

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



January 7, 2020
6:00 PM
REGULAR MEETING

NOTE: 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: Chairperson Vince Overmyer, Vice Chairperson Jim Ollerton, and Commissioners Tiffany Leaverton, Lori VanArsdale and John Wuerth

Invocation and Flag Salute: Commissioner John Wuerth

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of December 17, 2019.](#)

3. PUBLIC COMMENTS:

Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. 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. Please note that the Commission can take no action on matters that are not part of the posted agenda. The Chairman may apply a time limit of three minutes to each individual addressing the Commission.

PUBLIC HEARING ITEMS

PUBLIC HEARING PROCESS: Each of the Public Hearing Items will be conducted in the following manner:

1. Staff Presentation of the Project
2. Commission Questions of Staff
3. Chairman opens the Public Hearing
4. Comments or presentation by the Applicant
5. Comments from the Public
6. Commission questions of Applicant, Speakers, or Staff
7. Chairman closes the Public Hearing
8. Commission discussion and Action

4. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 19-003 (RESIDENTIAL FENCING):**

A city-initiated ordinance amending Section 90-316 and Subsection 90-386(i) of Chapter 90 (Zoning) of the Hemet Municipal Code to revise the standards for front yard fencing in the single-family and multiple-family residential zones to allow for open-style fencing in the front yard.

Project Applicant Information:

Applicant: City Initiated
Location: Citywide

Project Planner:

Nancy Gutierrez, Consultant Planner

Recommended Action:

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 20-001** finding the project categorically exempt from CEQA and recommending that the City Council APPROVE an ordinance adopting Zoning Ordinance Amendment 19-003 based on the findings outlined therein.

5. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 19-004 (FAMILY DAYCARE HOMES):**

A city-initiated ordinance amending various sections of Chapter 90 (Zoning) of the Hemet Municipal Code to update the definitions for small and large family daycare homes and to permit large family daycare homes in the single-family and multiple-family residential zones pursuant to State Law.

Project Applicant Information:

Applicant: City Initiated
Location: Citywide

Project Planner:

Nancy Gutierrez, Consultant Planner

Recommended Action:

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 20-002** finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance adopting Zoning Ordinance Amendment 19-004 based on the findings outlined therein.

6. **ZONING ORDINANCE AMENDMENT (ZOA) NO. 19-005 (ACCESSORY DWELLING UNITS)**: A city-initiated ordinance amending Sections 90-321 and 90-383 of Chapter 90 (Zoning) of the Hemet Municipal Code to update the regulations for accessory dwelling unit in compliance with State law.

Project Applicant Information:

Applicant: City Initiated
Location: Citywide

Project Planner:

Nancy Gutierrez, Consultant Planner

Recommended Action:

That the Planning Commission:

1. *Approve Planning Commission Resolution Bill No. 20-003 finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance adopting Zoning Ordinance Amendment 19-005 based on the findings outlined therein.*

DEPARTMENT REPORTS

The following items are for information and discussion purposes only. No action is required at this time.

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

8. **COMMUNITY DEVELOPMENT REPORTS:** *Verbal report from Principal Planner Kang*
 - A. Report on actions from the December 10, 2019 City Council Meeting.

9. **PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, request for future agenda items or other matters of Planning interest.*
 - A. Chairperson Overmyer
 - B. Vice Chairperson Ollerton
 - C. Commissioner Leaverton
 - D. Commissioner VanArsdale
 - E. Commissioner Wuerth

10. FUTURE AGENDA ITEMS:

- A. SDR 19-008 Harvard Plaza (Acacia & Harvard)
- B. CUP19-012 ABC License upgrade

11. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **January 21, 2020 at 6:00 P.M.** to be held at the City of Hemet Council Chambers located at 450 E. Latham Avenue, Hemet, California 92543.

AFFIDAVIT OF POSTING: I, Gabriela Hernandez, Planning Commission Secretary for the City of Hemet, declare under penalty of perjury that the foregoing agenda for the January 7, 2020 meeting(s) was posted on December 24, 2019 at City Hall, located at 445 E. Florida Ave, Hemet, CA as well as on the City's website.



Gabriela Hernandez, Planning Commission Secretary

Time: 12:00 p.m.

Meeting Schedule: The Development Review Committee of the City of Hemet regularly meets on Thursday mornings of every week at 9:00 a.m. unless otherwise noticed. Special sessions will be duly noticed as needed

DRC Agendas: Agenda for Regular Meetings are available for public review at City Hall Bulletin Board and in the Planning Division, 445 E. Florida Avenue typically by 4:00 p.m. on the Thursday prior to the meeting, but no later than 72 hours prior to the meeting. Agendas for other Special meetings are made available at least 72 hours prior to the meeting when possible, but no later than 24 hours prior to the meeting.

Use of Equipment: Please contact the Planning Commission Secretary's Office if requesting to use the chamber equipment during public comment or as part of a scheduled presentation, 24 hours prior to the meeting at (951)765-3881.



Notice Regarding Americans with Disabilities Act

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need agenda documents provided in an alternative format, please contact the City Clerk's Office at 756-2689 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made (28CFR 35.102-35.104 ADA Title II)