

CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS
450 EAST LATHAM AVENUE
HEMET, CA 92543



February 20, 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: Chairman John Gifford

2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of February 6, 2018](#)

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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February 20, 2018

4. **CONDITIONAL USE PERMIT 17-003 AT&T AT HUSD:** A Conditional Use Permit for the construction and operation of a 60' foot tall camouflaged monopine wireless telecommunication facility (cell tower) and associated equipment on a 760 square foot leased area 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: Hemet Unified School District
Owner: Hemet Unified School District
Operator: AT&T Wireless
Location: 435 S Lyon Avenue
APN: 456-140-009
Planner: Carole Kendrick, Senior Planner

Recommended action:

That the Planning Commission:

1. Adopt **Planning Commission Resolution Bill No. 18-003** approving CUP 17-003 subject to the Conditions of Approval (Attachment No. 1), and;
2. Direct staff to file a Notice of Exemption with the County Clerk.

5. **ZONE CHANGE 15-002 AND TENTATIVE TRACT MAP NO. 36929 (BNR INCOME):** A Zone Change from Single Family Residential (R-1-7.2) to Single Family Residential (R-1-6) and Tentative Tract Map No. 36929 to subdivide 5.33 acres into single family residential lots with a minimum lot size of 6,000 square feet, and two (2) lettered lots located on the northwest corner of Fruitvale Avenue and Kirby Street.

PROJECT APPLICANT INFORMATION:

Applicant: BNR Income & Opportunity
Agent: Blaine Womer – Blaine Womer Civil Engineering
Location: 907 N. Kirby Street at the northwest corner of Fruitvale Avenue and Kirby Street
APN: 444-190-009
Lot Area: 5.33 acres
Planner: Carole Kendrick, Senior Planner

- A. **ZONE CHANGE (ZC) NO. 15-002 (BNR INCOME)** – A request for Planning Commission review and recommendation to the City Council to rezone 5.33 acres of land located on the northwest corner of Fruitvale Avenue and Kirby Street from R-1-7.2 (Single Family Residential 7,200 sq. ft. minimum lot size) to R-1-6 (Single-Family Residential 6,000 sq. ft. minimum lot size).

Recommended Action:

That the Planning Commission:

1. **APPROVE Planning Commission Resolution Bill No. 18-006EA** recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Zone Change 15-002 and Tentative Tract Map 36929 (BNR Income), based upon the findings outlined therein; and,
2. **ADOPT Planning Commission Resolution Bill No. 18-007** recommending the City Council adopt Ordinance Bill No. 18-013 approving Zone Change No 15-002 based on the findings outlined in the resolution; and,
3. Direct staff to file a Notice of Determination with the County Clerk.

- B. TENTATIVE TRACT MAP NO. 36929 (BNR INCOME)** – A request for Planning Commission review and recommendation to the City Council regarding Tentative Tract Map No. 36929 to subdivide 5.33 acres into 20 single family residential lots with a minimum lot size of 6,000 square feet and two (2) lettered lots located on the northwest corner of Kirby Street and Fruitvale Avenue, and consideration of a Mitigated Negative Declaration and Mitigation Monitoring Program regarding the environmental effects of the project pursuant to CEQA.

Recommended Action:

That the Planning Commission:

1. **APPROVE Planning Commission Resolution Bill No. 18-006EA** recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Zone Change 15-002 and Tentative Tract Map 36929 (BNR Income), based upon the findings outlined therein; and,
2. **ADOPT Planning Commission Resolution Bill No. 18-008** recommending that the City Council approve Tentative Tract Map No. 36929 subject to the Findings and Conditions of Approval; and,
3. Direct staff to file a Notice of Determination with the County Clerk.

WORKSTUDY

Work Study items are not public hearings and do not require prior notice to the public, although notice may be given to interested persons depending upon the subject matter. The purpose of the Work Study session is to allow the Planning Commission to engage in an open, preliminary review and discussion of issues, ordinances, procedures, or projects prior to the formal public hearing process. The Planning Commission has the option to receive public comment, and is encouraged to provide direction to staff at the conclusion of the work study session

6. **WORKSTUDY: CONSISTENCY ZONING:** Work Study regarding Map change for seven selected areas as a Component of the Consistency Zoning Process.

PROJECT APPLICANT INFORMATION:

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

Recommended action:

That the Planning Commission:

1. *Receive the staff presentation; and,*
2. *Invite public comment on the map change options; and,*
3. *Provide direction to staff on the preferred option(s); and,*
4. *Direct staff to prepare for the Planning Commission public hearings on General Plan Amendment 18-001 and Zone Change 18-001.*

DEPARTMENT REPORTS

7. **CITY ATTORNEY REPORTS:** *Verbal report from the Assistant City Attorney on items of interest to the Planning Commission.*
8. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal reports from Community Development Director, Deanna Elliano*
- A. Report on actions from the February 13, 2018 City Council Meeting.
9. **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
10. **FUTURE AGENDA ITEMS:**
- A. SDR 18-001 (RSI- Hideaway Tract)
B. City of Hemet General Plan Update Report
C. Proposed Updates to the Statewide CEQA Guidelines

- D. Proposed Updates to the City's Rental Registration & Inspection Ordinance & Process
- E. Proposed 2020 SCAG RTP/SCS and Regional Housing Needs Assessment Program

11. ADJOURNMENT: To the meeting of the City of Hemet Planning Commission scheduled for **March 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).