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**CITY OF HEMET
PLANNING COMMISSION
MEETING MINUTES**

DATE: April 7, 2009

CALLED TO ORDER: 6:00 P.M.

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

1. CALL TO ORDER

Present: Larry Smith, John Gifford, Wigs Mendoza and Justin Williams

Absent: Nick Jones

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

City Planner Running welcomed the new Planning Commissioners, John Gifford, Larry Smith and Justin Williams and introduced the City's Interim Planning Manager Deanna Elliano, a former City of Corona Planning Director and private consultant, who then gave a brief background of each of the new Commissioners as follows:

John Gifford, with a background of 25 years experience in the areas of Environmental and Land Use Planning and regulatory compliance, is currently employed at RBF, a planning and engineering firm, serving as Vice President of the Environmental Services Division.

Larry Smith is currently sales manager for Pacific Aggregates, but previously owner of a retail business and landscape construction company, with a rich background in sales and marketing with local and national firms.

Justin Williams, an employee of the County of Riverside Sheriff's Department and active in organizations such as Boy Scouts and Little League, brings knowledge of law enforcement and how projects can be designed to enhance public safety and defensible space.

1 **3. OATHS OF OFFICE**

- 2
- 3 A. John Gifford
- 4 B. Larry Smith
- 5 C. Justin Williams
- 6

7 Minutes Secretary Judith Gillespie administered the Oath of Office to Commissioners
8 Gifford, Smith and Williams.

9
10
11 **4. ELECTION OF CHAIRMAN & VICE CHAIRMAN**

12
13 **A. Nominations and election for the position of Chairman of the Planning**
14 **Commission**

15
16 Deputy City Attorney Tom Jex called for nominations for the position of Planning
17 Commission Chairman and gave instructions for proceeding with the election.

18
19 It was MOVED by Commissioner Gifford and SECONDED by Commissioner Williams to
20 nominate Commissioner Smith for the position of Chairman.

21
22 The MOTION was carried by the following vote:

- 23
- 24 AYES: Commissioners Gifford, Mendoza, Smith and Williams
- 25 NOES: None
- 26 ABSTAIN: None
- 27 ABSENT: Commissioner Jones
- 28

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

31
32 Chairman Smith requested nominations for Vice Chairman.

33
34 It was MOVED by Commissioner Williams and SECONDED by Chairman Smith to
35 nominate Commissioner Gifford for the position of Vice Chairman.

36
37 The MOTION was carried by the following vote:

- 38
- 39 AYES: Chairman Smith and Commissioners Gifford, Mendoza and Williams
- 40 NOES: None
- 41 ABSTAIN: None
- 42 ABSENT: Commissioner Jones
- 43

44
45 **5. AMENDMENTS OF ADDITIONS TO THE AGENDA**

46
47 None noted.

1 **6. CONSENT CALENDAR**

2 **A. Approval of Minutes: None**

3 **B. Receive and File: Background report regarding Wireless**
4 **Communication Facilities.**

5
6
7 It was MOVED by Vice Chairman Gifford and SECONDED by Commissioner Williams
8 to approve the consent calendar as presented.

9
10 The MOTION was carried by the following vote:

11
12 **AYES:** Chairman Smith, Vice Chairman Gifford and Commissioners Mendoza &
13 Williams

14 **NOES:** None

15 **ABSTAIN:** None

16 **ABSENT:** Commissioner Jones

17
18
19 **7. PUBLIC COMMENTS**

20 There were no members of the public who wished to address the Commission.

21
22
23
24 **8. PUBLIC HEARINGS: CONTINUED**

25
26 **A. Project:** CONDITIONAL USE PERMIT NO. 08-020 (METRO PCS @
27 RAMONA TIRE)

28 **Applicant:** Royal Street Communications for MetroPCS

29 **Agent:** Maree Hoeger

30 **Location:** 2350 W. Menlo Ave.

31 **Planner:** Soledad Carrisoza

32 **Description:** A request for Planning Commission review and approval of a
33 Conditional Use Permit allowing the construction and operation
34 of a major telecommunications facility consisting of a ground
35 mounted approximately sixty (60) foot high monopine tree and
36 accessory equipment at 2350 W Menlo Avenue, and an
37 environmental exemption pursuant to CEQA Guidelines Section
38 15332.

39 *(Continued from 02-17-09)*

40
41
42 Planning Technician Soledad Carrisoza advised the Commission that the applicant was
43 requesting a continuance to the May 5, 2009 meeting to allow time to investigate a new
44 co-location site.

45
46 Commissioner Mendoza asked how many times the request could be continued before
47 it was dismissed.

48
49 Interim Planning Manager Elliano informed him that there is enough time for the
50 streamlining act to allow the continuance. She also notified the Commission that there
are two letters to be entered into the record – one from Bertha Pressburger and a

1 petition from the residents in the vicinity of the site, which would also be passed to the
2 applicant.

