

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

APRIL 19, 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, and Commissioners Vince Overmyer, Greg Vasquez and Tami Wilhelm

Invocation and Flag Salute: Commissioner Tami Wilhelm

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of March 1, 2016.

B. Minutes for the Planning Commission Meeting of March 15, 2016.

3. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR FOR 2016-18 – *Community Development Director Elliano*

4. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR FOR 2016-18 – *Planning Commission Chair*

**** Brief Recess for Reorganization of Commission Members (if needed) ****

5. 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

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 2016/17 to 2020/21 with the City of Hemet General Plan.

Applicant: City of Hemet
Location: Citywide
Presentation: Steve Latino, Engineering Director

RECOMMENDED ACTION:

That the Planning Commission:

1. ***Adopt Planning Commission Resolution Bill No. 16-009 finding the Draft Capital Improvement Plan for Fiscal Years 2016/2017 through 2020/2021 to be consistent with the City's General Plan.***

DISCUSSION/ACTION ITEMS

7. **REQUEST FOR MODIFICATION TO CONDITIONS OF APPROVAL FOR SITE DEVELOPMENT REVIEW (SDR) NO. 16-001 (STONEY MOUNTAIN RANCH)** – A request for Planning Commission consideration of a deletion of Condition Nos. 84, 85 and 86 of Site Development Review (SDR) No. 16-001, located on the south side of Esplanade Avenue, east of Warren Road and west of Cawston Avenue.

PROJECT APPLICANT INFORMATION:

Owner: Jeffrey MDM Partners VII, LLC
Applicant: Doyle Barker
Project Location: South side of Esplanade Avenue, east of Warren Road and west of Cawston Avenue
APN Information: 448-060-007, -009 & -013
Lot Area: 31.99 Acres
Planner: Carole Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt the attached Planning Commission Resolution Bill No. 16-008 (Attachment No. 1) APPROVING the modified Conditions of Approval for Site Development Review (SDR) 16-001; and,*
2. *Direct staff to update the Final Conditions of Approval for the project.*

WORK STUDY ITEMS

8. **WORK STUDY: ZONING ORDINANCE AMENDMENT 16-001:** A city-initiated work study to discuss the potential of converting the zoning ordinance articles governing mobile home parks and travel trailer parks from sets of development standards to Mobile Home Park and Recreational Vehicle (RV) zoning districts as part of the City's General Plan Consistency Program.

Applicant: City of Hemet
Location: Citywide
Planner: Nancy Gutierrez

RECOMMENDED ACTION:

That the Planning Commission:

1. *That the Planning Commission provide comments and direction to staff on the potential of converting the zoning ordinance articles governing mobile home parks and travel trailer parks from a sets of development standards to land use zones for incorporation into the proposed Zoning Ordinance Amendment 16-001.*

DEPARTMENT REPORTS

9. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
10. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Report on actions from the March 22, April 12, and April 15, 2016 City Council Meetings
 - B. Update regarding the Hemet-Ryan Airport Master Plan
 - C. Update regarding Hwy 79 Realignment Project and RCTC Meeting
 - D. Filming in Hemet
 - E. Summary of the March 2016 Southwest Riverside County Realtor Report
 - F. Possible cancellation of the May 3, 2016 Planning Commission Meeting
11. **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

12. FUTURE AGENDA ITEMS:

- A. Work Study for infill residential tract – NWC Fruitvale & Kirby
- B. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments – Sanderson, North of Devonshire
- C. Work Study regarding Climate Action Plan

13. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **May 3, 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).