

AGENDA

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

August 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, and Commissioners, Vince Overmyer, Tami Wilhelm, and Greg Vasquez

Invocation and Flag Salute: Commissioner Michael Perciful

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of July 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.*

DISCUSSION/ACTION ITEMS

4. **PERMANENT SIGN PERMIT (PSP) NO. 16-027 – HEMET AUTO MALL** – A permanent sign application to upgrade the existing Hemet Auto Mall pylon sign located at the southeast corner of Florida Avenue and Warren Road, subject to Planning Commission review and approval per the Hemet Auto Mall Specific Plan No. 87-28, Section H.5.

PROJECT APPLICANT INFORMATION:

Applicant: Ron Hill – Jones Sign
Location: Southeast corner of Florida Avenue and Warren Road
Planner: Carole Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Approve Permanent Sign Permit (PSP) No. 16-027 for the Hemet Auto Mall Identification Sign*

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*

5. **ZONING ORDINANCE AMENDMENT (ZOA 15-009) NO. 15-009** – A City initiated ordinance amending Article XI (Single-Family Residential Zones) and other associated sections of Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code to update and refine the development code standards and regulations for single-family residential uses.

PROJECT APPLICANT INFORMATION:

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

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 16-013 recommending APPROVAL of Ordinance Bill No. 16-062 to the City Council.*

DEPARTMENT REPORTS

6. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
7. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Principal Planner HP Kang*
 - A. Report on actions from the July 12 and July 26, 2016 City Council Meetings
8. **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
9. **FUTURE AGENDA ITEMS:**
 - A. Reconsideration of CUP 16-003 – Green Education Foundation
 - B. Work Study for TTM 36929 (NWC of Fruitvale and Kirby)
 - C. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments – Sanderson, North of Devonshire
 - D. ZOA15-003 Fences Work study
 - E. ZOA 15-007 Landscaping Work Study
 - F. EOT 16-004 TTM 36510 Ramona Creek
10. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **August 16, 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).