

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



February 6, 2018
6:00 PM
REGULAR MEETING

NOTE: 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 Greg Vasquez

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of January 16, 2017](#)

3. PUBLIC COMMENTS:

Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. 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. Please note that the Commission can take no action on matters that are not part of the posted agenda. The Chairman may apply a time limit of three minutes to each individual addressing the Commission.

PUBLIC HEARING ITEMS

PUBLIC HEARING PROCESS: Each of the Public Hearing Items will be conducted in the following manner:

1. Staff Presentation of the Project
2. Commission Questions of Staff
3. Chairman opens the Public Hearing
4. Comments or presentation by the Applicant
5. Comments from the Public
6. Commission questions of Applicant, Speakers, or Staff
7. Chairman closes the Public Hearing
8. Commission discussion and Action

□ CITY OF HEMET PLANNING COMMISSION MEETING □

February 6, 2018

4. **EXTENSION OF TIME NO. 18-001 FOR TENTATIVE TRACT MAP NO. 34751(SANTE FE POINT)**: A request for Planning Commission consideration of an extension of time for Tentative Tract Map No. 34751, a one lot subdivision of 17.66 acres into 247 residential condominium units located on the northwest corner of Menlo and Santa Fe Avenues.

PROJECT APPLICANT INFORMATION:

Applicant: Jo Howard - KWC Engineers
Property Owner: Santa Fe Point, LLC
Location: Northwest corner of Menlo and Santa Fe Avenues
APN: 439-100-026,-027,-029,-035, & -036
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 18-005** approving Extension of Time No. 18-001 for a two (2) year extension for Tentative Tract Map No. 34751 subject to the updated Conditions of Approval, and;
2. Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.

5. **CONDITIONAL USE PERMIT 17-006 TRAMPOLINE PARK:** A request for Planning Commission review and approval of a Streamlined Conditional Use Permit for the operation of a 26,500 square foot trampoline park proposed to operate 10 a.m. to 10 p.m. Sunday through Thursday and 10 a.m. to midnight Friday and Saturday, located in the commercial shopping center on the southeast corner of Florida Avenue and Palm Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION:

Applicant: Get Air Sports – David Fisher
Property Owner: Jafar Rahman
Location: 869 West Florida Avenue
APN: 442-540-019
Planner: Soledad Carrisoza, Planning Technician

Recommended action:

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 18-004** approving CUP 17-006 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.

WORKSTUDY

Work Study items are not public hearings and do not require prior notice to the public, although notice may be given to interested persons depending upon the subject matter. The purpose of the Work Study session is to allow the Planning Commission to engage in an open, preliminary review and discussion of issues, ordinances, procedures, or projects prior to the formal public hearing process. The Planning Commission has the option to receive public comment, and is encouraged to provide direction to staff at the conclusion of the work study session

6. **WORKSTUDY: SINGLE FAMILY RESIDENTIAL FRONT YARD FENCES** : A city initiated work study to discuss potential amendments to certain sections of Chapter 90 (Zoning Ordinances) of the City of Hemet Municipal Code to update provisions related to fencing requirements for residentially zoned properties in the City of Hemet (Excluding Specific Plans and Downtown SP areas).

PROJECT APPLICANT INFORMATION:

Applicant: City Initiated
Location: Citywide
Planner: H.P. Kang, Principal Planner

Recommended action:

That the Planning Commission:

1. *Provide comments and direction to staff on potential code revisions to the fencing requirements for residentially zoned properties for incorporation into a proposed Zoning Ordinance Amendment.*

DISCUSSION ITEMS

7. **HOUSING LEGISLATION UPDATE:** Summary update regarding recently adopted State legislation concerning housing developments and General Plan Housing Element requirements. *Verbal report from Community Development Director Deanna Elliano and Assistant City Attorney*

Recommended action:

1. *Information and discussion item*

DEPARTMENT REPORTS

8. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
9. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*

A. Report on actions from the January 23, 2018 City Council Meeting.

10. PLANNING COMMISSIONER REPORTS: *Commissioner reports on meetings attended, request for 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

11. FUTURE AGENDA ITEMS:

- A. Consistency Zoning Work Study
- B. ZC 15-002, TTM 36929 BNR Income
- C. CUP 17-003: AT&T Cell tower
- D. City of Hemet General Plan Update Report
- E. Proposed Updates to the Statewide CEQA Guidelines
- F. Proposed Updates to the City's Rental Registration & Inspection Ordinance & Process
- G. Proposed 2020 SCAG RTP/SCS and Regional Housing Needs Assessment Program

12. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **February 20, 2018 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).