

PLANNING COMMISSION

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

City Council Chambers

450 East Latham Avenue, Hemet CA 92543

JULY 21, 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: Commissioner Greg Vasquez

2. APPROVAL OF MINUTES:

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

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.*

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

4. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 15-006 – Continued Public Hearing** – A city initiated ordinance amending certain sections of Chapter 90 (Zoning Ordinance) of the City of Hemet Municipal Code to update provisions related to metal shipping container uses in the residential, commercial and industrial zoned properties in the City of Hemet.

Project Information:

Applicant: City of Hemet
Location: Citywide
Presented by: H.P. Kang, Principal Planner

Recommended Action:

That the Planning Commission:

1. *ADOPT Planning Commission Resolution Bill No. 15-012 recommending APPROVAL of ZOA 15-006 to the City Council.*

5. **TENTATIVE PARCEL MAP NO. 36968 (MAP 15-006 COPENHAGEN VILLAS)** – A request for Planning Commission review and approval of a Tentative Parcel Map application for the re-subdivision of 13 existing lots on 3.29 acres, into one (1) multiple family residential lot and one (1) lettered lot located on the east side of Copenhagen Street, south of Sydney Street and north of Anchorage Street, with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15315.

Project Information:

Applicant: Nader Khoshniyati – Empresa Construction. LLC
Location: East side of Copenhagen Street, south of Sydney Street and north of Anchorage Street
Presented by: Carole Kendrick, Associate Planner

Recommended Action:

That the Planning Commission:

1. *ADOPT Planning Commission Resolution Bill No. 15-016 approving Tentative Parcel Map No. 36968 (MAP 15-006) subject to the Conditions of Approval, and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

6. **REQUEST FOR MODIFICATION TO CONDITION OF APPROVAL FOR SITE DEVELOPMENT REVIEW (SDR) NO 14-001 (COPENHAGEN VILLAS)** – A request for Planning Commission consideration of a modification to the Conditions of Approval of Site Development Review (SDR) No. 14-001 to coincide with Tentative Parcel Map No 36968, a re-subdivision map for the Copenhagen Villas located on the east of Copenhagen Villas located on the east side of Copenhagen Street, south of Sydney Street and north of Anchorage Street.

Project Information:

Applicant: Nader Khoshniyati – Empresa Construction, LLC
Location: East side of Copenhagen Street, south of Sydney Street and north of Anchorage Street
Presented by: Carole Kendrick, Associate Planner

Recommended Action:

That the Planning Commission:

1. *ADOPT attached Planning Commission Resolution Bill No 15-017 for the proposed modifications to the Conditions of Approval for SDR 14-001 pursuant to the language set forth in Exhibit 1B.*

DEPARTMENT REPORTS

7. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*

8. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
 - A. Report on Downtown Hemet Specific Plan Workshop
 - B. Request for cancellation of the August 4, 2015 Planning Commission Meeting

9. **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

10. **FUTURE AGENDA ITEMS:**
 - A. Work Study: Drought tolerant landscape requirements.
 - B. ZOA 15-005, Temporary Use Permit/Special Event Permit
 - C. ZOA 15-003, Fences and Walls
 - D. TPM 36847, Bayside Court.

11. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **August 18, 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).