

# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



February 4, 2020  
6:00 PM  
REGULAR MEETING

## 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:** Chairman Vince Overmyer

## 2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of January 21, 2020.](#)

## 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. **CONDITIONAL USE PERMIT NO. 19-013 (AT&T PEREGRINE TOWERS 80 FT HIGH WIRELESS TOWER):** A request for Planning Commission consideration of a Conditional Use Permit to construct and operate a 80 foot high mono-pole wireless tower with a 12 panel antennas, 36 remote radio units, one microwave antenna and related at-grade equipment within an 8 foot tall split face block wall enclosure. The proposed enclosure/lease area is 40'x85' (3,400 sq. ft.) on a vacant lot located on the west side of Columbia Street approximately 200 feet from Florida Avenue.

**Project Applicant Information:**

Applicant: Peregrine Towers – on behalf of AT&T  
Agent: Michael Hanna  
Property Owner: Debra A. Green  
Location: Approximately 200' south of the southwest corner of Columbia Street and Florida Avenue  
APNs: 445-290-002

**Project Planner:**

Soledad Carrisoza, Planning Technician

**Recommended Action:**

*That the Planning Commission:*

1. **Adopt Planning Commission Resolution Bill No. 20-004** approving CUP 19-013 subject to the Conditions of Approval (Attachment No. 1) and;
2. *Direct staff to file a Notice of Exemption 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.*

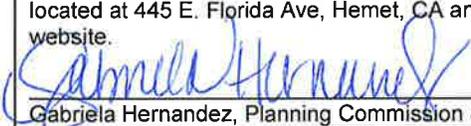
5. **CITY ATTORNEY REPORTS:** *Verbal report from Assistant City Attorney on items of interest to the Planning Commission.*
6. **COMMUNITY DEVELOPMENT REPORTS:** *Verbal report from Community Development Director Kang*
  - A. Report on actions from the January 28, 2020 City Council Meeting.
  - B. Cancellation of February 18, 2020 Planning Commission meeting.

**7. 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

**8. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **March 3, 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 February 4, 2020 meeting(s) was posted on January 31, 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.

  
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Gabriela Hernandez, Planning Commission Secretary

Time: 5:10

**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.



**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).