

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



March 6, 2018
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 February 20, 2018](#)

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. **SITE DEVELOPMENT REVIEW NO. 18-001 THE HIDEAWAY:** A request for Planning Commission review and approval of a Site Development Review for the design of 193 single family residential lots within Tract No. 24147-1 and Tract No. 31796, with consideration of a Notice of Determination that the project is consistent with the previously approved Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the subject site. The proposed project is located on the north side of Fruitvale Avenue, west of State Street.

PROJECT APPLICANT INFORMATION:

Applicant: RSI Communities – California, Inc.
Owner: RSI Communities – California, Inc.
Location: North side of Fruitvale Avenue, west of State Street
APN: 439-334-100 thru -008, 439-333-001 thru -035, 439-332-001 thru -019, 439-331-001 thru -042, 439-370-001 thru -025, 439-371-001 thru -019, 439-373-001 thru -031, 439-050-047 and 439-040-012
Site Area: 44.7 Acres
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 18-009** approving SDR 18-001 subject to the Conditions of Approval (Attachment No. 1), and;*
2. *Direct staff to file a Notice of Determination with the County Clerk.*

WORKSTUDY

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

5. **WORKSTUDY FOR TENTATIVE TRACT MAP NO. 36889 AND TENTATIVE TRACT MAP NO. 36890 (RIVER OAKS RANCH):** A Planning Commission work-study session to discuss the proposed subdivision of the property into single family residential lots with a minimum lot size of 5,000 sq. ft., and the appropriate zoning classification.

PROJECT APPLICANT INFORMATION:

Property Owner: Myrna Frame
Applicant: Blaine Womer – Blaine Womer Civil Engineering
Location: Northeast and Northwest corners of Thornton Avenue and Elk Street
Apn: 464-270-003, 004, 008, and 009
Site Area: 28.51 acres
Planner: Deanna Elliano, Community Development Director

Recommended action:

That the Planning Commission:

1. *Receive the Applicant and the Staff's presentations for the project and provide preliminary input regarding questions, comments, or issues to be addressed further in the environmental review and future public hearing process for the project.*

WRITTEN COMMUNICATION

6. **LETTER REQUEST FROM THE PROMISE CHURCH (2010 W. MENLO AVE):** Request for Planning Commission consideration to allow the placement of a recreational vehicle on the property as a residence for an onsite caretaker for security purposes.

Recommended Action:

That the Planning Commission consider the request and provide direction to staff and the applicant regarding the concept and a potential process

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 February 27, 2018 City Council Meeting.
 - B. Planning Commission Terms expiring April 1, 2018
 - C. Proposed 2020 SCAG RTP/SCS and Regional Housing Needs Assessment Program

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. TTM 35352 and TTM 35393 Extension of Time request

- B. Master Sign Program for the Crossroads Shopping Center
- C. City of Hemet General Plan Update Report
- D. Proposed Updates to the Statewide CEQA Guidelines
- E. Proposed Updates to the City's Rental Registration & Inspection Ordinance & Process

11. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **March 20, 2018 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).