

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

October 9, 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 Tentative Tract Map 36059
Applicant: DBN-Parkside, LLC
27032 Rocking Horse Lane
Laguna Hills, CA 92653

A proposal to subdivide 10.56 commercial acres into one parcel of 5.19 acres (for Business Condominium purposes), and one remainder parcel of 5.37 acres. The proposed parcels are located on Palm Ave approximately 1,000 ft. north of Esplanade Ave. (APN 435-160-052).

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 3-08
Applicant: Shahab Nourani
1263 Westwood Blvd. #200
Los Angeles, CA 90024

A proposal to build a 2,760 sq. ft. Express Car Wash building with eight parking stalls and landscaping on a 24,480 sq. ft parcel. The applicant is seeking the approval of a Conditional Use Permit for the Automated Drive-Thru Car Wash. The site is located in the General Commercial, (C-2) zone at 1025 S. San Jacinto Ave. (APN 437-230-004).

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

- 6.3 Conditional Use Permit 8-08
Applicant: Mohammed Harb
16706 Nandina Ave.
Riverside, CA 92504

A Conditional Use Permit for a type 20 off-sale beer and wine permit to be added to the "Valley Farmers Market" located in the Farmers Corner Shopping Center at the north east corner of San Jacinto Ave. and Menlo Ave. The parcel (APN 439-170-018) is located in the C-2 (General Commercial) Zone.

The project is considered to be a Class 1 Categorical Exemption (Existing Facilities) pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

6.4 Conditional Use Permit 6-08

Applicant: Royal Street Communications CA, LLC
c/o Maree Hoeger, Core Communications
1028 Saga St.
Glendora, CA 91741

A Conditional Use Permit to construct a new 76 ft. light pole (replacing an existing 70 ft. high baseball field light pole) that will accommodate the installation of six panel antennas and one microwave dish. The associated ground equipment will be enclosed in a fenced 12 ft. x 19 ft. (228 sq. ft.) unmanned leased area located in the baseball fields (north west quadrant) of Valley Wide Park at 901 Esplanade Ave. approximately 700 feet north of Esplanade Ave. The parcel (APN 435-190-040) is located in the Park Zone.

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

6.5 Conditional Use Permit 9-08

Applicant: Royal Street Communications CA, LLC
c/o Maree Hoeger, Core Communications
1028 Saga St.
Glendora, CA 91741

A Conditional Use Permit to construct a new 76 ft. high light pole (replacing an existing 70 ft. high baseball field light pole) that will accommodate the installation of six panel antennas. The associated ground equipment will be enclosed in a fenced 12 ft. x 18 ft. (216 sq. ft.) unmanned leased area located outside the baseball field (south west quadrant) of Rancho Park at 795 East Esplanade Ave. approximately 115 feet north of Esplanade Ave. The parcel (APN 437-310-034) is located in the Park Zone.

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

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 3rd day of October, 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.