

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

August 28, 2008
7:30 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

None

6.0 NEW PUBLIC HEARINGS

6.1 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, Planning Condition 18 regarding the 8-foot block wall, 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.

6.2 Conditional Use Permit 2-08, Amendment 1

Applicant: DBN West Esplanade, LLC
Attn: Ellis Delameter
24032 Rocking Horse Lane
Laguna Hills, CA 92653

A proposal to modify to Engineering Condition 22 regarding the financing of the traffic signal improvement at the intersection of Kirby Street and Esplanade Avenue. The approved Conditional Use Permit proposes to develop 13.4 acres of approximately 18 acres with a commercial shopping center of 133,638 sq. ft. of floor area. The project includes a department store of 97,942 sq. ft., and 35,696 sq. ft. of retail shops, restaurants, and convenience store/gas station floor area (APN 432-280-018 and 020). The project is located at the northwest corner of Esplanade Avenue and Sanderson Avenue.

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

7.0 BUSINESS ITEMS

7.1 Director's Report

8.0 ADJOURNMENT

I, Asher Hartel, do hereby certify that I caused to be posted the foregoing agenda this 22nd 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.