

# RECAP

## PLANNING COMMISSION

### AGENDA

#### REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

APRIL 7, 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:**

**6:00pm**

**Roll Call:** Chairman John Gifford, Vice Chairman Greg Vasquez, and Commissioners Michael Perciful, Vince Overmyer, and Rick Crimeni **Rick Crimeni – absent w/notice**

**Invocation and Flag Salute:** Commissioner Vince Overmyer

**2. ANNOUNCEMENT OF PLANNING COMMISSION APPOINTMENTS BY THE CITY COUNCIL FOR THE 2015-2017 TERM-** *Community Development Director Elliano* **Director announced that Gifford and Overmyer were re-appointed by the City Council on 3/24/15, the remaining appointed is anticipated on 4/14/15.**

**3. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR FOR 2015-16 –** *Community Development Director Elliano* **GIFFORD**

**4. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR FOR 2015-16 –** *Community Development Director Elliano* **PERCIFUL**

**\*\* Brief Recess for Reorganization of Commission Members (if needed) \*\***

**5. APPROVAL OF MINUTES:**

A. Minutes for the Planning Commission Meeting of March 3, 2015

**APPROVED 3-0-1**

**6. INTRODUCTION OF NEW PRINCIPAL PLANNER H.P. KANG –** *Community Development Director Elliano*

**7. PUBLIC COMMENTS:**

**No comments from the public**

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.

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**DISCUSSION/ACTION ITEMS**

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- 8. DETERMINATION OF GENERAL PLAN CONSISTENCY REGARDING THE SALE OF CITY-OWNED REAL PROPERTY** – Request for Planning Commission determination of General Plan Consistency regarding the sale of four city-owned properties. **APPROVED 4-0**

**PROJECT APPLICANT INFORMATION:**

Applicant: City of Hemet  
Agent: John Jansons, Community Investment Director  
Property Locations: 669 Mariposa Drive (APN 442-313-046)  
400 East Devonshire Ave. (APN 443-140-013)  
302 E. Florida Ave. (APN 443-233-010)  
555 St. John's Place (APN 443-245-001)

**RECOMMENDED ACTION:**

That the Planning Commission:

*Adopt Resolution Bill 15-007, finding that the sale of the following properties: (1) 669 Mariposa Drive; (2) 410 East Devonshire Avenue; (3) 302 East Florida Avenue; and (4) 555 St. John Place is consistent with the Hemet General Plan.*

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**WORK STUDY ITEMS**

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- 9. TENTATIVE TRACT MAP 36866 (MAP 15-001) FOUR SEASONS** - A Planning Commission work-study session to allow the Planning Commission and public to comment on an application for Tentative Tract Map No. 36866, a proposed subdivision to replace expired Tentative Tract Map No. 28286 for Planning Area No. 12, for the subdivision of 10.35 acres into 35 age-restricted, residential courtyard lots and 12 lettered lots located in Planning Area No. 12 of the Heartland Village (Four Seasons) Specific Plan (SP 88-01). **A number of concerns were raised by staff, the commission and the public. The commission urged the applicant to continue to work out the issues with staff, and consider alternate product types.**

**PROJECT APPLICANT INFORMATION:**

Applicant: Rebecca Wright - Thomas Three Properties LLC  
Agent: Blaine Womer – Blaine Womer Civil Engineering  
Location: West of Wier Drive, in the northwest corner of the Heartland (Four Seasons) Specific Plan 88-01 in Planning Area No. 12

APN(s): 455-370-008 and 455-370-009  
Planner: Carole L. Kendrick, Associate Planner

**RECOMMENDED ACTION:**

That the Planning Commission:

*Receive the Applicant and the Staff's presentations for the project, and provide preliminary input regarding questions, comments, or issues to be addressed further in the environmental review and any future public hearing process for the project.*

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**DEPARTMENT REPORTS**

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- 10. STATE LEGISLATIVE UPDATE:** *Verbal report from the Community Development Director regarding Planning –related legislation adopted in 2014:*
- A. AB 52: Tribal Consultations
  - B. SB 1168, SB 1319, and AB 1739: Sustainable Groundwater Management Act
  - C. AB 2188: Small Residential Rooftop Solar Systems
  - D. AB 1147: Regulations for Massage Businesses **Director provided update**
- 11. CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission. - Nothing to report*
- 12. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Report on actions from the March 10 and March 24, 2015 City Council Meetings
    - 1. **DA for SunEdison**
    - 2. **Reappointments to Planning Commission**
    - 3. **ZOA's approved by City Council**
- 13. PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, future agenda items or other matters of Planning interest.*
- A. Chairman Gifford – **nothing to report**
  - B. Vice Chair Vasquez – **nothing to report**
  - C. Commissioner Perciful – **nothing to report**
  - D. Commissioner Overmyer – **nothing to report**
  - E. Commissioner Crimeni – **absent**
- 14. FUTURE AGENDA ITEMS:**
- A. Work Study regarding Zoning Ordinance Amendment regarding Storage Containers in Commercial & Industrial Zones

**B.** Work Study regarding the keeping of Chickens in Residential Zones

**C.** Cancellation of 4/21/15 meeting

- 15. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **April 21, 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. **Adjourned at 8:14pm to the meeting of 5/5/15**

**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).