

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

June 20, 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: 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.*

NEW PUBLIC HEARING ITEMS

- 4. [EXTENSION OF TIME NO 17-001 FOR TENTATIVE TRACT MAP NO 35990 \(MAP NO 11-001\)](#):** A request for a two (2) year extension of time for previously approved Tentative Tract Map No 35990 for the subdivision of 2.54 acres into 12 lots for future development of single family residential units in the R-1-C zone, located at the northwest corner of Hemet Street and Annisa Avenue, including an environmental exemption pursuant to CEQA Guidelines Section 15332.

PROJECT APPLICANT INFORMATION:

Applicant: William W Corwin
Owner: Wayne Vaughn - Desert Ice Holdings, LLC
Location: Northwest corner of Hemet Street and Annisa Avenue
Planner: Carol Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. ***Adopt Planning Commission Resolution Bill No. 17-017 (Attachment No.1), finding the project categorically exempt from CEQA pursuant to Section 15332 Class 32 and approving Extension of Time No 17-001 for a two (2) year extension for Tentative Tract Map No 35990 subject to the updated Conditions of Approval (Attachment No 1B), and ;***
2. *Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.*

DISCUSSION/ACTION ITEMS

5. **[WORK STUDY REGARDING AN AMENDMENT OF SECTION 82-172 OF THE HMC RELATED TO UNDERGROUNDING EXISTING AND NEW UTILITY LINES:](#)** A request for Planning Commission review and comment for a proposed amendment to Section 82-172 of the Hemet Municipal Code regarding the requirements for new and existing utility lines to be installed underground by developers.

PROJECT APPLICANT INFORMATION:

Applicant: City of Hemet
Location: Citywide
Planner: Deanna Elliano, Community Development Director

RECOMMENDED ACTION:

That the Planning Commission:

1. *That the Planning Commission conduct a Work Study session, take any public testimony, and provide comments to staff on the proposed draft Ordinance for consideration by the City Council in conjunction with their formal review and adoption.*

6. **[FIVE YEAR CAPITAL IMPROVEMENT PLAN \(CIP\):](#)** A request for Planning Commission review and recommendation to the City Council regarding the consistency of the proposed Five Year Capital Improvement Plan (CIP) for Fiscal Years 2017/18 to 2021/2022

PROJECT APPLICANT INFORMATION:

Applicant: City of Hemet
Location: Citywide
Planner: Nino Abad, Interim Engineering Director

RECOMMENDED ACTION:

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 17-021** finding the Draft Capital Improvement Plan for Fiscal Years 2017/2018 through 2021/2022 to be consistent with the City's General Plan.

DEPARTMENT REPORTS

7. **CITY ATTORNEY REPORTS:** Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.
8. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** Verbal reports from Community Development Director, Deanna Elliano
 - A. Report on actions from the June 13, 2017 City Council Meeting
 - B. Cancellation of July 4, 2017 Planning Commission Meeting.
9. **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 – Report on California Realtors conference
 - E. Commissioner Vasquez
10. **FUTURE AGENDA ITEMS:**
 - A. ZC 16-004 Zoning Map Amendments: Zoning Consistency Project
 - B. ZC 15-002, TTM 36929 BNR Income
 - C. ZC 16-001 TTM 36892, TTM 36891
 - D. CUP 17-001 Gas Mart Expansion
 - E. ZC 16-003 TPM 37196, CUP 16-006 Zanderson Plaza
11. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **July 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).