

PLANNING COMMISSION

AGENDA

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

August 16, 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, and Greg Vasquez

Invocation and Flag Salute: Commissioner Vince Overmyer

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. **EXTENSION OF TIME NO. 16-004 FOR TENTATIVE TRACT MAP NO. 36510** – A request for a two (2) year extension of time for a previously approved Tentative Tract Map No. 36510 for the master map subdivision of approximately 209 acres into 37 numbered lots and 49 lettered lots located on the northwest corner of West Florida Avenue and Myers Street.

PROJECT APPLICANT INFORMATION:

Applicant: Ramona Creek, LLC
Project Location: northwest corner of West Florida Avenue and Myers Street
APN: 448-090-003
Lot Area: 208.9 acres
Planner: Carole Kendrick, Associate Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. *Approve Planning Commission Resolution Bill No. 16-014 approving Extension of Time No. 16-004 for a two (2) year extension for Tentative Tract Map No. 36510 subject to the updated Conditions of Approval (Attachment No. 1B), and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

5. **CONDITIONAL USE PERMIT NO. 16-003 Remanded (Green Education Foundation)** – A request for the Planning Commission to approve the installation and operation of a 160 sq.ft. pre-fabricated donation collection bin placed in the parking lot (Approximately 240 feet south from the centerline of Stetson Avenue and 270 feet west from the centerline of State Street) located at 1265 S. State Street at an existing commercial center (Diamond Valley Shopping Center).

PROJECT APPLICANT INFORMATION:

Applicant: Green Education Foundation – Kayla Ybarra
Property Owner: Diamond Valley 425 CPW - Jonathan Kim
Project Location: 1265 S State Street adjacent to W Stetson Avenue (approximately 450 feet west of intersection of S State Street and W Stetson Avenue)
APN: 451-062-036
Planner: H.P. Kang, Principal Planner

RECOMMENDED ACTION:

That the Planning Commission:

1. ***Adopt Planning Commission Resolution Bill No. 16-016 approving CUP 16-003 Remanded subject to the Conditions of Approval (Attachment No. 1), and;***
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

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 Community Development Director, Deanna Elliano*

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 Vasquez

9. **FUTURE AGENDA ITEMS:**
 - A. Work Study for TTM 36929 (NWC of Fruitvale and Kirby)
 - B. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments – Sanderson, North of Devonshire
 - C. CUP-15-007 – Verizon Cell tower (State and Oakland)
 - D. CUP 16-002 – All for Show Car Audio (State & Devonshire)

10. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **September 6, 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).