

# CITY OF HEMET PLANNING COMMISSION AGENDA

CITY COUNCIL CHAMBERS  
450 EAST LATHAM AVENUE  
HEMET, CA 92543



March 5, 2019  
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, Lori VanArsdale, and John Wuerth

**Invocation and Flag Salute:** Commissioner Jim Ollerton

## 2. APPROVAL OF MINUTES:

A. [Approval of Minutes for the Planning Commission Meeting of January 15, 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

4. **CONDITIONAL USE PERMIT 19-001 (AT&T Smartlink 70 ft. high Wireless Tower):** A request for Planning Commission consideration of a Conditional Use Permit to construct and operate a 70 foot high Multi-branch, Mono-Eucalyptus wireless tower with 12 panel antennas, one microwave antenna, and one GPS antenna with associated fencing and equipment on approximately 600 sq ft of lease area within the existing Gosch Ford auto dealership in the Hemet Auto Mall Specific Plan.

**Project Applicant Information:**

Applicant: Tyler Kent – Smartlink on behalf of AT&T  
Agent: Tyler Kent  
Location: 150 Auto Mall Drive  
APN: 456-010-010  
Planner: H.P. Kang, Principal Planner

**Recommended Action:**

*That the Planning Commission:*

1. Adopt **Planning Commission Resolution Bill No. 19-002** approving Conditional Use Permit 19-001 subject to the Conditions of Approval (Attachment No. 1), and;
2. Direct staff to file a Notice of Exemption for CEQA purpose with the County Clerk.

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## DISCUSSION ITEMS

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5. **LETTER REQUEST FROM MICHAEL & ELINOR GOAR REGARDING A FENCE IN THE FRONT YARD SETBACK:** Request to allow a six foot high wood fence in the front yard setback of a residential property in the R-1-7.2 Zone at 1853 E. Oakland Ave.

**Recommended Action:**

*That the Planning Commission provide direction to staff and the property owner regarding:*

1. *The potential for a variance process to allow solid fencing in a portion of the front yard setback, and under what special circumstances they may be considered; or*
2. *Direction to continue enforcement of the City's current fence regulations and standards for fencing in the front yard setback.*

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## ADMINISTRATIVE REPORTS

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*The following reports are provided for informational purposes to the Planning Commission and the public. These are not public hearing items, although the Chairman may elect to take public comment on the items. The Commission may discuss the items and request additional information or provide direction to staff regarding placement as an action item on a future Planning Commission agenda.*

6. **DETERMINATION OF USE 19-005 (PR19-005 S2A Modular-TESLA):** Report regarding Planning Director determination that the manufacturing assembly, display, and sales of the

modular homes in the C-M (Commercial Manufacturing Zone) is consistent with other uses within the zone.

**Project Applicant Information:**

Applicant: S2A Modular – John Rowland  
Location: 1321 and 1255 N. State St, Hemet, CA  
APN: 439-030-009 and 439-030-010

**Recommended Action:** *No action required. Report of Director Determination of Use is for information only as required by Hemet Municipal Code Section 90-3*

7. **UPDATE REPORT ON NEW PLANNING & HOUSING LEGISLATION:** *Update Report and Presentation from Community Development Director Deanna Elliano and Deputy City Attorney Stephanie Gutierrez.*

**Recommended Action:** *No action required, report is for information and discussion purposes only.*

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## DEPARTMENT REPORTS

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8. **COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** *Verbal report from Community Development Director, Deanna Elliano*

- A. Report on actions from the January 22, February 12 & 26, 2019 City Council Meetings.
- B. Planning Commissioner Terms and Applications for Reappointment
- C. Public Hearings for March 19, 2019 Planning Commission 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 VanArsdale
- E. Commissioner Wuerth

10. **FUTURE AGENDA ITEMS:**

- A. General Plan Updates
- B. Landscape Ordinance CUP for Starbucks at Page Plaza
- C. ZC 16-005 and CUP 16-008 Shop and Go Gas Station and Store
- D. Proposed Updates to the City's Rental Registration & Inspection Ordinance & Process

- 11. ADJOURNMENT:** To the meeting of the City of Hemet Planning Commission scheduled for **March 19, 2019 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).