

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

APRIL 18, 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 Jim Ollerton, Tiffany Smith and Greg Vasquez

Invocation and Flag Salute: Commissioner Jim Ollerton

2. ANNOUNCEMENT OF PLANNING COMMISSION APPOINTMENTS BY THE CITY COUNCIL FOR THE 2017-2019 TERM- *Community Development Director Elliano*

3. INTRODUCTION AND OATH OF OFFICE FOR NEW COMMISSIONER TIFFANY SMITH (SEAT #4) – *Community Development Director Deanna Elliano*

4. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR FOR 2017-18 – *Community Development Director Elliano*

5. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR FOR 2017-18 – *Community Development Director Elliano*

**** Brief Recess for Reorganization of Commission Members (if needed) ****

6. CERTIFICATE OF RECOGNITION FOR ASSOCIATE PLANNER CAROLE KENDRICK – *Community Development Director Elliano & Commissioners*

7. APPROVAL OF MINUTES:

A. None at this time

8. 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

9. SITE DEVELOPMENT REVIEW NO. 15-001 SANTA FE POINTE- A request to construct a multiple-family residential condominium project with 241 units 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). **(Continued from the March 21, 2017 meeting)**

PROJECT APPLICANT INFORMATION:

Applicant: Jo Howard – KWC Engineers
Property Owners: Santa Fe Pointe, LLC
Property Locations: West side of Santa Fe Street, between Menlo and Fruitvale Avenues
Project 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; and,
2. Direct staff to file a Notice of Determination with the County Clerk, for CEQA purposes.

NEW PUBLIC HEARING ITEMS

10. ZONING ORDINANCE AMENDMENT (ZOA) NO. 17-001: A city-initiated ordinance amending Article XXVI (Commercial Zones), establishing Article XXVII (Overlay Zones), and updating other associated sections of Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code to revise and refine the development code standards and regulations for commercial uses and consistent with the City’s General Plan.

PROJECT APPLICANT INFORMATION:

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

RECOMMENDED ACTION:

That the Planning Commission:

1. Open the Public Hearing, take testimony, provide comments and direction to staff, and continue ZOA 17-001 to the May 2, 2017 Planning Commission meeting.

DEPARTMENT REPORTS

- 11. CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
- A. Brown Act Refresher and Compliance Tips
- 12. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Report on actions from the March 28 and April 11, 2017 City Council Meetings
 - B. Inland Empire APA Award for Downtown Specific Plan
- 13. 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 Ollerton
 - D. Commissioner Smith
 - E. Commissioner Vasquez
- 14. FUTURE AGENDA ITEMS:**
- A. ZOA 17-004, Public Facilities Zone
 - B. ZC 16-004 Zoning Map Amendments: Zoning Consistency Project
 - C. Local Housing Market Trends and development costs
 - D. Summary Report of WRCOG Planning Programs
- 15. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **May 2, 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).