

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers
450 East Latham Avenue, Hemet CA 92543

January 5, 2016
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 Wilhelm

2. APPROVAL OF MINUTES:

A. (none available at this time)

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. **ZONE CHANGE NO. 15-003 & TENTATIVE PARCEL MAP NO. 36661 (MAP NO. 15-009)** - A request for Planning Commission review and a recommendation to the City Council regarding a Zone Change from R-A (Residential Agricultural) to R-1-7.2 (Single Family Residential 7,200 sq. ft. min.) and the subdivision of 0.40 acres into two (2) parcels, located at 354 North Palm Avenue, south of Oakland Avenue and north of Devonshire Avenue. Also to be considered is a determination that the project is consistent with a previously certified EIR for the Hemet General Plan Update, pursuant to CEQA Guidelines Section 15162 and an Environmental Exemption pursuant to CEQA Guidelines Section 15315.

Project Information:

Applicant: Habitat for Humanity
Location: 354 N Palm Avenue
Planner: Carole Kendrick, Associate Planner

Recommended Action:

That the Planning Commission:

1. *Adopt the attached Planning Commission Resolution Bill No. 16-001 (Attachment No. 1), recommending that the City Council approve Zone Change (ZC) No. 15-003, based on the findings outlined herein, and;*
2. *Adopt the attached Planning Commission Resolution Bill No. 16-002 (Attachment No. 2), recommending that the City Council approve Tentative Parcel Map (MAP No. 15-009) No. 36661 subject to the findings and conditions of approval.*

DEPARTMENT REPORTS

5. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
6. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director*
 - A. New City Manager to start January 6, 2016 – Mr. Alex Meyerhoff
 - B. New Walmart Grocery Grand Opening – January 13, 2016
 - C. Proposed cancellation of January 19, 2016 PC meeting
7. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda item requests, or other matters of Planning interest.*
 - A. Chairman Gifford
 - B. Vice Chair Perciful
 - C. Commissioner Overmyer
 - D. Commissioner Wilhelm
 - E. Commissioner Vasquez

8. FUTURE AGENDA ITEMS:

- A. Zoning Ordinance Amendments- Single Family Residential Zones Update**
- B. Elk Street Tentative Tract Maps (TTM 36891 and 36892)**
- C. Work Study regarding Hallmark Apartments (Girard Street)**
- D. Site Development Review for Montero SFR homes**

- 9. ADJOURNMENT:** To the **Meeting of the Hemet Planning Commission** scheduled for **February 2, 2016** 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).