

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

MARCH 3, 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: Commissioner Michael Perciful

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of February 17, 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.*

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

4. **CONDITIONAL USE PERMIT CUP15-001 BALM OF TRUTH** - A request for Planning Commission review and approval of a Conditional Use Permit for the operation of an 4,980 square foot church located in an existing commercial/office center on the west side of State Street, north of Fruitvale Avenue and south of Esplanade Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

PROJECT APPLICANT INFORMATION:

Applicant: The Balm of Truth Church – Pastor Lillie White-Williams
Agent: Shivella Vonner
Location: 1025 North State Street
APN: 439-050-036
Planner: Carole L. Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-004 approving CUP 15-001 subject to the conditions of approval (Attachment No. 1), and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk*

5. **ZONING ORDINANCE AMENDMENT ZOA 15-001 – Continued from February 17, 2015** – A city-initiated ordinance amending Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code to update and refine the definitions and application procedures for the various development applications processed by the Planning Division.

PROJECT APPLICANT INFORMATION:

Applicant: City Initiated
Location: Citywide
Planner: Nancy Gutierrez

RECOMMENDED ACTION:

That the Planning Commission:

1. *Open the public hearing continued from the Planning Commission meeting of February 17, 2015 and consider any public testimony on the proposed zone ordinance amendment; and*
2. *Adopt Planning Commission Resolution Bill No. 15-005 recommending APPROVAL of Zoning Ordinance Bill No. 15-010 to the City Council.*

6. **ZONING ORDINANCE AMENDMENT ZOA 15-002** – A city-initiated ordinance amending certain sections of Chapter 90 (Zoning Ordinance) to update provisions related to disability, transitional and supportive housing, fair housing, and other housing-related definitions to achieve compliance with State and federal mandated housing laws.

PROJECT APPLICANT INFORMATION:

Applicant: City Initiated
Location: Citywide
Planner: Nancy Gutierrez

RECOMMENDED ACTION:

That the Planning Commission:

1. *Open the public hearing and consider any public testimony on the proposed ordinance; and*
2. *Adopt Planning Commission Resolution Bill No. 15-006 recommending APPROVAL of Zoning Ordinance Bill No. 15-011 to the City Council.*

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 February 24, 2015 City Council Meetings
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. Work Study regarding Zoning Ordinance Amendment regarding Storage Containers in Commercial & Industrial Zones
B. State Planning Legislation Update
C. Work Study regarding TTM 36866 (4 Seasons)

11. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **March 17, 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:

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 I 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).