



ALERT

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS), THE CITY OF HEMET ENCOURAGES THE PUBLIC TO VIEW THIS PLANNING COMMISSION MEETING ONLINE INSTEAD OF ATTENDING IN PERSON. MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS BEFORE THE COUNCIL, IN LIEU OF ATTENDING IN PERSON, MAY SUBMIT COMMENTS ON OR BEFORE 2:00 PM, TUESDAY, MAY 5, 2020 ONLINE AND VIEW THE MEETING LIVESTREAMED ONLINE AT hemetca.gov/CouncilChamberLive. RESIDENTS MAY ALSO JOIN BY TELECONFERENCE AT THE PHONE NUMBER LISTED ON THE AGENDA.



AGENDA CITY OF HEMET PLANNING COMMISSION REGULAR MEETING MAY 5, 2020

Teleconference Number: (888)585-9008, when prompted dial: 768-176-038, please **mute your phone** when not participating



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).

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: Commissioner Lori VanArsdale

2. **ANNOUNCEMENT OF PLANNING COMMISSION APPOINTMENT BY THE CITY COUNCIL FOR THE 2020-2022 TERM – *Community Development Director Kang***
3. **NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIR FOR 2020-21 – *Community Development Director Kang***
4. **NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR FOR 2020-21 – *Community Development Director Kang***

**** Brief Recess for Reorganization of Commission Members (if needed) ****

5. APPROVAL OF MINUTES:

A. Approval of Minutes for the Planning Commission Meeting of April 7 2020.

6. 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

7. EXTENSION OF TIME NO. 20-001 FOR TENTATIVE TRACT MAP (TTM) 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 10 open space lots, located on the north side of Thornton Avenue on the east and west sides of Fisher Street in the Page Ranch Planned Community Development (PCD 79-93).

Project Applicant Information:

Applicant: Eric Flodine – Strata Equity Group
Property Owner: Page/Strata/BP, LLC
Location: North of Thornton Avenue at Fisher Street
APN: 464-010-008 thru -011, 460-020-005 & -006
Site Area: 48.45 Acres

Project Planner:

Soledad Carrisoza, Acting Assistant Planner

Recommended Action:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 2020-007** approving Extension of Time No. 20-001 for a two (2) year extension for Tentative Tract Map No. 36392 subject to the updated Conditions of Approval.

8. **EXTENSION OF TIME NO. 20-002 FOR TENTATIVE TRACT MAP (TTM) 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: Eric Flodine – Strata Equity Group
 Property Owner: Page/Strata/BP, LLC
 Location: South side of Mustang Way, east of Warren Road and west of Fisher Street
 APN: 454-020-013 thru -016 and 460-060-007
 Site Area: 103.87 Acres

Project Planner:

Soledad Carrisoza, Acting Assistant Planner

Recommended Action:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 2020-008** approving Extension of Time No. 20-002 for a two (2) year extension for Tentative Tract Map No. 36393 subject to the updated Conditions of Approval.

DEPARTMENT REPORTS

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

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

10. COMMUNITY DEVELOPMENT REPORTS: *Verbal report from Community Development Director Kang*

A. Report on actions from the April 14 and 28, 2020 City Council Meetings.

11. 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

12. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **May 19, 2020 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 May 5, 2020 meeting(s) was posted on April 30, 2020 at City Hall, located at 445 E. Florida Ave, Hemet, CA and Council Chambers at 450 E. Latham, Hemet, CA, as well as on the City's website.



Gabriela Hernandez, Planning Commission Secretary

Time: 12:30

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.