

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



August 1, 2017
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: Chairman John Gifford, Vice Chairman Vince Overmyer, and Commissioners Jim Ollerton, Tiffany Smith and Greg Vasquez

Invocation and Flag Salute: Commissioner Tiffany Smith

2. APPROVAL OF MINUTES:

- A. [Approval of Minutes for the Planning Commission Meeting of June 6, 2017.](#)
- B. [Approval of Minutes for the Planning Commission Meeting of June 20, 2017.](#)

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

☐ CITY OF HEMET PLANNING COMMISSION MEETING ☐

August 1, 2017

4. **TENTATIVE TRACT NO 35393 SUBSTANTIAL CONFORMANCE DETERMINATION (RANCHO DIAMANTE):** A substantial conformance request for Tentative Tract Map No. 39353 to modify the approved tentative map from 448 residential lots to 440 residential lots; increasing the open space lot count from 8 to 12; the addition of a 1.17 acre private park site and associated modifications to the Conditions of Approval located on the south side of Mustang Way, east of Warren Road and west Fisher Street in the Page Ranch Planned Community Development (PCD 79-93).

PROJECT APPLICANT INFORMATION:

Applicant: Rick Robotta, Benchmark Pacific
Owner: Page/Strata/BP, LLC
Location: Southeast corner of Warren Avenue and Mustang Way
Lot Area: 103.87 acres
Planner: Deanna Elliano, Community Development Director

Recommended action:

1. *That the Planning Commission adopt **Planning Commission Resolution Bill No. 17-030** approving the Substantial Conformance Map for TTM 35393 subject to the modified Conditions of Approval; and,*
2. *Direct staff to file a Notice of Determination with the County Clerk that the project is exempt under CEQA.*

5. **RIVER OAKS PROJECT** A request for Planning Commission review and recommendation to the City Council regarding the following entitlement actions to amend the zoning from R-3 to R-1-6 and subdivide the subject property into two (2) separate maps that will result in a total of 158 single family residential lots on a 40.28 acres located at the southwest and southeast corners of Elk Street and Thornton Avenue.

PROJECT APPLICANT INFORMATION:

Applicant: Blaine Womer – Blaine Womer Civil Engineering
Owner: River Oaks Ridge, L.P.
Location: Southwest and southeast corners of Elk Street and Thornton Avenue
Lot Area: 40.28 acres
Planner: Carole Kendrick, Senior Planner

- A. **ENVIRONMENTAL ASSESSMENT (EA 17-002) FOR THE RIVER OAKS PROJECT:**
Adoption of an Initial Study and Mitigated Negative Declaration prepared to address the environmental effects of zone change from R-3 (Multi-Family Residential) to R-1-6 (Single-Family Residential) on 40 acres of vacant land and the subdivision of the site into 158 single-family residential lots in two subdivisions with a minimum lot size of 6,000 square feet (TTMs 36891 and 36892), pursuant to CEQA Guidelines

Recommended action:

1. That the Planning Commission **APPROVE Planning Commission Resolution Bill No 17-026EA** recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Zone Change 16-001, Tentative Tract Map 36891, and Tentative Tract Map 36892 (River Oaks Ranch), based upon the findings outlined therein.

- B. ZC-16-001 (RIVER OAKS):** A request to rezone 40.28 acres of land located at the southwest and southeast corners of Elk Street and Thornton Avenue from R-3 (Multi-Family Residential) to R-1-6 (Single-Family Residential).

Recommended action:

1. That the Planning Commission **ADOPT Planning Commission Resolution Bill No. 17-027** recommending the City Council adopt Ordinance Bill No. 17-046 approving Zone Change No. 16-001 based on the findings outline in the resolution; and,
2. Direct staff to file a Notice of Determination with the County Clerk for CEQA purposes.

- C. TENTATIVE TRACT MAP 36891 (RIVER OAKS):** A request for Planning Commission review and recommendation to the City Council regarding Tentative Tract Map No. 36891 to subdivide 17.27 acres into 75 single family residential lots with a minimum lot size of 6,000 square feet and four (4) lettered lots located on the southwest corner of Elk Street and Thornton Ave, and consideration of a Mitigated Negative Declaration and Mitigation Monitoring Program regarding the environmental effects of the project pursuant to CEQA.

Recommended action:

1. That the Planning Commission adopt **Planning Commission Resolution Bill No. 17-028** recommending that the City Council approve Tentative Tract Map No. 36891 subject to the Findings and Conditions of Approval; and,
2. Direct staff to file a Notice of Determination with the County Clerk, for CEQA purposes.

- D. TENTATIVE TRACT MAP 36892 (RIVER OAKS):** A request for Planning Commission review and recommendation to the City Council regarding Tentative Tract Map No. 36892 to subdivide 19.14 acres into 83 single family residential lots with a minimum lot size of 6,000 square feet and seven (7) lettered lots located on the southeast corner of Elk Street and Thornton Avenue, and consideration of a Mitigated Negative Declaration and Mitigation Monitoring Program regarding the environmental effects of the project pursuant to CEQA.

Recommended action:

1. That the Planning Commission adopt **Planning Commission Resolution Bill 17-029** recommending that the City Council approve Tentative Tract Map No. 36892 subject to the Findings and Conditions of Approval; and,
2. Direct staff to file a Notice of Determination with the County Clerk, for CEQA purposes.

6. **TENTATIVE TRACT NO. 37087 (CORAMDEO COURT):** A request for Planning Commission review and approval of Tentative Tract Map No. 37087 to subdivide 13.03 acres into 20 single family residential lots with a minimum lot size of 20,000 square feet and one (1) water detention basin located on the north side of Fruitvale Avenue, west of Lyon Avenue and east of Palm Ave, with consideration of a Notice of Determination that the project is consistent with a Negative Declaration that was adopted as part of the previous Tentative Tract Map No. 33424.

PROJECT APPLICANT INFORMATION:

Applicant: Kenneth Phung
Owner: Motlagh Family Trust
Location: North side of Fruitvale Avenue, west of Palm Avenue and east of Lyon Avenue
APN: 444-370-023 and -026
Net Lot Area 13.03 gross acres
Case Planner: Carole Kendrick, Senior Planner

Recommended action:

1. That the Planning Commission **ADOPT Planning Commission Resolution Bill No. 17-025 APPROVING** Tentative Tract Map No. 37087 subject to the Finding and Conditions of Approval, with consideration of a Notice of Determination that the project is consistent with a Negative Declaration that was adopted as part of the previous Tentative Tract Map No. 33424; and,
2. Direct staff to file a Notice of Determination with the County Clerk.

DEPARTMENT REPORTS

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

A. Discussion and reminder on conflicts of interest – Form 700

- 8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Report on actions from the July 25, 2017 City Council Meeting.
 - B. Proposed cancellation of August 15, 2017 Planning Commission Meeting
- 9. PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, request for future agenda items or other matters of Planning interest.*
- A. Chairman Gifford
 - B. Vice Chairman Overmyer
 - C. Commissioner Ollerton
 - D. Commissioner Smith
 - E. Commissioner Vasquez
- 10. FUTURE AGENDA ITEMS:**
- A. CUP 17-001 Gas Mart
 - B. Zoning Map Amendments: Zoning Consistency Project
 - C. ZC 15-002, TTM 36929 BNR Income
 - D. ZC 16-005 and CUP 16-008 Shop and Go
- 11. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **September 5, 2017 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).