

# PLANNING COMMISSION

## AGENDA

### REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

February 21, 2017

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 Vince Overmyer, and Commissioners Michael Sanchez, James Ollerton, and Greg Vasquez

**Invocation and Flag Salute:** Commissioner Greg Vasquez

2. **INTRODUCTION AND OATH OF OFFICE FOR NEW COMMISSIONER JAMES OLLERTON (SEAT #2)** – Community Development Director Deanna Elliano

3. **APPROVAL OF MINUTES:**

A. Minutes for the Planning Commission Meeting of January 17, 2017

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.*

## 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. **DOWNTOWN SPECIFIC PLAN PROJECT:** A City-initiated project encompassing the following entitlement actions to establish a comprehensive Specific Plan to replace the existing Hemet Municipal Code zoning designations in the 360 acre project area known as Downtown Hemet. The purpose of the Specific Plan is to establish a cohesive framework for revitalization and investment within the Downtown, establish permitted uses, design guidelines, and standards that are tailored to the identified “districts” within the area, and identify the public improvements, infrastructure and funding strategies to achieve the future build-out of the area.
- A. **Downtown Hemet Specific Plan (SP 16-001)** – the Specific Plan will replace the existing conventional zoning for a 360 acre project area. The new plan establishes nine (9) new zones for the 360 acre project area. The Specific Plan also establishes development standards and design guidelines, infrastructure, circulation, sustainability and implementation plans for the area.
  - B. **General Plan Amendment (GPA 16-001)** – An amendment to the existing General Plan land use designations for twelve (12) sites to be consistent with the establishment of the Downtown Hemet Specific Plan (SP 16-001) land use zones. The individual sites encompass a total of 19.55 acres and result in 5.21 acres of Community Commercial, 2.12 acres of Office-Professional, 6.43 acres of Medium Density Residential and 2.12 acres of Low Density Residential. The majority of the General Plan land use changes reflect existing land uses and development patterns within the area. Additionally, GPA 16-001 proposes to add certain bikeway segments into the Circulation Element of the General Plan.
  - C. **Zoning Ordinance Amendment (ZOA 16-005)** – A city-initiated ordinance amending Chapter 90 (Zoning) of the Hemet Municipal Code to establish consistency with the proposed Downtown Hemet Specific Plan (SP 16-001). The action repeals Section 90-47 Downtown Project Review (DPR) applications, Article XXVII- Downtown Zones (D-1 and D-2), and the R-1-D Single Family Downtown Zone in Article XI Single Family Residential Zones, and amends Section 90-128 (c)(4) Non-Conforming Signage.
  - D. **Draft Initial Study/Mitigated Negative Declaration (IS/MND)** - The City of Hemet intends to adopt a Mitigated Negative Declaration (MND) for the project described above. Based upon the information contained in the Initial Study and pursuant to the requirements of CEQA, it has been determined that this project with the incorporation of design features and mitigation measures required to reduce or mitigate the impacts of this project, the project will not have a significant impact upon the environment.

**Project Applicant Information:**

Applicant/Agent: City of Hemet, Community Development Department  
 Project Location: 360 acres located between Gilbert Street on the west, Oakland Avenue the north, Santa Fe Street on the east, and Acacia Avenue on the south  
 Planner: Ronald Running, Project Planner

**Recommended Action:**

1. *That the Planning Commission open the Public Hearing and take testimony regarding Items 5.A-D above, provide any additional direction to staff regarding modifications or additions to the items, and;*
2. *Continue the Public Hearing on SP 16-001, GPA 16-001, and ZOA 16-005 to the March 21, 2017 Planning Commission Meeting for a final recommendation to the City Council.*

6. **APPEAL 16-002 EXTERIOR COLOR PALETTE (AMF HEMET LANES)**- An appeal by AMF Hemet Lanes regarding a determination that the recently painted exterior color of the building is inconsistent with the City's adopted color pallet and Hemet Municipal Code Section 90-896. This item may also include discussion and possible direction to staff regarding modifications to the City's municipal code requirements and process for exterior building colors.

**Project Applicant Information:**

Applicant/Agent: AMF Hemet  
Property Owner: Pacific Coast Management Group  
Project Location: 2850 W Florida Avenue (approximately 400 feet set back from Florida Avenue)  
APN: 448-310-018  
Planner: Soledad Carrisoza, Planning Technician

**Recommended action:**

That the Planning Commission:

1. *Open the public hearing and take testimony regarding the appeal, close the hearing and provide findings and a determination to **either Approve OR Deny the appeal of the Director's decision**, and;*
2. *Direct Staff and the City Attorney to return with a Resolution stating the findings and decision of the Commission for final adoption at the March 7, 2017 Planning Commission meeting, and;*
3. *Provide direction to staff regarding any recommended modifications to the ordinance or color pallet, or the staff's administration of the ordinance, for future consideration by the Commission and City Council.*

7. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 17-002:** - A City-initiated ordinance amending Hemet Municipal Code section 90-79 regarding marijuana facilities and cultivation.

**Project Applicant information:**

Applicant: City Initiated  
Project Location: Citywide  
Planner: Deanna Elliano, Community Development Director

**Recommended Action:**

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 17-008** recommending **APPROVAL** of Zoning Ordinance Amendment (ZOA) No. 17-002 to the City Council.*

## DEPARTMENT REPORTS

8. **CITY ATTORNEY REPORTS:** *Verbal report from the City Attorney on items of interest to the Planning Commission.*
  
9. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
  - A. Summary report of City Council actions from the January 24 and February 7, 2017 meetings.
  - B. Update Report on the Hemet Ryan Airport Land Use Plan- Riverside County Airport Land Use Commission (ALUC)
  - C. Proposed Inland Empire Planning Commissioner Training Program
  - D. Green Education Foundation Bin Update
  
10. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
  - A. Chairman Gifford
  - B. Vice Chairman Overmyer
  - C. Commissioner Sanchez
  - D. Commissioner Ollerton
  - E. Commissioner Vasquez
  
11. **FUTURE AGENDA ITEMS:**
  - A. SDR 15-001: Santa Fe Pointe Condominium Project
  - B. SDR 16-004: Single family infill development on Olive Tree Lane
  - C. ZC 16-004 Zoning Map Amendments: Zoning Consistency Project
  - D. Local Housing Market Trends and development costs
  - E. Summary Report of WRCOG Planning Programs
  
12. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **March 7, 2017 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).