3
4 Public comments were solicited by Chairman Smith.

5
6 Bertha Pressburger – 2329 San Pedro Ave., Hemet, California: commented regarding
7 the Planning Commission's role in limiting the size of the cell tower.

8
9 It was MOVED by Chairman Smith and SECONDED by Commissioner Williams to
10 continue the public hearing of Conditional Use Permit No. 08-020 to the Planning
11 Commission meeting of May 5, 2009.

12
13 The MOTION was carried by the following vote:

14
15 AYES: Chairman Smith, Vice Chairman Gifford and Commissioners Mendoza and
16 Williams
17 NOES: None
18 ABSTAIN: None
19 ABSENT: Commissioner Jones

20
21 **B. Project:** CONDITIONAL USE PERMIT NO. 08-017 (METRO PCS @
22 FIRST PRESBYTERIAN CHURCH)

23 **Applicant:** Royal Street Communications for Metro PCS

24 **Agent:** Maree Hoeger

25 **Location:** 515 E. Kimball Ave.

26 **Planner:** Soledad Carrisoza

27 **Description:** A request for Planning Commission review and approval of a
28 Conditional Use Permit allowing the construction and operation
29 of a co-located, major, telecommunications facility consisting of
30 six (6) panel antennas on an existing 74 foot high Sprint
31 monopole located at 515 E. Kimball Avenue, with an
32 environmental exemption pursuant to CEQA Guidelines Section
33 15332.

34
35 *(Continued from 02-17-09)*

36
37 Planning Technician Carrisoza initiated the staff report with a PowerPoint presentation
38 and recommended approval of the Conditional Use Permit.

39
40 Public comments were solicited by Chairman Smith.

41
42 Maree Hoeger approached the lectern as an Agent for the Applicant and advised the
43 Commission that they had been working with Sprint on enhancing the appearance of
44 the existing antennas, but that Sprint had decided that it was not in their best interest to
45 modify their antenna array since this tower had been approved by the Commission in
46 1998 without stealthing requirements, and because if reduced, the capacity would be
47 lowered and would result in blocked calls, busy signals, or inability to access the
48 network. This, in essence, would increase their need to expand to another location in
49 the immediate area.
50

1 Ms. Hoeger also stated that Royal Street Communications, the applicant, was improving
2 the appearance via enclosures, installation of landscaping, and elimination of an
3 existing microwave dish.

4 When asked by Chairman Smith if adding the antennas would increase the footprint of
5 the ground equipment, Ms. Hoeger responded that the space was existing and the
6 equipment would be on the opposite side of the tower as Sprint's, which would shift the
7 fencing five feet and would line up with the existing property line walls to the north.

8
9 Russell Rumansoff – 530 St. John's Place, Hemet, California: requested that the
10 Commission deny the application on the basis that its expansion would not be
11 compatible with plans for the Downtown and that it was a non-conforming structure in a
12 2009 environment.

13
14 Ms. Hoeger pointed out that Sprint was eliminating the microwave dish and Royal Street
15 had provided a written statement that they would not add or request a dish. She also, in
16 response to Chairman Smith's query concerning future technology, stated that
17 technology was constantly evolving and has increased the need for these facilities with
18 the evolution of texting, internet usage, etc.

19
20 Vice Chairman Gifford asked if Sprint was concerned that this addition would limit their
21 capacity, to which Ms. Hoeger responded that the tower owner was Crown Castle and
22 Sprint was only concerned about capacity, and that if it were cut the service provisions
23 would be affected.

24
25 Commissioner Williams asked if the item would come back to the Commission if and
26 when the antenna needed replacement.

27
28 Interim Planning Manager Elliano responded that at that time it would come back for a
29 Conditional Use Permit (CUP) review and modification and a change could then be
30 made to implement the goals of the City.

31
32 Deputy City Attorney Jex added that the impact was low, so the conditions that could be
33 placed on the CUP would likewise be low.

34
35 It was MOVED by Vice Chairman Gifford and SECONDED by Commissioner Williams
36 to adopt *Planning Commission Resolution Bill No. 08-075* approving Conditional Use
37 Permit No. 08-017 as presented.

