant: Zanderson, LP – Marwan Alabassi  
 Agent: Land Engineering Consultants, Inc. – Dan Haskins  
 Location: NEC of Sanderson and Menlo Avenues  
 APN: 444-100-016  
 Planner: H. P. Kang, Principal Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

- 1. *Receive the Applicant and the Staff’s presentations for the project, and provide preliminary input regarding questions, comments, or issues to be addressed further in the environmental review and any future public hearing process for the project.*

**DEPARTMENT REPORTS**

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

- A. Brown Act “Tips and Traps” Mini Session

**10. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*

- A. Summary report of City Council actions from the meeting of November 15, 2016.
- B. Proposed cancellation of the January 3, 2017 Planning Commission Meeting
- C. Good News Report

11. **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 Sanchez
  - E. Commissioner Vasquez
12. **FUTURE AGENDA ITEMS:**
- A. Election of Vice Chair to complete Planning Commissioner Perciful's term
  - B. ZOA 15-007 Landscape Standards
  - C. CUP 16-002 – All for Show Car Audio (State & Devonshire)
  - D. ZC 16-003, TPM 37196 and CUP 16-006 - Zanderson Plaza (NEC of Menlo and Sanderson Avenues)
  - E. Revision to Sign Code regarding Banners
  - F. Zoning Consistency Work Study
13. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **January 17, 2017 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).