

# PLANNING COMMISSION

## AGENDA

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

JULY 7, 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:** Commissioner Tami Wilhelm

### 2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of June 16, 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.*

### 4. LETTER REQUEST TO INITIATE A ZONE TEXT AMENDMENT (Family Auto Sales): - Planning Commission consideration of a request to initiate an amendment to the City's temporary sign regulations to allow ongoing streamers and banners for outdoor display of auto sales.

Applicant: Nicole Symonds, Family Auto Sales & Service  
Location: Citywide  
Presented by; Deanna Elliano, Community Development Director

#### Recommended Action:

*That the Planning Commission provide direction to staff as to whether or not to initiate a Zone Text Amendment to the zoning ordinance regarding temporary banners and streamers for outdoor Auto Sales.*

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## PUBLIC HEARING ITEMS

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**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. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-006 – Continued Public Hearing** – 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. Continue to July 21, 2015 meeting for adoption of the proposed ordinance.

6. **CONDITIONAL USE PERMIT NO. 15-004 (A-1 TIRE SERVICE)** – A request for Planning Commission review of a Streamlined Conditional Use Permit for the operation of a tire store in an approximate 7,200 square foot existing commercial building located approximately 150 feet west of the southwest corner of Gilbert Street and Florida Avenue, in the C-2 (Commercial) zone.

**Project Information:**

Applicant: Uyedon Vault – A-1 Tire  
Property Owner: Philip Esbensen  
Project Location: 527 W. Florida Avenue  
Presented by: Soledad Carrizosa, Planning Technician

**Recommendation Action:**

That the Planning Commission:

1. Adopt Planning Commission Resolution Bill No. 15-014 approving CUP 15-004 subject to the Conditions of Approval, and;
2. Direct staff to file a Notice of Exemption with the County Clerk.

7. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-008** - A city-initiated ordinance amending various sections of Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code to correct minor text errors related to the City's development review process.

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

**Recommendation Action:**

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-015 recommending APPROVAL of Ordinance Bill No. 15-032 to the City Council.*

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**DEPARTMENT REPORTS**

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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 June 23, 2015 City Council Meeting
  - B. Community Workshop regarding the Downtown Specific Plan – July 8<sup>th</sup> at 5:30 PM at the Library
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: Drought tolerant landscape requirements.
  - B. ZOA 15-005, Temporary Use Permit/Special Event Permit
  - C. ZOA 15-003, Fences and Walls
  - D. TPM 36847, Bayside Court.

**12. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **July 21, 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).