

# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



SEPTEMBER 17, 2019  
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:** Chairperson Vince Overmyer, Vice Chairperson Jim Ollerton, and Commissioners Tiffany Leaverton, Lori VanArsdale and John Wuerth

**Invocation and Flag Salute:** Commissioner Lori VanArsdale

## 2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of August 20, 2019.](#)

## 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

4. **EXTENSION OF TIME 19-003 FOR TTM36891 AND EXTENSION OF TIME 19-004 FOR TTM 36892 (RIVER OAK RIDGE):** Requesting three (3) year extensions of time for Tentative Tract Map 36891 for the subdivision of 17.27 acres into 75 single family residential lots with a minimum lot size of 6,000 square feet. And for Tentative Tract Map 36892 for the subdivision of 19.14 acres into 83 single family residential lots with a minimum lot size of 6,000 square feet.

**Project Applicant Information:**

Applicant: River Oaks Ridge, LP – Myrna Frame  
Property Owner: River Oaks Ridge, LP – Myrna Frame  
Agent: Blaine Womer – Blaine A Womer Civil Engineering  
Location: The Southwest and Southeast corners of Thornton Avenue and Elk Street  
APN: 464-300-001 and 464-312-001 thru 990 and 464-300-002 and 464-311-001 thru 009

**Project Planner:**

Soledad Carrisoza, Planning Technician

**Recommended Action:**

*That the Planning Commission:*

1. ***Approve Planning Commission Resolution Bill No. 19-022 and 19-023 approving Extension of Time No. 19-003 and Extension of Time No. 29-004 for a three (3) year extension for Tentative Tract Map No. 36891 and 36892 subject to the updated Conditions of Approval, and;***
2. *Direct staff to file a Notice of Determination for CEQA purposes with the County Clerk.*

5. **SITE DEVELOPMENT REVIEW NO. 19-001 (MARRIOTT TOWNPLACE SUITES):** A request to construct and operate a 63,173 sq. ft., four (4) story, 93 guest room hotel with outdoor pool and patio on approximately 2.95 acres.

**Project Applicant Information:**

Applicant: Hemet Hospitality Investments, LLC  
Business Owner: Hemet Hospitality Investments, LLC  
Location: East side of Myers Street approximately 600 feet north of Florida Avenue  
APN: 448-120-008

**Project Planner:**

H.P. Kang, Principal Planner

**Recommended Action:**

*That the Planning Commission:*

1. **Adopt Planning Commission Resolution Bill No. 19-021** approving Site Development Review No. 19-001 subject to the Conditions of Approval, and;
2. *Direct staff to file a Notice of Determination for CEQA purposes with the County Clerk.*

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**DEPARTMENT REPORTS**

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

6. **CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney on items of interest to the Planning Commission.*
  
7. **COMMUNITY DEVELOPMENT REPORTS:** *Verbal report from Principal Planner Kang*
  - A. Report on actions from the August 13, 2019 and September 10, 2019 City Council Meetings.
  
8. **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
  
9. **FUTURE AGENDA ITEMS:**
  - A. CUP 19-008 N1 Premium Cars

**10. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **October 1, 2019 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 September 17, 2019 meeting(s) was posted on September 12, 2019 at City Hall, located at 445 E. Florida Ave, Hemet, CA as well as on the City's website.

  
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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](http://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.



**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)