



AGENDA CITY OF HEMET PLANNING COMMISSION REGULAR MEETING MARCH 3, 2020



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: Vice Chairman Jim Ollerton

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of February 4, 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. **VARIANCE 20-001 AND CONDITIONAL USE PERMIT 19-014 (MENLO WIRELESS TOWER):** A request for Planning Commission consideration of a Variance regarding required distance to residential use and Conditional Use Permit for construction of 75' AT&T wireless facility camouflaged as a multi-branch Eucalyptus tree on a vacant lot located on the north side of Menlo Avenue.

Project Applicant Information:

Applicant: Smartlink for AT&T
Agent: Chris Doheny
Property Owner: Doug Jones
Location: 2160 W. Menlo Avenue
APNs: 444-340-003

Project Planner:

Soledad Carrisoza, Planning Technician

Recommended Action:

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 20-006** Approving CUP 19-014 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.*

5. **CONDITIONAL USE PERMIT (CUP) NO. 19-006 (AT&T WIRELESS FACILITY):** A proposal to install and operate a new 75-foot unmanned mono-eucalyptus wireless facility with 12 antennas, 36 remote radio units, one microwave, one GPS antenna and related equipment on 960 square feet of leasable area at the Spirit of Joy Community Church on a 4.81-acre parcel in the Commercial Office Zone of the Terra Linda Specific Plan.

Project Applicant Information:

Applicant: Smartlink, LLC on behalf of AT&T
Agent: Chris Doheny
Property Owner: Spirit of Joy Community Church
Location: 3216 W. Johnston Avenue
APNs: 456-060-010

Project Planner:

Soledad Carrisoza, Planning Technician

Recommended Action:

That the Planning Commission:

1. *Adopt **Planning Commission Resolution Bill No. 20-005** finding the project categorically exempt from CEQA and Approving Conditional Use Permit 19-006 subject to the Conditions of Approval and;*
2. *Direct staff to file a Notice of Exemption for CEQA purposes with the County Clerk.*

DEPARTMENT REPORTS

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.*
 - A. Planning Commission 101: Overview of California Land Use Law.
7. **COMMUNITY DEVELOPMENT REPORTS:** *Verbal report from Community Development Director Kang*
 - B. Report on actions from the February 11 and 25, 2020 City Council Meetings.
 - C. Cancellation of March 17, 2020 Planning Commission meeting.
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. **ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **April 7, 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 March 3, 2020 meeting(s) was posted on February 27, 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 pm

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.