

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



March 20, 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 Leaverton and Greg Vasquez

Invocation and Flag Salute: Commissioner Jim Ollerton

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of March 6, 2018](#)

3. PRESENTATION OF CERTIFICATE OF APPRECIATION FOR COMMISSIONER VASQUEZ:

Presentation by Chairman John Gifford

4. 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 ☐

March 20, 2018

5. **EXTENSION OF TIME NO. 18-002 FOR TENTATIVE TRACT MAP NO. 35392 (RANCHO DIAMANTE):** A request for a two (2) year extension of time for previously approved Tentative Tract Map No. 35392 for the subdivision of 48.45 acres into 155 single family residential lots with a minimum lot size of 5,000 square feet and 12 open space lots, located on the north side of Thornton Avenue at Fisher Street in the Page Ranch Planned Community Development (PCD 79-93).

PROJECT APPLICANT INFORMATION:

Applicant: Richard Robotta – Benchmark Pacific
Owner: Page/Strata/BP, LLC c/o Benchmark Pacific
Location: North of Thornton Avenue at Fisher Street
APN: 464-010-008 thru -011, 460-020-005 & -006
Site Area: 48.45 Acres
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 18-011** approving Extension of Time No. 18-002 for a two (2) year extension for Tentative Tract Map No. 35392 subject to the updated Conditions of Approval, and;
2. Direct staff to file a Notice of Determination with the County Clerk.

6. **EXTENSION OF TIME NO. 18-003 FOR TENTATIVE TRACT MAP NO. 35393 (RANCHO DIAMANTE):** A request for a two (2) year extension of time for previously approved Tentative Tract Map No. 35393 for the subdivision of 103.87 acres into 440 single family residential lots with a minimum lot size of 5,000 square feet, one (1) 1.17 acre park site and 12 open space lots, located on the south side of Mustang Way, east of Warren Road and west of Fisher Street in the Page Ranch Planned Community Development (PCD 79-93).

PROJECT APPLICANT INFORMATION:

Applicant: Richard Robotta – Benchmark Pacific
Owner: Page/Strata/BP, LLC c/o Benchmark Pacific
Location: South side of Mustang Way, east of Warren Road and west of Fisher Street
APN: 454-020-013 hr -016 and 460-060-007
Site Area: 103.87 Acres
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 18-012** approving Extension of Time No. 18-003 for a two (2) year extension for Tentative Tract Map No. 35393 subject to the updated Conditions of Approval, 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.*
- 8. COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A.** Report on actions from the March 13, 2018 City Council 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.** Master Sign Program for the Crossroads Shopping Center
B. McHolland CUP 17-004 and TPM 37421
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 **April 3, 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).