

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

August 14, 2008
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

- 4.1 Approval of Minutes of the regular meeting of the San Jacinto Planning Commission dated June 12, 1008.
- 4.2 Approval of Minutes of the regular meeting of the San Jacinto Planning Commission dated July 10, 2008.
- 4.3 Request for a first Extension of Time for Tentative Tract 33249 – a 25 lot subdivision of 11.89 acres located between Ramona Boulevard and De Anza Drive, west of Chase Street.
- 4.4 Request for a first Extension of Time for Tentative Tract 34455 – a 16 lot subdivision of 5 acres located on the south side of Cottonwood Avenue approximately 640 feet east of Lyon Avenue.

5.0 CONTINUED PUBLIC HEARINGS

None

6.0 NEW PUBLIC HEARINGS

6.1 Pre-Zone Change No. 1-08

Applicant: City of San Jacinto
595 S. San Jacinto
San Jacinto, CA 92583

A proposal for a Pre-Zone Change from County of Riverside W-1, W-2, W-2-10, R-A-2, R-A-5, R-T and City C-2 to City O-S, A, R-R, W-2, and R-2, as shown on the attached exhibit.

An environmental initial study has been conducted which has determined these projects will not have an impact on the environment with the incorporation of mitigation measures. Therefore, a Negative Declaration is recommended and is available for review and comment until August 4, 2008.

6.2 Conditional Use Permit 7-08

Applicant: Robert Torrales
Sugarberry Properties
41619 Margarita Rd #101
Temecula, CA 92591

A proposal to construct a 4,700 square foot retail store and drive-thru restaurant on a 0.67 acre pad within an existing multi-tenant retail center located on the east side of State Street north of Ramona Boulevard.

This proposal has been determined to be Class 32 (Infill Development Project) Categorical Exemption, pursuant to Section 15332 of the Guidelines for Implementation of CEQA.

6.3 Conditional Use Permit 7-07, Amendment 1

Applicant: Al Griffith
42077 Ferguson Drive
Hemet, CA 92544

A request to eliminate Planning Condition 7 regarding the undergrounding of utilities, Planning Conditions 9, 10 and 11 regarding parking, Engineering Condition 5 regarding parking in the right-of-way and Building and Safety Condition 6 regarding fire sprinklers. The project proposes to utilize an existing developed property (Wright Septic Tank Pumping Service) for the manufacturing of bio-diesel fuel. The site is located in the Heavy Commercial, Limited Industrial (C-M) zone at 511 N. Dillon Avenue (northeast corner of Grand Avenue and Dillon Avenue). The General Plan land use designation for the site and the surrounding area is "Industrial".

The effect of this project has been adequately analyzed in an earlier adopted mitigated negative declaration, no further environmental review is necessary.

6.4 Conditional Use Permit 4-08 and Staff Review 4-07

Applicant: Dan Allenbach

KP Associates

41720 Winchester Road, Suite F

Temecula, CA 92590

A rehearing of a proposal that would develop a total of 2.18 acres into four retail buildings with a total floor area of 19,941 square feet. The Conditional Use Permit proposes to develop a 17,554 square foot building pad with a 2,885 square foot convenience store with a 3600 square foot canopy, car wash, fuel and alcoholic beverage sales. The Staff Review proposes three retail buildings of 4,053, 4,057 and 8,946 square feet respectively. The project is located in the General Commercial (C-2) zone at the northwest corner of State Street and Cottonwood Avenue.

This proposal has been determined to be Class 32 (Infill Development Project) Categorical Exemption, pursuant to Section 15332 of the Guidelines for Implementation of CEQA.

7.0 BUSINESS ITEMS

- 7.1 Appeal by Blaine Womer (on behalf to The San Jacinto Masonic Building Association) of staff's denial of a proposed Masonic Lodge/Family Center located at 785 E. Evans Street.
- 7.2 Election of new Committee members for the Predevelopment Committee.
- 7.3 Director's Report

8.0 ADJOURNMENT

I, Asher Hartel, do hereby certify that I caused to be posted the foregoing agenda this 8th day of August, 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."

"SB 343 Brown Act" Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the San Jacinto City Hall located 595 S. San Jacinto Street, San Jacinto, CA 92583 – Administration Building.