

# PLANNING COMMISSION

## AGENDA REGULAR MEETING OF THE HEMET PLANNING COMMISSION

JULY 21, 2009  
6:00 PM  
City Council Chambers  
450 East Latham Avenue, Hemet CA 92543

**To address the Commission:**

1. Please fill out a Speaker Card located at the table in front, and hand it to the Clerk.
  2. Step forward to the lectern when the Chairman calls your name, or when comments from the public are invited by the Chairman.
  3. State your name, residence address or business address, and city.
  4. Please speak directly into the microphone since the meeting is being digitally recorded.
- ONLY TESTIMONY FROM THE LECTERN WILL BE HEARD BY THE PLANNING COMMISSION AND INCLUDED IN THE RECORD.**

### 1. CALL TO ORDER:

**Roll Call:** Chairman Larry Smith, Vice Chairman John Gifford, and Commissioners Nick Jones, Wiggs Mendoza, and Justin Williams

**Invocation and Flag Salute:** Commissioner Mendoza

### 2. CONSENT CALENDAR:

The Consent Calendar contains items which are routine in nature and will be enacted by one motion, unless an item is removed for discussion by a member of the Commission, staff or the public. If you wish to speak on an item on the **Consent Calendar**, please fill out a Speaker Card prior to the start of the meeting and hand it to the Clerk.

#### A. APPROVAL OF MINUTES

1. May 19, 2009
2. June 16, 2009

### 3. PUBLIC COMMENTS:

Anyone who wishes to address the Commission regarding items **not on the agenda** may do so at this time. Please line up at the lectern when the Chairman asks if there are any communications from the public. When you are recognized, please give your name and address. 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.

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□ CITY OF HEMET PLANNING COMMISSION MEETING □  
JULY 21, 2009

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## WORK STUDY SESSION

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### 4. SPECIFIC PLAN AMENDMENT NO. 06-001 (Tres Cerritos East)

APPLICANT: Corman Leigh Communities / Signal Hill Family Limited Partnership

AGENT: Mel Mercado / Tom Shollin

LOCATION: Northwest corner of Cawston and Devonshire Avenues

PLANNER: Ron Running – (951) 765-2375

DESCRIPTION: A work study session to allow Planning Commission review and input regarding the proposed amendment to the Hemet Valley Country Club Estates Specific Plan (SP 90-09) requesting to modify the eastern 166 acres to develop 144 townhomes, 174 courtyard units, and 468 single-family lots ranging from 3,600 square-feet to 10,000 square-feet.

***Recommended Action(s):***

- 1. Receive Staff Report and applicant presentation***
- 2. Comments and Questions from Commissioners***
- 3. Receive Public Testimony***
- 4. Concluding Comments and possible direction to staff***

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## REPORTS

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### 5. **PLANNING MANAGER ITEMS:**

- A. Report on City Council Actions
- B. New City Hall Hours
- C. General Plan Update Status
- D. Planning News

### 6. **CITY ATTORNEY ITEMS:**

- A. Report on Conflict of Interest Requirements

### 7. **PLANNING COMMISSIONER REPORTS:**

- A. Chairman Smith
- B. Vice Chairman Gifford
- C. Commissioner Jones
- D. Commissioner Mendoza
- E. Commissioner Williams

**8. FUTURE AGENDA ITEMS:**

- A. Woodside Homes – Modifications to Site Development Review, McSweeny Farms
- B. Florida Promenade Specific Plan Amendment and Parcel Map
- C. Marriott Towneplace Suites – Site Development Review
- D. Berean Church – CUP 09-002

- 9. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for **Tuesday, August 4, 2009 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).