

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



OCTOBER 15, 2019
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: Chair Vince Overmyer

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of October 1, 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

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4. **EXTENSION OF TIME NO. 19-005 (SDR 14-001 COPENHAGEN):** A request for a one (1) year Extension of Time for a previously approved 40 multi-family development on 3.29 acres (SDR 14-001). The site development review was originally approved on September 16, 2014.

Project Applicant Information:

Applicant: Herron-Rumansoff Architects, Inc. – Russell Rumansoff
Agent: Herron-Rumansoff Architects, Inc. – Russell Rumansoff
Owner: Habib Motlagh
Location: 450 Copenhagen Street
APNs: 448-210-005 thru -014 and -016 thru -018

Project Planner:

H.P. Kang, Principal Planner

Recommended Action:

That the Planning Commission:

1. *Request Applicant's agreement with the updated conditions, and;*
2. ***Approve Planning Commission Resolution Bill No. 19-024 approving Extension of Time No. 19-005 for a one (1) year extension for Site Development Review No. 14-001 subject to the updated Conditions of Approval (Attachment No. 1B, and;***
3. *Direct staff to file a Notice of Exemption for CEQA purposes with the County Clerk.*

5. **EXTENSION OF TIME NO. 19-006 (CUP 06-005 ACACIA GARDENS):** A three (3) year extension of time requested for CUP 06-005 for construction of a 50-unit residential condominium project as the second phase of an existing project, with three story townhomes with garages. The conditional use permit was originally approved on September 16, 2008.

Project Applicant Information:

Applicant: Citadel Community Development – Donise Warren Jackson
Agent: Donise Warren Jackson
Owner: APE Holdings, LLC
Location: 2499 W. Acacia Avenue
APN: 456-141-027

Project Planner:

H.P. Kang, Principal Planner

Recommended Action:

That the Planning Commission:

1. *Request Applicant's agreement with the updated conditions, and;*
2. **Approve Planning Commission Resolution Bill No. 19-025** approving Extension of Time No. 19-006 for a three (3) year extension for Conditional Use Permit No. 06-005 subject to the updated Conditions of Approval (Attachment No. 1B), and ;
3. *Direct staff to file a Notice of Exemption for CEQA purposes with the County Clerk.*

DEPARTMENT REPORTS

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

6. **CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney on items of interest to the Planning Commission.*
7. **COMMUNITY DEVELOPMENT REPORTS:** *Verbal report from Principal Planner Kang*
 - A. Report on actions from the October 8, 2019 City Council Meeting.
8. **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
9. **FUTURE AGENDA ITEMS:**

- A. CUP 19-010 Santiago RV Park Expansion (Gilbert & Oakland)
- B. SDR 19-006 Stoney Mountain (Warren & Esplanade)

10. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **November 5, 2019 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 October 15, 2019 meeting(s) was posted on October 9, 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: 11:10

Meeting Schedule: The Planning Commission of the City of Hemet regularly meets on the first and third Tuesdays of each month at 6:00 p.m. unless otherwise noticed. Special sessions will be duly noticed as needed.

Commission Agendas: Agenda for Regular Meetings are available for public review on the City's website at cityofhemet.org 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)