

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

MAY 19, 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 Michael Perciful, Commissioners Vince Overmyer, Tami Wilhelm and Greg Vasquez

Invocation and Flag Salute: Chairman John Gifford

2. OATH OF OFFICE FOR NEW COMMISSIONER WILHELM – *Community Development Director Elliano*

3. APPROVAL OF MINUTES:

A. Minutes for the Planning Commission Meeting of April 7, 2015

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

□ CITY OF HEMET PLANNING COMMISSION MEETING □

May 19, 2015

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. **EXTENSION OF TIME NO. 15-001 TTM 32551** - A request for a one (1) year extension of time for a previously approved Tentative Tract Map No. 32551 for the subdivision of 7.27 acres into 10 single family residential lots with a minimum lot size of 20,000 square feet, located on south side of Charlton Avenue between Hemet Street and Soboba Street.

Project Information:

Applicant/Agent: Kyle Openshaw – Keylon Construction
Property Owner: DFI Properties LLC
Project Location: South side of Charlton Avenue, between Hemet Street and Soboba Street
APN: 551-160-005 and 551-160-006
Site Area: 7.27 Acres
Presented by: Deanna Elliano, Community Development Director

Recommended Action:

That the Planning Commission:

1. Approve Planning Commission Resolution Bill No. 15-009 approving Extension of Time No. 15-001 for Tentative Tract Map No. 32551 subject to the Conditions of Approval and;
2. Direct staff to file a Notice of Determination with the County Clerk.

6. **CONDITIONAL USE PERMIT NO. 15-003 (PLANET FITNESS)** - A request for Planning Commission review and approval of a Streamlined Conditional Use Permit for the operation of a 20,034 square foot fitness center located in the commercial shopping center on the northeast corner of Florida Avenue and San Jacinto Avenue, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

Project Information:

Applicant: Clayton Przekop – Burnham Nationwide, Inc.
Owner: J. Allen Radford
Project Location: 1390 East Florida Avenue
APN: 445-240-022
Presented by: Deanna Elliano, Community Development Director

Recommended Action:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-008 approving CUP 15-003 subject to the Conditions of Approval, and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

7. **CONDITIONAL USE PERMIT NO. 15-002 (HOUSE OF GRACE)** – A request for Planning Commission review and approval of a Streamlined Conditional Use Permit for the operation of a 4,344 square foot church located in the existing commercial shopping center on the northwest corner of Florida Avenue and Meridian Street, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15301.

Project information:

Applicant:	Troy Vanderwende - House of Grace
Property Owner:	LJRB Investments, LLC
Location:	4000 East Florida Avenue
APN:	438-102-055, 056, 057
Presented by:	H.P. Kang, Principal Planner

Recommended Action:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-011 approving CUP 15-002 subject to the Conditions of Approval, and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

8. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-004** – A city-initiated ordinance amending Section 90-77 (Animal Regulations and Keeping Requirements) of Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code to update the regulations on chicken keeping.

Project Information:

Applicant:	City of Hemet
Location:	Citywide
Presented by:	Nancy Gutierrez, Contract Planner

Recommended Action:

That the Planning Commission:

1. *Adopt Planning Commission Resolution Bill No. 15-010 recommending APPROVAL of Zoning Ordinance Bill No. 15-020 to the City Council, and;*
2. *Direct Staff to file a Notice of Exemption with the County Clerk.*

DEPARTMENT REPORTS

- 9. CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
- 10. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Report on actions from the April 14, April 28, and May 4, 2015 City Council Meetings
 - B. Inland Empire Quarterly Economic Report
- 11. 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 Wilhelm
 - E. Commissioner Vasquez
- 12. FUTURE AGENDA ITEMS:**
- A. Capital Improvement Program (CIP) Consistency Determination
 - B. Work Study: Introduction to the Downtown Specific Plan
 - C. Work Study: Drought tolerant landscape requirements
 - D. ZOA 15-006: Proposed Regulations for Metal Storage Containers
- 13. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **June 2, 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).