

**AGENDA
REGULAR MEETING OF THE
SAN JACINTO PLANNING COMMISSION**

September 27, 2007
7:00 p.m.

San Jacinto Unified School District Board Room
2045 South San Jacinto Avenue, San Jacinto, California

1.0 ORGANIZATION

- 1.1 CALL TO ORDER
- 1.2 ROLL CALL
- 1.3 PLEDGE OF ALLEGIANCE

NOTICE TO THE PUBLIC

All members of the public who wish to speak in favor of, or in opposition to an agenda item, should:

- 1. Submit a request to speak slip prior to the meeting.
- 2. Step forward to the lectern upon invitation from the Chairman.
- 3. State name and spelling of name.
- 4. Place of residence/business and City.

2.0 LATE ITEMS

None

3.0 ORAL COMMUNICATIONS

- 3.1 Public Comments

4.0 CONSENT CALENDAR

None

5.0 CONTINUED PUBLIC HEARINGS

- 5.1 Zoning Ordinance Amendment 02-07
Applicant: City of San Jacinto
248 E. Main Street
San Jacinto, CA 92583

An amendment to the Zoning Ordinance, to add Article 7C to establish mobile home park closure standards and relocation assistance for mobile home park residents.

This proposal is not subject to the California Environmental Quality Act (CEQA) because, pursuant to Title 14 of the California Code of Regulations Section 15378(a) the approval of this Ordinance is not a "project" since approval of this Ordinance has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. All of the procedures required under CEQA will be met prior to the approval of any development agreement which may, pursuant to this Ordinance, extend certain development rights.

6.0 NEW PUBLIC HEARINGS

6.1 Tentative Tract Map 33644, Change of Zone 14-06, & Planned Unit Development 4-06

Applicant: Sean Repko & Frank Newberry
P. O. Box 414
Rancho Santa Fe, CA 92067

Tentative Tract Map for a one (1) lot Condominium Project on 6.2 acres; Change of Zone from R-T (Residential Trailer) and R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); Planned Unit Development for sixty-two (62) condominium residential units; located at 750 Hewitt Street in the R-T (Residential Trailer) and R-1 (Single-Family Residential) Zones; APN 437-260-006, 007, & 008.

An environmental initial study has been conducted which has determined this project could have an impact on the environment; however, revisions have been made by or agreed to by the project proponent, and mitigation measures are proposed. Therefore, a Mitigated Negative Declaration is recommended for adoption. A subsequent hearing is required before the City Council following an action by the Planning Commission. The probable date for a City Council hearing is on or after October 18, 2007.

6.2 Variance 5-07 for Starbucks Coffee Shop

Applicant: Promotional Signs
c/o David Strauss
20361 Hermana Circle
Lake Forest, CA 92630

A proposed Variance to City sign regulations to allow additional signage for a coffee shop consisting of three wall signs located at 1221 N. State Street within a shopping center at the northeast corner of Ramona Expressway and State Street.

Section 3.07 of the Local Guidelines for Implementing CEQA exempts activities "where it can be seen with absolute certainty that there is no possibility that the activity in question may have a significant effect on the environment."

7.0 BUSINESS ITEMS

7.1 Director's Report; Development Code Update

7.2 Policy for Planning Commission Meetings

8.0 ADJOURNMENT

I, Asher Hartel, do hereby certify that I caused to be posted the foregoing agenda this 21st day of September, as required by law.

Asher Hartel, Planning Director

“If you wish to challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.”