

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

May 2, 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. APPROVAL OF MINUTES:

A. [Approval for the Planning Commission Meeting of March 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. [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 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. **Adopt Planning Commission Resolution Bill No. 17-012** finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance Bill No. 17-019 adopting Zoning Ordinance Amendment 17-001 based on the findings outlined therein: and
2. Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.

NEW PUBLIC HEARING ITEMS

5. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 17-004:** A City-initiated ordinance amending and retitling Article XXXV (Institutional Zone), repealing Article XXXIV (Parking Zone), and reconciling other associated sections of Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code to update and clarify the development code standards and regulations for public facility and institutional uses 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. **Adopt Planning Commission Resolution Bill No. 17-014** finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance Bill No. 17-022 adopting Zoning Ordinance Amendment 17-004 based on the findings outlined therein: and
2. Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.

DEPARTMENT REPORTS

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

- 7. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Report on actions from the April 25, 2017 City Council Meeting
 - B. Discussion regarding Planning Commission Minutes
 - C. Cancellation of May 16, 2017 PC Meeting
- 8. 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
- 9. FUTURE AGENDA ITEMS:**
- A. ZC 16-004 Zoning Map Amendments: Zoning Consistency Project
 - B. ZOA 16-004 Temporary Banner Update
 - C. ZC 15-002, TTM 36929 BNR Income
 - D. ZC 16-001 TTM 36892, TTM 36891
 - E. CUP 17-001 Gas Mart Expansion
 - F. CUP 17-002 The Shops at Crossroads
 - G. ZC 16-003 TPM 37196, CUP 16-006 Zanderson Plaza
- 10. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **June 6, 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).