

AGENDA

REGULAR MEETING OF THE HEMET PLANNING COMMISSION

**APRIL 7, 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: John Gifford, Nick Jones, Wiggs Mendoza, Larry Smith and Justin Williams

Invocation and Flag Salute: Commissioner Mendoza

2. INTRODUCTIONS

A. New Interim Planning Manager Deanna Elliano

B. New Commissioners John Gifford, Larry Smith And Justin Williams

3. OATHS OF OFFICE

A. John Gifford

B. Larry Smith

C. Justin Williams

4. ELECTION OF CHAIRMAN & VICE CHAIRMAN

A. Nominations and election for the position of Chairman of the Planning Commission

B. Nominations and election for the position of Vice-Chair of the Planning Commission

5. **AMENDMENTS OR ADDITIONS TO THE AGENDA**

6. **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:** None
- B. **Receive and File:** Background report regarding Wireless Communication Facilities

7. **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.*

8. **PUBLIC HEARINGS: CONTINUED**

- A. **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 major telecommunications facility consisting of a ground mounted approximately sixty (60) foot high monopine tree and accessory equipment at 2350 W Menlo Avenue, and an environmental exemption pursuant to CEQA Guidelines Section 15332.
(Continued from 02-17-09)

Recommended Action(s):

1. **Continue the opened public hearing to the Planning Commission meeting of May 5, 2009.**

B. 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.

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 02-17-09)

Recommended Action(s):

1. *Adopt Planning Commission Resolution Bill No. 08-075, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA **APPROVING CONDITIONAL USE PERMIT NO. 08-017 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 (APN: 443-291-014 & 026)."***

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

Applicant: JohnRe Care, LLC DBA Meadowbrook Health Care Center and Senior Living

Location: Southwest corner of Buena Vista Street and Johnston Avenue

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 skilled nursing facility, the demolition of 3,545 square-feet of building area and the addition of 32 parking spaces on a 3.85-acre site, including a finding that the project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 (In-fill Development)

(Continued from 02-17-09)

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)."***

9. PUBLIC HEARINGS – NEW

A. Project: CONDITIONAL USE PERMIT NO. 08-016 (Omnipoint/T-Mobile)

Applicant: Hemet Plaza, LLC

Agent: Omnipoint Communications, Inc.

Location: 2015 East Florida Avenue

Planner: Carole Kendrick

Description: A request for Planning Commission review and approval of a proposed ground mounted wireless facility and associated equipment, consisting of a 55' pole camouflaged as a palm tree located to the rear of an existing shopping center on the southwest corner of Florida Avenue and Yale Street.

Recommended Action(s):

1. *Adopt Planning Commission Resolution Bill No. 09-005, entitled: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HEMET, CALIFORNIA DENYING CONDITIONAL USE PERMIT NO. 08-016 FOR THE CONSTRUCTION AND OPERATION OF A GROUND MOUNTED WIRELESS FACILITY AND ASSOCIATED EQUIPMENT, CONSISTING OF A 55 FOOT POLE CAMOUFLAGED AS A PALM TREE AND EQUIPMENT LOCATED ON THE SOUTHWEST CORNER OF FLORIDA AND YALE AVENUES (APN 445-280-039)."*

10. PLANNING COMMISSION WORK STUDY

A. CONDITIONAL USE PERMIT NO. 09-001 (REPLANET)

A work study session to allow the Planning Commission to review and provide input regarding the installation of a prefabricated recycling kiosk collection facility, located at the southwest corner of Florida & Lyon Avenues in the Fresh & Easy Shopping Center. (Applicant: Tomra Pacific, Inc.; Planner: Carole Kendrick)

11. PLANNING MANAGER ITEMS

- A. Formation of a General Plan Advisory Committee
- B. WRCOG Planning Directors Advisory Committee Update
- C. Future Training Session for all City Commissioners
- D. Revisions to the Staff Report Format

12. MATTERS RAISED BY THE PLANNING COMMISSION

13. FUTURE AGENDA ITEMS

- A. Potential Work Study Items
- B. Potential City Attorney Presentations

- 14. ADJOURNMENT:** To the regular meeting of the City of Hemet Planning Commission scheduled for ***Tuesday, April 21, 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 I 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).