

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

November 13, 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

None

5.0 CONTINUED PUBLIC HEARINGS

None

6.0 NEW PUBLIC HEARINGS

6.1 Conditional Use Permit 8-08

Applicant: Mohammed Harb
16706 Nandina Ave.
Riverside, CA 92504

A Conditional Use Permit for a type 21 (off-sale general license) allowing the sale of beer, wine and distilled spirits at 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 (Existing Facilities) Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

6.2 Conditional Use Permit 10-08

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 68 ft. light pole (replacing an existing 62 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 in Sallee Park at 180 Idyllwild Dr. located approximately 45 feet to the east of the new light pole and 20 feet north west of Monte Vista Ave. The parcel (APN 434-130-010) is located in the Park Zone.

The project is considered to be a Class 32 (Infill Development Project) Categorical Exemption, pursuant to Section 15332 of the California Environmental Quality Act Guidelines.

6.3 General Plan Amendment 3-07, Planned Unit Development 2-06 and Tentative Tract 34664

Applicant: Mario Zamorano
3590 S. Dartmouth Ln.
Rowland Heights, CA 91748

A proposal to subdivide 5.01 acres into a 37 lot planned unit development with gated entry, 26-foot wide private streets and a .35 acre park. The project site is located on the west side of Kirby Street approximately 330-feet north of Esplanade Avenue. The applicant is also requesting the zone be changed from R-1 to R-2 PUD and the General Plan designation changed from Low Density Residential to Medium Density Residential, which would allow the development of the property.

An environmental initial study has been conducted which has determined that this project will not have a significant impact on the environment with the incorporation of mitigation measures. Therefore, a Mitigated Negative Declaration is recommended.

6.4 Zoning Ordinance Amendment 02-08; Recreational and Inoperable Vehicle Parking Ordinance

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

An amendment to Article 15 of the Zoning Ordinance to amend the City's regulations regarding the temporary parking of recreational, inoperable, and other vehicles.

Pursuant to the CEQA process, this ordinance is exempt from further environmental review under the California Environmental Quality Act ("CEQA") (Cal. Pub. Resources Code, §§ 21000) and its implementing regulations because the proposed amendment is not a 'project' within the meaning of CEQA Regulations section 15378(b)(2) in that it is merely general policy or procedure making and because the ordinance is exempt from further environmental review pursuant to CEQA Regulations section 15061(b)(3) based on the fact that the ordinance is within the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment.

7.0 BUSINESS ITEMS

7.1 Director's Report

8.0 ADJOURNMENT

I, Tim Hults, do hereby certify that I caused to be posted the foregoing agenda this 7th day of November, as required by law.

Tim Hults, Assistant City Manager

"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.