

AGENDA

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

January 20, 2015
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 Greg Vasquez, and Commissioners Michael Perciful, Vince Overmyer, and Rick Crimeni

Invocation and Flag Salute: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of December 16, 2014

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. REQUEST FOR MODIFICATION TO CONDITION OF APPROVAL FOR TTM 36759 (Tres Cerritos East – Tom Shollin, Signal Hill Development)** – A request for Planning Commission consideration of a modification to Condition #10 of TTM 36759, a conveyance map for the Tres Cerritos East Specific Plan located at the northwest corner of Cawston Avenue and Devonshire Avenue. The modification concerns the timing of the formation of a Community Facilities District for the project. *(Planner: Deanna Elliano, Community Development Director)*

RECOMMENDED ACTION:

That the Planning Commission modify Condition #10 of TTM 36759 pursuant to the language set forth in Exhibit 1, and direct staff to update the Final Conditions of Approval for the project.

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 CHANGE ZC 14-001 HEMET/WARREN LLC** – A request for Planning Commission review and a recommendation to the City Council regarding a Zone Change from A-10 (Heavy Agricultural) to C-1 (Neighborhood Commercial) on an 11.5 acre site. The subject property is located on the southeast corner of Esplanade and Warren Avenues and has an existing General Plan land use designation of Neighborhood Commercial. Also to be considered is a determination that the project is consistent with a previously certified Final EIR, pursuant to CEQA Guidelines Section 15162

PROJECT APPLICANT INFORMATION:

Owner: Hemet Warren, LLC
Agent: Patti Nahill - PGN
Planner: Carole L. Kendrick, Associate Planner
Project Location: 5671 W. Esplanade Avenue
APN: 448-060-001

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-001 (attachment No. 1), recommending that the City Council approve ZC 4-001, based on the findings outline herein.*

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*
- A. Update on the implementation of the new Temporary Sign Ordinance
 - B. Report on actions from the January 13, 2015 City Council Meeting
8. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*

- A. Chairman Gifford
- B. Vice Chair Vasquez
- C. Commissioner Perciful
- D. Commissioner Overmyer
- E. Commissioner Crimeni

9. FUTURE AGENDA ITEMS:

- A. Work Study regarding Zoning Ordinance Amendment regarding Storage Containers in Commercial & Industrial Zones
- B. State Planning Legislation Update
- C. CUP 14-010 Verizon Building Cellular Antennas
- D. Zoning Ordinance amendment regarding Site Development Reviews

10. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **February 3, 2015 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).