38
39 The MOTION was carried by the following vote:

40
41 AYES: Chairman Smith, Vice Chairman Gifford and Commissioners Mendoza and
42 Williams

43 NOES: None

44 ABSTAIN: None

45 ABSENT: Commissioner Jones

46
47 ***Planning Commission Resolution No. 09-010.***

- 1 **C. Project:** **CONDITIONAL USE PERMIT NO. 08-008 (Meadowbrook)**
2 **Applicant:** JohnRe Care, LLC DBA Meadowbrook Health Care Center and
3 Senior Living
4 **Location:** Southwest corner of Buena Vista Street and Johnston Avenue
5 **Planner:** Carole Kendrick
6 **Description:** A request for Planning Commission review and approval of a
7 Conditional Use Permit allowing the construction and operation
8 of a 26,688 square-foot addition to an existing skilled nursing
9 facility, the demolition of 3,545 square-feet of building area and
10 the addition of 32 parking spaces on a 3.85-acre site, including
11 a finding that the project is exempt from the California
12 Environmental Quality Act under CEQA Guidelines Section
13 15332 (In-fill Development)
14 ***(Continued from 02-17-09)***

15
16 Assistant Planner Carole Kendrick initiated the staff report with a PowerPoint
17 presentation. She indicated that at the previous meeting the Commission had
18 requested an arborist report regarding mature landscaping on-site.
19

20 Commissioner Mendoza commented that he felt the arborist's report, as currently
21 presented, was insufficient and too generalized, indicating 85 percent of the trees as
22 being in decline or extinct.
23

24 Chairman Smith offered his conclusion that after his inspection of the site he felt it was
25 time for some items to come out because of overgrowth and over-trimming.
26

27 Property owner Johnny Siche indicated a willingness to comply with the imposed
28 conditions, but requested approval of the project due to some other governmental
29 issues.
30

31 Interim Planning Manager Elliano and Assistant Planner Kendrick explained the removal
32 and replacement ratios. Ms. Kendrick also explained the modified Condition of
33 Approval Nos. 24-F and 24-G.
34

35 Commissioner Mendoza asked that a condition be imposed on the submittal of a
36 detailed arborist's report.
37

38 Planning Manager Elliano clarified wording for an additional condition:

39
40 ***"A detailed arborist's report shall be submitted prior to***
41 ***issuance of building permits and shall enumerate and***
42 ***describe all species and sizes of trees that will be***
43 ***removed as a result of the project."***
44

45 It was MOVED by Commissioner Williams and SECONDED by Commissioner
46 Mendoza to adopt *Planning Commission Resolution Bill No. 09-002* approving
47 Conditional Use Permit No. 08-008 as amended.
48
49
50

1 The MOTION was carried by the following vote:

2
3 AYES: Chairman Smith, Vice Chairman Gifford and Commissioners Mendoza &
4 Williams
5 NOES: None
6 ABSTAIN: None
7 ABSENT: Commissioner Jones

8
9 ***Planning Commission Resolution No. 09-011.***

10
11
12 **9. PUBLIC HEARINGS – NEW**

13
14 **A. Project: CONDITIONAL USE PERMIT NO. 08-016 (Omnipoint/T-Mobile)**

15 **Applicant:** Hemet Plaza, LLC

16 **Agent:** Omnipoint Communications, Inc.

17 **Location:** 2015 East Florida Avenue

18 **Planner:** Carole Kendrick

19 **Description:** A request for Planning Commission review and approval of a
20 proposed ground mounted wireless facility and associated
21 equipment, consisting of a 55' pole camouflaged as a palm tree
22 located to the rear of an existing shopping center on the
23 southwest corner of Florida Avenue and Yale Street.
24

25
26 Assistant Planner Kendrick initiated the staff report with a PowerPoint presentation, and
27 recommended denial of the project based on the facility's proximity to residential
28 development with no written documentation having been provided by the applicant
29 regarding the lack of alternative sites. She responded to questions from Chairman
30 Smith and Commissioner Williams regarding Hemet Valley Hospital and the code
31 requirements.
32

33 Chairman Smith opened the public hearing.

34
35 Tim Miller, representing T-Mobile, pointed out that the code says "*should not*", rather
36 than "*shall not*", leaving the Commission leeway.
37

38
39 Commissioner Mendoza expressed his opinion that the matter would be better off if it
40 were taken to the City Council to amend the code rather than setting a precedence at
41 this time, which is not the Commission's role.
42

43 In response to Vice Chairman Gifford's query concerning the optimal site for the facility,
44 Mr. Miller stated that the hospital would be the optimal site and that there had been an
45 exhaustive search for other sites, without any interest being expressed by the property
46 owners.
47

48
49 Chairman Smith closed the public hearing and asked for clarification from Deputy City
50 Attorney Jex as to what "*should*" means in the City Code.

