

# PLANNING COMMISSION

## AGENDA

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

February 2, 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 Vasquez

### 2. APPROVAL OF MINUTES:

- A. Minutes for the Planning Commission Meeting of December 15, 2015.
- B. Minutes for the Planning Commission Meeting of January 5, 2016.

### 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.*

## WORK STUDY ITEMS

*Work Study items are not public hearings and do not require prior notice to the public, although notice may be given to interested persons depending upon the subject matter. The purpose of the Work Study session is to allow the Planning Commission to engage in an open, preliminary review and discussion of issues, ordinances, procedures, or projects prior to the formal public hearing process. The Planning*

Commission has the option to receive public comment, and is encouraged to provide direction to staff at the conclusion of the work study session.

4. **WORK STUDY: ZONING ORDINANCE AMENDMENT NO. 15-009** - A city-initiated work study to discuss potential amendments to the single-family residential development standards, and the City's Residential Design Guidelines, to achieve consistency with the Hemet General Plan 2030.

**Project Information:**

Applicant: City Initiated  
Location: Citywide  
Planner: Nancy Gutierrez, MIG Contract Planner

**Recommended Action:**

That the Planning Commission:

1. *That the Planning Commission provide comments and direction to staff on potential code revisions to development standards and design guidelines for single-family residential properties for incorporation into proposed Zoning Ordinance Amendment 15-009.*

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## DEPARTMENT REPORTS

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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. Summary Report on City Council action items from the January 12 and January 26, 2016 meetings
  - B. Update on the status of the Downtown Specific Plan work effort
  - C. Status Report on Planning Commission approved projects: 2009-2015
  - D. Proposed cancellation of February 16, 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 AND NEW APPLICATIONS RECIEVED:**

- A. Zoning Ordinance Amendments- Single Family Residential Zones Update
- B. Work Study regarding clarifications to Mobile Home Park Zoning Districts
- C. CUP 15-007 – Verizon cell tower (State Street @ Genesis Construction)
- D. GPA 15-003, PUD 15-001, TTM 36924: Small lot single family residential project (NWC Buena Vista & Stetson)
- E. TTM 36929 & ZC: 21 lot Single Family Subdivision at NWC of Fruitvale & Kirby
- F. SDR 16-001: Sundance III at Stoney Mountain- 92 single family residential homes (SEC Esplanade & Warren Rd)
- G. EOT-16-001: Ext. of Time for TTM 34751 (Santa Fe Place)

9. **ADJOURNMENT:** To the **Meeting of the Hemet Planning Commission** scheduled for **March 1, 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).