

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

October 20, 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 Chairman Perciful

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of September 15, 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. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-006 (METAL STORAGE CONTAINERS)** - A city initiated ordinance amending certain sections of Chapter 90 (Zoning Ordinance) of the City of Hemet Municipal Code to update provisions related to the use of metal shipping containers for storage on properties in the City of Hemet. **(Continued from the September 15, 2015 Planning Commission Meeting).**

Project Information:

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

Recommended Action:

That the Planning Commission:

1. *Review and discuss the permitting concepts presented in the staff report; and*
2. *Provide final direction to staff on the provisions to be contained in the ordinance; and*
3. *Continue the public hearing to the November 17, 2015 meeting to allow sufficient time to revise the draft ordinance and review with the Chamber of Commerce.*

5. **EXTENSION OF TIME NO. 15-002 FOR TENTATIVE TRACT MAP NO. 33858** – A request for a three (3) year extension of time for a previously approved Tentative Tract Map No. 33858 for the subdivision of 9.58 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet, located on south side of side of Eaton Avenue between Sanderson Avenue and Kirby Street.

Project Applicant Information

Applicant: Steve Krasovec – Desert Ice Holdings
Project Location: South side of Eaton Avenue, between Sanderson Avenue and Kirby Street
APN: 444-190-001
Site Area: 9.58 Acres

Recommended Action:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-020 approving Extension of Time No. 15-002 for a one year extension for Tentative Tract Map No. 33858 subject to the findings and conditions of approval; and;*
2. *Direct staff to file a Notice of Determination with the County Clerk.*

DISCUSSION ITEMS

6. **SUMMARY UPDATE REGARDING 2015 STATE LEGISLATION:** *Verbal report from Community Development Director Elliano and the City Attorney.*

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*
- A. Report on actions from the September 22, and October 13, 2015 City Council Meetings
 - B. Joint City Council-Planning Commission Workshop on the Downtown Specific Plan - November 3, 2015.
 - C. LAFCO hearing for ANNEXATION 14-001- October 22, 2015
9. **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
10. **FUTURE AGENDA ITEMS:**
- A. Work Study: Drought tolerant landscape requirements.
 - B. Zoning Ordinance Amendments
 - C. New Development Applications
 - D. Planning Commission Requests
11. **ADJOURNMENT:** To the **Joint Meeting of the Hemet City Council and the Planning Commission** scheduled for **November 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:

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).