



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 19, 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 19, 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: Chairman Vince Overmyer, Vice Chairman John Wuerth, and Commissioners, Tiffany Leaverton, Lori VanArsdale, and Jacob Beamesderfer

Invocation and Flag Salute: Chairman Vince Overmyer

2. ANNOUNCEMENT OF PLANNING COMMISSION APPOINTMENT BY THE CITY COUNCIL FOR THE 2020-2022 TERM – *Community Development Director Kang*

A. Jacob Beamesderfer

3. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of May 5, 2020.](#)

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

5. **SITE DEVELOPMENT REVIEW 20-004 CITRUS POINTE:** A request for Planning Commission review and approval of a Site Development Review for the design of 80 single-family residential homes within Tract No. 31620, Tract No. 31620-1 and Tract No. 25168-1, with consideration of a Notice of Determination that the project is consistent with the previously approved Negative Declaration. The proposed project is located on the north side of Florida Avenue, east of Lake Street.

Project Applicant Information:

Applicant: D.R. Horton – Susan Paradiso
Property Owner: D.R. Horton Los Angeles Holding Company, Inc.
Location: North side of Florida Avenue, east of Lake Street
APN: Tract No. 31620, 31620-1, and 25168-1
Site Area: 20.4 Acres

Project Planner:

Soledad Carrisoza, Acting Assistant Planner

Recommended Action:

That the Planning Commission:

1. *Continue the project to a future date with new advertising for SDR 20-004 with the new date being June 2, 2020.*

6. **SITE DEVELOPMENT REVIEW 20-002 THE LATHAM:** A request for Planning Commission review and approval of a Site Development Review application for the design of a three-story, 120-unit independent living senior apartment facility on 3.31 acres, located on the southerly side of Latham Avenue, east of Lyon Avenue and west of Elk Street in the R-4 zone (Very High Density Residential), with consideration of an environmental exemption pursuant to CEQA Guidelines Section 15332.

Project Applicant Information:

Applicant: U.S. Pacific Capital, Inc. – Eddy Chao
Agent: Russell Rumansoff – Herron and Rumansoff
Location: South side of Latham Avenue, east of Lyon Avenue and west of Elk Street
APN: 442-060-046

Project Planner:

Soledad Carrisoza, Acting Assistant Planner

Recommended Action:

That the Planning Commission:

1. *Continue the project to a future date with new advertising for SDR 20-002 with the new date being June 2, 2020.*

7. **SITE DEVELOPMENT REVIEW 20-001 SEASONS AT MCSWEENEY FARMS:** A request for Planning Commission review and approval of a Site Development Review application for the design review of the 77 single family residential lots within Tract No. 33824-1.

Project Applicant Information:

Applicant: Richmond American Homes
Agent: RJ Hernandez
Location: Southeast corner of McSweeney Parkway and South Village Loop Road in the McSweeney Farms Specific Plan
APN: TTM 33824-1
Site Area: Approximately 18.2 acres

Project Planner:

Monique Alaniz-Flejter, Senior Planner

Recommended Action:

That the Planning Commission:

1. Continue the project to a future date with new advertising for SDR 20-001 with the new date being June 2, 2020.

DEPARTMENT REPORTS

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

8. **CITY ATTORNEY REPORTS:** Verbal report from Assistant City Attorney on items of interest to the Planning Commission.
9. **COMMUNITY DEVELOPMENT REPORTS:** Verbal report from Community Development Director Kang
 - A. Report on actions from the May 12, 2020 City Council Meetings.
 - B. Introduction of Senior Planner Monique Alaniz-Flejter.
10. **PLANNING COMMISSIONER REPORTS:** Commissioner reports on meetings attended, request for future agenda items or other matters of Planning interest.
 - A. Chairman Overmyer
 - B. Vice Chairman Wuerth
 - C. Commissioner Leaverton
 - D. Commissioner VanArsdale
 - E. Commissioner Beamesderfer
11. **FUTURE AGENDA ITEMS:**
 - A. DAA 20-001 Tres Cerritos (NEC Old Warren & Celeste Rd)
 - B. TPM 37794 Girard (885 N Girard)
 - C. EOT20-003 BNR Income (907 N Kirby)
12. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **June 2, 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 was posted 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

Date & Time: 5/14/20 5:00pm

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.