

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

March 21, 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. Approval for the Planning Commission Meeting of February 21, 2017

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 PUBLIC HEARING ITEMS

- 4. DOWNTOWN SPECIFIC PLAN PROJECT:** A City-initiated project encompassing the following entitlement actions to establish a comprehensive Specific Plan to replace the existing Hemet Municipal Code zoning designations in the 360 acre project area known as Downtown Hemet. The purpose of the Specific Plan is to establish a cohesive framework for revitalization and investment within the Downtown, establish permitted uses, design guidelines, and standards that are tailored to the identified “districts” within the area, and identify the public improvements, infrastructure and funding strategies to achieve the future build-out of the area.

Project Applicant Information:

Applicant/Agent: City of Hemet, Community Development Department
Project Location: 360 acres located between Gilbert Street on the west, Oakland Avenue the north, Santa Fe Street on the east, and Acacia Avenue on the south
Planner: Ronald Running, Project Planner

- A. Environmental Assessment for the Downtown Hemet Specific Plan (SP 16-001) and General Plan Amendment No. 16-001** – The adoption of an Initial Study and Mitigated Negative Declaration are proposed to address the environmental effects of the Downtown Hemet Specific Plan (SP 16-001) and General Plan Amendment 16-001 project, pursuant to CEQA Guidelines

Recommended Action:

That the Planning Commission:

1. *Adopt the attached **Planning Commission Resolution No. 17-002EA** (Attachment No. 1) recommending the City Council adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program for the Downtown Hemet Specific Plan (SP 16-001), GPA 16-001 and ZOA 16-005.*

- B. General Plan Amendment (GPA 16-001)** – An amendment to the existing General Plan land use designations for thirteen (13) sites to be consistent with the establishment of the Downtown Hemet Specific Plan (SP 16-001) land use zones. The individual sites encompass a total of 19.55 acres and result in 5.21 acres of Community Commercial, 2.12 acres of Office-Professional, 6.43 acres of Medium Density Residential and 2.12 acres of Low Density Residential. The majority of the General Plan land use changes reflect existing land uses and development patterns within the area. Additionally, GPA 16-001 proposes to add certain bikeway segments into the Circulation Element of the General Plan.

Recommended Action:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 17-003 (Attachment No. 1) recommending that the City Council approve GPA 16-001 based on the findings outlined therein.*

- C. Downtown Hemet Specific Plan (SP 16-001)** – A request for the Planning Commission to review and comment on the proposed SP 16-001. The City-initiated Specific Plan will replace the conventional zoning in the Downtown area with nine (9) new zones covering a 360-acre project area and will establish development standards, design guidelines, and plans for infrastructure, circulation, sustainability, and implementation for the area.

Recommended Action:

That the Planning Commission:

1. *Adopt tPlanning Commission Bill No. 17-004 (Attachment No. 1) recommending that the City Council adopt City Council Ordinance Bill No. 17-009 establishing the Downtlown Hemet Specific Plan (SPd16-001) based on the findings outlined therein.*

- D. **Zoning Ordinance Amendment (ZOA 16-005)** – A city-initiated ordinance amending Chapter 90 (Zoning) of the Hemet Municipal Code to establish consistency with the proposed Downtown Hemet Specific Plan (SP 16-001). The action repeals Section 90-47 Downtown Project Review (DPR) applications, Article XXVII- Downtown Zones (D-1 and D-2), and the R-1-D Single Family Downtown Zone in Article XI Single Family Residential Zones, and amends Section 90-128 (c)(4) Non-Conforming Signage.

Recommended Action:

That the Planning Commission:

1. *Adopt the attached **Planning Commission Resolution Bill No. 17-005** (Attachment No. 1) recommending that the City Council adoption ZOA 16-005 based on the findings outlined herein.*

NEW 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 and the adoption of a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA).

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, for CEQA purposes.

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. (California Environmental Quality Act Determination: Exempt pursuant to CEQA Guidelines Section 15332)

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**, finding the project categorically exempt from CEQA pursuant to Section 15332 and approving SDR 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 for CEQA purposes.

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. (California Environmental Quality Act Determination: Exempt from provisions of CEQA under CEQA Guidelines Section 15303 Class 3(c)).

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**, finding the project categorically exempt from CEQA pursuant to Section 15303 Class 3(c) and 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, for CEQA purposes.

DISCUSSION AND ACTION ITEMS

8. **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, finding that the appeal does not qualify as a project and is therefore not subject to CEQA; and
2. Approving Appeal No. 16-002 to permit the exterior colors for AMF Hemet Lanes as shown in Attachment 1.

9. **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

10. **CITY ATTORNEY REPORTS:** Verbal report from the City Attorney on items of interest to the Planning Commission.
11. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** Verbal reports from Community Development Director, Deanna Elliano
- A. Summary report of City Council actions from the February 28, and March 14, 2017 meetings.
 - B. Cancellation of the April 4, 2017 Planning Commission Meeting
12. **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

13. FUTURE AGENDA ITEMS:

- A. Appointment/Reappointment of 3 Planning Commission Seats for the 2017-2019 Term
- B. Election of Planning Commission Chair and Vice Chair for 2017-18
- C. ZC 16-004 Zoning Map Amendments: Zoning Consistency Project
- D. Local Housing Market Trends and development costs
- E. Summary Report of WRCOG Planning Programs

14. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **April 18, 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).