

PLANNING COMMISSION

WELCOME TO THE *City of Hemet* REGULAR PLANNING COMMISSION MEETING

To address the Commission:

1. Step forward to the lectern when comments from the public are invited by the Chairman.
2. State and spell your name, residence address or business address, and city.
3. 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.

AGENDA

DATE: February 17, 2009 **TIME:** 6:00 p.m.

PLACE: City Council Chambers, 450 East Latham Avenue, Hemet CA 92543

Roll Call: Chairman Bob Duistermars, Vice Chairman Nick Jones, Commissioners Rick Crimeni, Wigsbert Mendoza and Mayzelle Rhoten

Invocation and Flag Salute: Commissioner Crimeni

I. 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, spelling of last name, and address for accurate recording in the minutes.**

II. AMENDMENTS OR ADDITIONS TO THE AGENDA

III. PUBLIC HEARINGS

- A. Project:** CONDITIONAL USE PERMIT NO. 08-017 (METRO PCS @ FIRST PRESBYTERIAN CHURCH)
Applicant: Royal Street Communications for Metro PCS
Agent: Maree Hoeger
Location: 515 E. Kimball Ave.

□ CITY OF HEMET PLANNING COMMISSION MEETING □

February 17, 2009

Planner: Soledad Carrisoza

Description: A request for Planning Commission review and approval of a conditional use permit allowing the construction and operation of a co-located, major, telecommunications facility consisting of six (6) panel antennas on an existing 74 foot high Sprint monopole located at 515 E. Kimball Avenue, with an environmental exemption pursuant to CEQA Guidelines Section 15332.
(Continued from 01-20-09)

Recommended Action(s):

1. **Continue the opened public hearing to the Planning Commission meeting of April 7, 2009.**

B. Project: **CONDITIONAL USE PERMIT NO. 08-020 (METRO PCS @ RAMONA TIRE)**

Applicant: Royal Street Communications for MetroPCS

Agent: Maree Hoeger

Location: 2350 W. Menlo Ave.

Planner: Soledad Carrisoza

Description: A request for Planning Commission review and approval of a conditional use permit allowing the construction and operation of a camouflaged, major, telecommunications facility consisting of a ground mounted approximately sixty (60) foot high monopine tree having top of pole antennas with appurtenant cabinets and small global positioning antennas inside a masonry 600 square-foot enclosure located at 2350 W Menlo Avenue, and an environmental exemption pursuant to CEQA Guidelines Section 15332.
(Continued from 01-20-09)

Recommended Action(s):

1. **Continue the opened public hearing to the Planning Commission meeting of April 7, 2009.**

C. Project: **CONDITIONAL USE PERMIT NO. 08-008 (MEADOWBROOK EXPANSION)**

Applicant: JohnRe Care, LLC DBA Meadowbrook Health Care Center

Agent: Ray Clark – C.E.M.C.

Location: 461 E. Johnston Ave.

Planner: Carole Kendrick

Description: A request for Planning Commission review and approval of a conditional use permit allowing the construction and operation of a 26,688 square-foot addition to an existing 34,899 square-foot skilled nursing facility, the demolition of 3,545 square-feet of building area and the addition of 32 parking spaces with associated landscaping on a 3.85-acre site, including finding that the project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 (In-Fill Development).

Recommended Action(s):

1. Adopt Planning Commission Resolution Bill No. 09-002, entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 08-008 FOR THE CONSTRUCTION OF A 26,688 SQUARE FOOT ADDITION TO AN EXISTING 34,899 SQUARE FOOT SKILLED NURSING FACILITY, THE DEMOLITION OF 3,545 SQUARE FEET OF BUILDING AREA AND THE ADDITION OF 32 PARKING SPACES WITH ASSOCIATED LANDSCAPING ON A 3.85 ACRE SITE, LOCATED AT 461 E. JOHNSTON AVENUE (APN’S: 446-300-009 & 446-300-010).”

IV. WORK STUDY

A. CONDITIONAL USE PERMIT NO. 08-016 (T-MOBILE @ HEMET PLAZA)

A work study session to allow the Planning Commission to review and provide input regarding a proposed ground mounted telecommunication facility and associated equipment, consisting of a 55’ pole camouflaged as a palm tree and equipment located to the rear of an existing shopping center on the southwest corner of Florida Avenue and Yale Street at 2015 E. Florida Avenue (Applicant: Omnipoint Communications; Project Planner: Carole Kendrick)

B. CONDITIONAL USE PERMIT NO. 08-019 (VERIZON WIRELESS @ SOUTHERN BAPTIST CHURCH)

A work study session to allow the Planning Commission to review and provide input regarding a proposed ground mounted telecommunication facility and associated equipment consisting of a 70’ pole camouflaged as a monopine and a 30’ x 30’ leased area, equipment area screened by a chain link fence located on the south side of Esplanade Avenue, west of Kirby Street and east of Lyon Avenue (Applicant: Robert McCormick – Verizon Wireless; Planner: Carole Kendrick)

V. CONSENT CALENDAR

A. RESOLUTION OF DENIAL FOR EXTENSION OF TIME NO. 08-008 FOR SITE DEVELOPMENT REVIEW NO. 06-017 (LOS OLIVOS)

B. APPROVAL OF MINUTES

1. February 3, 2009

VI. PLANNING DIRECTOR ITEMS

A. UPDATE REGARDING CITY COUNCIL DECISION ON CHANGE TO PLANNING COMMISSION MEETING TIME

VII. PLANNING COMMISSION COMMENTS

VIII. FUTURE AGENDA ITEMS

- IX. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, March 3, 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.

Note: 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.