1 Deputy City Attorney Jex indicated that it gave the Commission discretion.
2

3 It was MOVED by Commissioner Mendoza and SECONDED by Commissioner Gifford
4 to adopt *Planning Commission Resolution Bill No. 09-005* denying Conditional Use
5 Permit No. 08-016.
6

7 The MOTION was carried by the following vote:
8

9
10 AYES: Chairman Smith, Vice Chairman Gifford and Commissioners Mendoza &
11 Williams
12 NOES: None
13 ABSTAIN: None
14 ABSENT: Commissioner Jones
15

16 ***Planning Commission Resolution Bill No. 09-012.***
17

18 **10. PLANNING COMMISSION WORK STUDY**

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

20
21 A work study session to allow the Planning Commission to review and provide
22 input regarding the installation of a prefabricated recycling kiosk collection
23 facility, located at the southwest corner of Florida & Lyon Avenues in the
24 Fresh & Easy Shopping Center. (Applicant: Tomra Pacific, Inc.; Planner:
25 Carole Kendrick)
26

27
28 The staff report was presented by Assistant Planner Carole Kendrick, who provided
29 various details regarding the project, outlining concerns expressed by staff pertaining to
30 the location of the facility, lighting, security, noise, and lack of a current voucher system.
31

32 Vice Chairman Gifford inquired regarding problems with the facility at the former site in
33 the Albertson's shopping center.
34

35 Joe Perez, representing the applicant, explained that they had not wanted to invest in
36 cameras, lighting and etc., because they had been notified that the Albertson's store
37 was closing.
38

39 Police Sergeant Randy Young advised that the new location would be difficult to patrol
40 because of low visibility, with a mobile home park to the south that included a wall which
41 could be easily jumped, and an area where the handling of cash would be risky. He
42 indicated that the Police Department would prefer a location with more visibility to act as
43 a psychological deterrent.
44

45 Chairman Smith asked about the time frame that would be required if the applicant were
46 asked to relocate the facility.
47

48 Assistant Planner Kendrick indicated that the review period for a relocation, if there
49 were one, would take a minimum of two months.
50

1 City Planner Running noted that the up-front location had multiple owners and might
2 prove to be problematic.

3
4 The work study session was concluded.

5 6 7 **11. PLANNING MANAGER ITEMS**

8 9 **A. Formation of a General Plan Advisory Committee**

10
11 Interim Planning Manager Elliano reported that Chairman Smith and Vice Chairman
12 Gifford had been selected to serve on the General Plan Advisory Committee, which will
13 be comprised of 15 members, and which will begin meeting on April 23rd and continuing
14 through the month of July.
15

16 17 **B. WRCOG Planning Directors Advisory Committee Update**

18
19 Interim Planning Manger Elliano, who serves on the WRCOG, updated the Commission
20 on several items of interest to the City:
21

- 22 • What the State will require regarding conformance with AB-32, the
23 greenhouse gas initiative, and how that will change CEQA requirements
- 24 • The possibility of an update to the landscape water-efficiency ordinances
25 because of a model ordinance update
26

27 28 **C. Future Training Session for all City Commissioners**

29
30 Interim Planning Manager Elliano advised the Commission that City Manager Len Wood
31 would be scheduling a training session for all City Boards and Commissions, and that
32 Planning Commissioner attendance was requested.
33

34 35 **D. Revisions to the Staff Report Format**

36 Interim Planning Manager Elliano reported that because of current staff report
37 redundancy and length, an effort was in process to streamline the report and make it
38 more concise and user-friendly to the Commission and the public. Suggestions were
39 invited.
40
41
42

43 44 **12. MATTERS RAISED BY THE PLANNING COMMISSION**

45
46 Vice Chairman Gifford asked if the proposed medical center and plaza that were
47 proposed for the old Wal-Mart location had been reviewed by the Planning Commission
48 already.
49
50

1 Interim Planning Manager Elliano informed him that they were expecting a CUP
2 application submittal within the next week and that the current Commission would be
3 reviewing the project in its entirety.
4

5 Chairman Smith expressed appreciation for the PowerPoint presentations and the effort
6 to modernize.
7

8
9 **13. FUTURE AGENDA ITEMS**

- 10
11
12 1. Potential Work Study Items
13 2. Potential City Attorney Presentations
14

15 Interim Planning Manager Elliano informed the Commission that there were no public
16 hearings scheduled for the April 21st meeting, but that were work study discussion items
17 to be considered, including a CUP for the Berean Church, major future projects and
18 plans, and City Attorney items such as the Brown Act and conflict of interest issues.
19

20 Commissioner Mendoza and Chairman Smith suggested more information on cell tower
21 issues be addressed with greener methods for camouflaging them, stealth
22 opportunities, new technology, advanced products, and other options for the
23 Commission to consider when dealing with these issues.
24

25
26
27 **14. ADJOURNMENT**
28

29 It was the consensus of the Planning Commission that the meeting be adjourned at 8:22
30 p.m. to the regular meeting of the City of Hemet Planning Commission scheduled for
31 **Tuesday, April 21, 2009 at 6:00 p.m.** to be held at the City of Hemet Council
32 Chambers located at 450 E. Latham Avenue, Hemet, California 92543
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38
39 
40 _____
41 Larry Smith, Chairman
42 Hemet Planning Commission

43 ATTEST:
44
45

46 
47 _____
48 Nancie Shaw, Records Secretary
49 Hemet Planning Commission
50