

PLANNING COMMISSION

AGENDA

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

June 7, 2016
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, and 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 April 19, 2016.

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. **TENTATIVE PARCEL MAP NO. 37098 (MAP 16-002) HEMET AUTO MALL** – A request for Planning Commission review and approval of a tentative parcel map for the proposed subdivision of 14.91 acres into 4 numbered commercial lots for future sale and development, and 3 lettered lots for future public facilities and landscaping; and consideration of an environmental exemption pursuant to CEQA Guidelines Section 15315.

PROJECT APPLICANT INFORMATION:

Applicant: Don McCoy, Hemet Auto Mall Venture
Owner: John Peterson
Engineer: Blaine Womer Civil Engineering
Project Location: Northeast corner of Auto Mall Drive and Warren Road
APN: 456-010-012,-013,-015 and -017
Lot Area: 14.91 acres

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt the attached **Planning Commission Resolution Bill No. 16-010 APPROVING Tentative Parcel Map No. 37098** subject to the Conditions of Approval, and,*
2. *Direct staff to file a Notice of Exemption with the County Clerk.*

5. **CONDITIONAL USE PERMIT NO. 16-003 (Green Education Foundation)** – A request for the Planning Commission to approve the installation and operation of a prefabricated metal neighborhood donation collections facility (approximately 160 sq. ft) placed on approximately four (4) parking spaces at an existing commercial center (Diamond Valley Shopping Center).

PROJECT APPLICANT INFORMATION:

Applicant: Green Education Foundation – Kayla Ybarra
Property Owner: Diamond Valley 425 CPW - Jonathan Kim
Project Location: 1265 S State Street adjacent to W Stetson Avenue (approximately 450 feet west of intersection of S State Street and W Stetson Avenue)
APN: 451-062-036

RECOMMENDED ACTION:

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 16-010** denying CUP 16-003 based on the findings presented in the staff report and resolution.*

6. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 16-003** – A city-initiated ordinance repealing Section 90-6.5 (List of land uses in certain zones) of Chapter 90 (Zoning) of the Hemet Municipal Code to eliminate inconsistencies with other zoning district chapters in the municipal code.

PROJECT APPLICANT INFORMATION:

Applicant: City Initiated
Project Location: Citywide
Planner: Nancy Gutierrez

RECOMMENDED ACTION:

That the Planning Commission:

1. That the Planning Commission adopt **Planning Commission Resolution Bill No. 16-012** recommending APPROVAL of Ordinance Bill No. 16-036 to the City Council.

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.

7. **WORK STUDY: PROPOSED GENERAL PLAN CONSISTENCY ZONING FOR MOBILE HOME PARKS AND TRAVEL TRAILER PARKS (City of Hemet):** Continuation of a City-initiated work study to discuss the appropriate zoning for the City's mobile home parks and travel trailer parks as part of the City's General Plan Consistency Zoning Project.

Applicant: City of Hemet
Location: Citywide
Planner: Nancy Gutierrez

RECOMMENDED ACTION:

1. That the Planning Commission provide comments and direction to staff on identifying the appropriate land use zones to allow for mobile home and travel trailer parks for incorporation into a Zoning Ordinance Amendment.

8. **WORK STUDY: PROPOSED ZONE CHANGE 16-001, TTM 36891 AND TTM 36892 – ELK AND CHAMBERS STREET (River Oaks Ridge, LP):** Work Study to discuss proposed Zone Change from R-3 to R-1-6 on 40.28 acres, and the subdivision of the property into single family lots under proposed TTM 36891 and 36892.

Recommended Action:

Provided for information and discussion purposes only

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 26, May 10, and May 24, 2016 City Council Meetings
 - B. Update regarding the Sun Edison Solar Project
 - C. Update regarding the Downtown Specific Plan Project
- 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. ZOA -15-009 – Single Family Residential Zones
 - B. Work Study for TTM 36929 (NWC of Fruitvale and Kirby)
 - C. GPA 15-001, ZC 15-001, Sanderson Ave. Apartments – Sanderson, North of Devonshire
 - D. CUP-15-007 – Verizon Cell tower (State and Oakland)
 - E. CUP 16-002 – All for Show Car Audio (State & Devonshire)
- 13. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **June 21, 2016 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).