

# PLANNING COMMISSION

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

October 4, 2016  
4:00 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:** Vice Chairman Michael Perciful

## 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.*

2. **WORK STUDY: DOWNTOWN HEMET SPECIFIC PLAN (SP No. 16-001):** – Presentation by city staff and consultant team on the public review draft of the Downtown Hemet Specific Plan for discussion by the Planning Commission, Downtown Advisory Committee (DAC) and members of the general public.

### PROJECT APPLICANT INFORMATION:

Applicant: City of Hemet  
Location: 360 acres in Downtown Hemet bounded by Gilbert Street on the west, Oakland Avenue on the north, Santa Fe Street on the east, and Acacia Avenue on the south.  
Planner: Ron Running, Project Planner

**Recommended Actions:**

1. *Receive the staff and consultant presentation on the draft Downtown Hemet Specific Plan; and,*
2. *Provide the Commission's comments and questions concerning the proposed Downtown Hemet Specific Plan; and,*
3. *Invite members of the Downtown Advisory Committee for comment on the draft Downtown Hemet Specific Plan; and,*
4. *Invite public comment regarding the draft Downtown Hemet Specific Plan.*

**REGULAR MEETING OF THE PLANNING COMMISSION**

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

**October 4, 2016**  
**6:00 PM**

**3. APPROVAL OF MINUTES:**

- A. Minutes for the Planning Commission Meeting of September 6, 2016.
- B. Minutes for the Planning Commission Meeting of September 20, 2016.

**4. 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.*

**DEPARTMENT REPORTS**

5. **CITY ATTORNEY REPORTS:** *Verbal report from the City Attorney on items of interest to the Planning Commission.*
  - A. Discussion of Brown Act Items

**6. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*

- A. Summary Report on action items from the September 27, 2016 City Council Meeting
- B. Update regarding new State Legislation pertaining to Land Use and Zoning

**7. 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

**8. FUTURE AGENDA ITEMS:**

- A. ZOA 15-007 - Landscape Work study
- B. CUP 16-005 – Circle K at Florida Promenade
- C. ZC 16-004 - Work Study Zoning Consistency Industrial
- D. EOT 16-006 - TTM 33858, Eaton between Sanderson & Kirby

**9. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **October 18, 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).