

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



January 16, 2018
6:00 PM
REGULAR MEETING

NOTE: If you wish to make a statement regarding any item on the agenda, please complete a Speaker Card and hand it to the clerk. When the Chairman calls for comments from the public on the item you wish to address, step forward to the lectern and state your name and address. **Only testimony given from the lectern will be heard by the Planning Commission and included in the record.**

1. CALL TO ORDER:

Roll Call: Chairman John Gifford, Vice Chairman Vince Overmyer, and Commissioners Jim Ollerton, Tiffany Smith and Greg Vasquez

Invocation and Flag Salute: Commissioner Tiffany Smith

2. APPROVAL OF MINUTES:

- A. [Approval of Minutes for the Planning Commission Meeting of September 19, 2017](#)
- B. [Approval of Minutes for the Planning Commission Meeting of October 17, 2017](#)
- C. [Approval of Minutes for the Planning Commission Meeting of November 7, 2017](#)
- D. [Approval of Minutes for the Planning Commission Meeting of December 19, 2017](#)

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

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4. **CONDITIONAL USE PERMIT 17-003 AT&T AT HUSD:** A Conditional Use Permit requesting the construction and operation of a 60' foot tall camouflaged monopine wireless telecommunication facility (cell tower) and associated equipment consisting of 12 panel antennas, 24 remote radio units, one (1) GPS, on (1) microwave antenna and one (1) emergency generator located on a 760 square foot leased area located at 435 South Lyon Avenue, with consideration of a Categorical Exemption from provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 Class 3(c); (New Construction or Conversion of Small Structures).

PROJECT APPLICANT INFORMATION:

Applicant: Smartlink LLC, on behalf of AT&T
Owner: Hemet Unified School District
Location: 435 S Lyon Avenue
APN: 456-140-009
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. *Open the Public Hearing and take public testimony regarding Conditional Use Permit No. 17-003; and*
2. *Continue the project to the February 20, 2018 Planning Commission meeting.*

5. **ZONING ORDINANCE AMENDMENT 17-008 MOBILE HOME PARKS:** A city-initiated ordinance amending Article XX, Article XXIII, and Section 90-893 of Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code as associated with zoning requirements and application procedures for mobile home parks and travel trailer parks.

PROJECT APPLICANT INFORMATION:

Applicant: City Initiated
Location: Citywide
Planner: Nancy Gutierrez, Project Planner

Recommended action:

That the Planning Commission:

1. **Approve** *Planning Commission Resolution Bill No. 18-002 finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance Bill No. 18-002 adopting Zoning Ordinance Amendment 17-008 based on the findings outlined therein, and;*
2. *Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.*

6. **ZONING ORDINANCE AMENDMENT 17-007** : A city-initiated ordinance amending Article XXVI (Commercial Zones) and updating other associated sections of Chapter 90 (Zoning Ordinance) of the Hemet Municipal Code to update the definition and permit requirements for thrift stores, secondhand stores, pawn shops, and other resale businesses.

PROJECT APPLICANT INFORMATION:

Applicant: City Initiated
Location: Citywide
Planner: Nancy Gutierrez, Project Planner

Recommended action:

That the Planning Commission:

1. **Adopt Planning Commission Resolution Bill No. 18-001** finding the project categorically exempt from CEQA and recommending that the City Council APPROVE Ordinance Bill No. 18-001 adopting Zoning Ordinance Amendment 17-007 based on the findings outlined therein; and
2. Direct staff to file a Notice of Exemption with the County Clerk for CEQA purposes.

DISCUSSION ITEMS

7. **UPDATE REGARDING THE STATUS OF CANNABIS REGULATION:** Overview of the existing regulatory and enforcement environment in the State, the City of Hemet, and surrounding cities regarding cannabis businesses, including recent voter initiatives. *Verbal report from Community Development Director Deanna Elliano and Assistant City Attorney Erica Vega*

Recommended action:

1. *Information and discussion item*

DEPARTMENT REPORTS

8. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
9. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Report on actions from the January 9, 2018 City Council Meeting.
 - B. Report on Proposed Updates to the City's Rental Registration & Inspection Ordinance & Process

- 10. PLANNING COMMISSIONER REPORTS:** *Commissioner reports on meetings attended, request for future agenda items or other matters of Planning interest.*
- A. Chairman Gifford
 - B. Vice Chairman Overmyer
 - C. Commissioner Ollerton
 - D. Commissioner Smith
 - E. Commissioner Vasquez
- 11. FUTURE AGENDA ITEMS:**
- A. ZC 15-002, TTM 36929 BNR Income
 - B. Housing Legislation Update
 - C. CUP 17-006: Trampoline Park
 - D. CUP 17-003: AT&T Cell tower
 - E. Extension of Time for TTM 34751 (Sante Fe Place)
 - F. City of Hemet General Plan Update Report
 - G. Proposed Updates to the Statewide CEQA Guidelines
 - H. Proposed 2020 SCAG RTP/SCS and Regional Housing Needs Assessment Program
- 12. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **February 6, 2018 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 in 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).