

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

February 17, 2015

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 Greg Vasquez, and Commissioners Michael Perciful, Vince Overmyer, and Rick Crimeni

Invocation and Flag Salute: Vice Chairman Greg Vasquez

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of January 20, 2015

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.*

ACTION ITEMS

4. **ADOPTION OF A RESOLUTION RATIFYING THE MODIFIED CONDITIONS OF APPROVAL FOR TTM 36759 (TRES CERRITOS EAST)** – Planning Commission consideration of Resolution Bill No. 15-003 to officially ratify the Planning Commission's prior approval of a modification to Condition No. 10 of TTM 36759, a subdivision of 165.83 acres into 14 numbered lots for conveyance and financing purposes only, located at the northwest corner of Devonshire Avenue and Cawston Avenue (Applicant: Tom Shollin, Signal Hill Development).

RECOMMENDED ACTION:

Adopt Planning Commission Resolution Bill No. 15-003 APPROVING the Modified Conditions of Approval for TTM 36759.

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 SDR14-004 CORWIN RANCH** - A request for Planning Commission review and approval of a Site Development Review application for the design of the 12 single story, single family residential homes within Tract No. 35990, located on the west side of Hemet Street, north of Annisa Avenue and south of Paloma Drive, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

PROJECT APPLICANT INFORMATION:

Owner: Desert Ice Holdings
Applicant: Wayne Vaughn, Jr.
Location: 895 North Hemet Street
APN: 551-423-015
Planner: Carole L. Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-002 (attachment No. 1), recommending that the City Council approve SDR 14-004, subject to the findings and conditions of approval; and*
2. *Direct staff to file a Notice of Determination with the County Clerk*

6. **ZONING ORDINANCE AMENDMENT ZOA 15-001** – A city-initiated action amending Sec. 90-46 (Development review committee), Sec. 90-42 (Conditional use permit applications) and Article XLI (Site Development Plan Review) and deleting duplicative Articles XLIV (Conditional Use Permits) and XLV (Variances) of Chapter 90 of the Hemet Municipal Code. The amendment updates and refines the definitions and application procedures for Pre-Application Review, Conditional Use Permits, and Site Development Plan Review applications for development.

PROJECT APPLICANT INFORMATION:

Applicant: City Initiated
Location: Citywide
Planner: Nancy Gutierrez

RECOMMENDED ACTION:

That the Planning Commission:

1. *Open the public hearing and consider the staff presentation and any public testimony on the proposed zone ordinance amendment; and*
2. *CONTINUE the public hearing to the Planning Commission meeting of March 3, 2015*

DEPARTMENT REPORTS

7. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
 - A. Presentation by the City Attorney regarding an overview of the Religious Land Use and Institutionalized Persons Act (RLUIPA)
8. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
 - A. Report on actions from the January 27 and February 10, 2015 City Council Meetings
 - B. Update regarding Downtown Specific Plan Project
9. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
 - A. Chairman Gifford
 - B. Vice Chair Vasquez
 - C. Commissioner Perciful
 - D. Commissioner Overmyer
 - E. Commissioner Crimeni
10. **FUTURE AGENDA ITEMS:**
 - A. Zoning Ordinance amendment regarding Site Development Reviews
 - B. Zoning Ordinance Update regarding State Housing Law definitions
 - C. Work Study regarding Zoning Ordinance Amendment regarding Storage Containers in Commercial & Industrial Zones
 - D. State Planning Legislation Update
 - E. Work Study regarding TTM 36866 (4 Seasons)
11. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **March 3, 2015 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:

**☐ CITY OF HEMET PLANNING COMMISSION MEETING ☐
FEBRUARY 17, 2015**

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).