

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION
City Council Chambers
450 East Latham Avenue, Hemet CA 92543

JUNE 2, 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 Michael Perciful, Commissioners Vince Overmyer, Tami Wilhelm and Greg Vasquez

Invocation and Flag Salute: Vice Chair Michael Perciful

2. APPROVAL OF MINUTES: None

3. PRESENTATION OF CERTIFICATE OF APPRECIATION TO FORMER COMMISSIONER RICK CRIMENI – Chairman John Gifford

4. 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

□ CITY OF HEMET PLANNING COMMISSION MEETING □

June 2, 2015

5. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-004 – Continued Public Hearing** – A city-initiated ordinance amending Section 90-77 (Animal Regulations and Keeping Requirements) of Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code to update the regulations on chicken keeping.

Project Information:

Applicant: City of Hemet
Location: Citywide
Presented by: Nancy Gutierrez, Contract Planner

Recommended Action:

That the Planning Commission conduct the continued public hearing, consider any public testimony on the proposed zoning ordinance amendment, and take one of the following actions:

1. *Adopt Planning Commission Resolution Bill No. 15-010 recommending APPROVAL of Zoning Ordinance Bill No. 15-020 to the City Council, as amended; or*
2. *Adopt Planning Commission Resolution Bill No. 15-010 recommending APPROVAL of Zoning Ordinance Bill No. 15-020 to the City Council, subject to modifications to the proposed ordinance as determined by the Planning Commission; or*
3. *Continue the public hearing on ZOA15-004 and direct staff to return with a resolution recommending DENIAL of Ordinance Bill No. 15-020 to the City Council based upon findings as determined by the Planning Commission.*

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 2015/16 to 2019/20 with the City of Hemet General Plan.

Project Information:

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

Recommended Action:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-013 finding the Draft Capital Improvement Plan for Fiscal Years 2015/2016 through 2019/2020 to be consistent with the City's General Plan.*

7. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-006** – A city initiated ordinance amending certain sections of Chapter 90 (Zoning Ordinance) of the City of Hemet Municipal Code to update provisions related to metal shipping container uses in the residential, commercial and industrial zoned properties in the City of Hemet.

Project Information:

Applicant: City of Hemet
Location: Citywide
Presented by: H.P. Kang, Principal Planner

Recommended Action:

That the Planning Commission:

1. *Conduct the public hearing and consider any public testimony on the proposed ordinance; and*
2. *Provide direction to staff and continue to June 16, 2015 meeting for adoption of the proposed ordinance.*

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 May 26, 2015 City Council Meeting
10. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
- A. Chairman Gifford
B. Vice Chair Perciful
C. Commissioner Overmyer
D. Commissioner Wilhelm
E. Commissioner Vasquez
11. **FUTURE AGENDA ITEMS:**
- A. Work Study: Introduction to the Downtown Specific Plan
B. Work Study: Drought tolerant landscape requirements

C. ZOA15-005 Temporary Use Permit/Special Event Permit

D. CUP15-004 A-1 Tire Store

- 12. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **June 16, 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 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).