

AGENDA

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

March 7, 2017
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 Vince Overmyer, and Commissioners Michael Sanchez, Jim Ollerton, and Greg Vasquez

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. 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.*

CONTINUED ACTION ITEMS

- 4. ADOPTION OF A RESOLUTION APPROVING APPEAL NO 16-002 FOR EXTERIOR COLOR PALETTE (AMF HEMET LANES) :** An appeal by AMF Hemet Lanes regarding a determination that the recently painted exterior color of the building is inconsistent with the City's adopted color pallet and Hemet Municipal Code Section 90-896.

Recommended Action:

1. *That the Planning Commission ADOPT Resolution No. 17-006 approving Appeal No. 16-002 to permit the exterior colors for AMF Hemet Lanes*

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*
5. **SITE DEVELOPMENT REVIEW NO 15-001 (SANTA FE POINTE)-** A request to construct a multiple-family residential project with up to 241 units in 42 buildings on 17.7 acres located on the west side of Santa Fe Street, between Menlo and Fruitvale Avenues in the R-3 (Multi-family residential) Zone.

Project Applicant Information:

Applicant/Agent: Jo Howard – KWC Engineers
Property Owner: Santa Fe Pointe, LLC
Project Location: West side of Santa Fe Street, between Menlo and Fruitvale Avenues
Planner: H.P. Kang, Principal Planner

Recommended action:

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 17-010** adopting a Mitigated Negative Declaration and Mitigation Monitoring Program, and APPROVING SDR 15-001 subject to the Conditions of Approval (Attachment No. 1); and,*
 2. *Direct Staff to file a Notice of Determination with the County Clerk.*
6. **SITE DEVELOPMENT REVIEW NO 16-004 (PALMAS DEL VISTA FOR EIGHT (8) SINGLE FAMILY HOMES ON EIGHT (8) EXISTING LOTS):** - A request for the Planning Commission for review of the site design, architecture, and landscaping for eight (8) new homes to be constructed on eight (8) exiting lots on Olive Tree Lane in the R-3 (Multi-Family Residential) Zone.

Project Applicant information:

Applicant: A.A. & Associates
Agent: Al Aguirre
Project Location: Olive Tree Lane at San Jacinto Street
Planner: Soledad Carrisoza, Planning Technician

Recommended Action:

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 17-007** approving SDR 16-004 subject to the Conditions of Approval (Attachment No 1), and;*
2. *Direct staff to file a Notice of Determination with the County Clerk.*

7. **CONDITIONAL USE PERMIT NO 16-002 (All for Show)** – A Conditional Use Permit requesting to construct and operate a new 2,683 sq ft building to operate an aftermarket automotive radio and DVD parts/device installation shop on an approximately 7,670 sq ft lot in the existing D-2 zone (future downtown Commercial zone) downtown.

Project Applicant Information:

Applicant/Agent: Majdi Rahman
 Property Owner: Majdi Rahman
 Project Location: 267 Harvard Street (SWC of Harvard and Devonshire)
 Planner: H.P. Kang, Principal Planner

Recommended action:

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 17-011** approving CUP 16-002 subject to the Conditions of Approval (Attachment No 1), and ;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

DISCUSSION ITEMS

8. **UPDATE REGARDING THE STATUS OF THE SUN EDISON PROJECT PUBLIC IMPROVEMENTS (SEC of Acacia and Sanderson Ave.):** *Verbal report from Community Development Director Deanna Elliano and Acting City Engineer Nino Abad*

Recommended Action:

That the Planning Commission receive the verbal report and discuss the information provided

DEPARTMENT REPORTS

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

A. Brown Act Compliance Tips – Short Session #3

- 10. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Summary report of City Council actions from the February 28, 2017 meeting.
- 11. PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
- A. Chairman Gifford
 - B. Vice Chairman Overmyer
 - C. Commissioner Sanchez
 - D. Commissioner Ollerton
 - E. Commissioner Vasquez
- 12. FUTURE AGENDA ITEMS:**
- A. ZC 16-004 Zoning Map Amendments: Zoning Consistency Project
 - B. Local Housing Market Trends and development costs
 - C. Summary Report of WRCOG Planning Programs
- 13. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **March 21, 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).