

# PLANNING COMMISSION

## AGENDA

### REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

**JUNE 16, 2015**

**Please note special meeting start time:**

**6:30 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:** Commissioner Vince Overmyer

#### 2. APPROVAL OF MINUTES:

- A. Minutes for the Planning Commission Meeting of May 19, 2015
- B. Minutes for the Planning commission Meeting of June 2, 1015

#### 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.*

### 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.*

**4. WORKSTUDY: INTRODUCTION AND OVERVIEW REGARDING THE PROPOSED DOWNTOWN HEMET SPECIFIC PLAN (SP-15-002)– A Work-study Session to provide an overview to the Planning Commission and the public regarding the proposed scope of work for the City-initiated Downtown Specific Plan, and to provide staff and the consultant team with the Planning Commission’s input on the Downtown as part of the stakeholder interview process.**

Applicant: City of Hemet  
Location: Downtown Hemet Study Area – bounded by Oakland Avenue to the north, Acacia Avenue to the south, Gilbert Avenue to the west, and Santa Fe Avenue to the east.  
Acres: 360.57  
Project Planner: Ron Running, Special Projects Planner  
Planning Consultant: Jean Ward, Principal of The Arroyo Group

**RECOMMENDED ACTIONS:**

That the Planning Commission:

1. *Receive the staff and consultant presentation on the proposed Downtown Specific Plan scope of work; and,*
2. *Provide the Commission’s responses to the Stakeholder Interview Questions; and,*
3. *Appoint a Planning Commission member as a representative to serve on the Downtown Advisory Committee (DAC); and*
4. *Invite public comment regarding the Downtown and the proposed Specific Plan process.*

**DEPARTMENT REPORTS**

5. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
6. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
  - A. Report on actions taken at the June 9, 2015 City Council Meeting
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 Wilhelm
  - E. Commissioner Vasquez

**8. FUTURE AGENDA ITEMS:**

- A. Work Study: Drought tolerant landscape requirements
- B. ZOA15-005 Temporary Use Permit/Special Event Permit
- C. CUP15-004 A-1 Tire Store
- D. ZOA15-003, Fences and Walls
- E. TPM 36847, Bayside Court

- 9. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **July 7, 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).