

# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



November 7, 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:** Vice Chairman Vince Overmyer

## 2. APPROVAL OF MINUTES:

- A. [Approval of Minutes for the Planning Commission Meeting of September 19, 2017.](#)
- B. [Approval of Minutes for the Planning Commission Meeting of October 17, 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 □  
November 7, 2017

4. **EXTENTION OF TIME NO 17-005 FOR TENTATIVE TRACT MAP NO 34712:** A request for a two (2) year extension of time for a previously approved Tentative Tract Map No. 34712 for the one (1) lot subdivision of 2.52 acres into 40 residential condominium units, located on the south side of Cawston Avenue between Stetson and Thornton Avenues.

**PROJECT APPLICANT INFORMATION:**

Applicant: Eric Day  
Location: South side of Cawston Avenue between Stetson and Thornton Avenues  
Lot Area: 2.52 acres  
Planner: Carole Kendrick, Senior Planner

**Recommended action:**

*That the Planning Commission:*

1. **Approve** Planning Commission Resolution Bill No. 17-035 (Attachment No. 1) approving Extension of Time No. 17-005 for a two (2) year extension for Tentative Tract Map No. 34712 subject to the updated Conditions of Approval (Attachment No. 1B), and;
2. Direct staff to file a Notice of Exemption with the County Clerk.

---

**DISCUSSION ITEMS**

---

5. **SUMMARY UPDATE REGARDING RECENTLY ADOPTED HOUSING LEGISLATION:** Verbal report from Community Development Director Deanna Elliano

**Recommended action:**

1. Provided for Information and discussion purposes only

6. **OVERVIEW REGARDING CONFLICT OF INTEREST AND FORM 700 REQUIREMENTS:** Verbal report from the Assistant City Attorney Tom Jex.

**Recommended action:**

1. Provided for Information and discussion purposes only

---

**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 actions from the October 24, 2017 City Council Meeting.
  - B. Cancellation of Planning Commission Meeting of November 21, 2017.
- 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. ZC 15-002, TTM 36929 BNR Income
  - B. SDR for Hideaway Tract
  - C. SDR for McSweeny Farms Phase 2
  - D. SDR for Peppertree Specific Plan
- 11. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **December 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).