

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

December 11, 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 from the regular Planning Commission meeting on August 28, 2008.
- 4.2 Approval of Minutes from the regular Planning Commission meeting on October 9, 2008.
- 4.3 Approval of Minutes from the regular Planning Commission meeting on November 13, 2008.

5.0 CONTINUED PUBLIC HEARINGS

5.1 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.

5.2 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.

6.0 NEW PUBLIC HEARINGS

6.1 Large Family Day Care 08-04

Applicant: Rosa Nichols
Nichols Family Child Care
254 Captains Ct. San Jacinto, CA 92583

A proposal to expand an existing 6 person child care facility to 12 children has received public opposition. Per Article 4.07 of Ordinance 340 the request has been forwarded to the Planning Commission for public consideration. The proposal will provide child care for 12 children a maximum of 14 hours per day, Monday thru Friday.

A Large Family Day Care is considered a Statutory Exemption pursuant to Section 15274 of the California Environmental Quality Act Guidelines.

6.2 Change of Zone 4-08; Conditional Use Permit 5-08

Applicant: Shyam Aggarwal
3065 Statice Court
Hemet, CA 92545

A proposal to change Zoning from Residential Trailer (R-T) to General Commercial (C-2) and a Conditional Use Permit for a 7,303 sq. ft. quick lube/carwash service center and a 1,400 sq. ft. mechanical car wash tunnel. The project will provide parking and landscaping on a 0.69 acre parcel at 260 W. Esplanade Ave. (APN 439-111-010).

This proposal is not subject to the California Environmental Quality Act (CEQA) because, pursuant to Section 3.07 of the City's CEQA Guidelines there is no possibility that the activity in question may have a significant effect on the environment. The project therefore is exempt from CEQA.

6.3 Conditional Use Permit 14-08

Applicant: San Jacinto Masonic Building Association
2910 Basswood Court
Hemet, CA 92544

A proposal to construct a 7,350 square foot Masonic Lodge Family Center with 103 parking spaces and landscaping. The 2.52 acre parcel is located in the R-1 zone on the north side of Evans Street approximately 830 feet east of Hewitt Street at 785 E. Evans Street.

This proposal has been determined to be Class 32 (In-fill Development Project) Categorical Exemption, pursuant to Section 15305 of the Guidelines for Implementation of CEQA.

6.4 Change of Zone 1-08 and Staff Review 1-08

Applicant: Mountain View Capital, LLC
Kristina McCabe, Principal
10765 Double R Blvd; Suite 200
Reno, NV 82521

A proposal to develop a vacant 7.97 acre triangular shaped parcel located south of the Ramona Expressway and east of Bridge Street. The proposal intends to develop this site as a commercial center. The development consists of 7 commercial buildings with a total area of 68,880 square feet of space. The project site plan provides for a total of 341 parking stalls and ingress and egress points on Bridge Street and the Ramona Expressway. The project is currently zoned SP1-91 with a Zone Change to General Commercial (C-2)

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.

6.5 Conditional Use Permit 13-08, Variance 3-08

Applicant: Omnipoint Communications, Inc a Subsidiary of T-Mobile,
USA
C/O Ms. Kristin Galardo
Trillium Consulting
5912 Bolsa Ave. Suite 202
Huntington Beach, California 92649

A Conditional Use Permit to construct a 55 ft. height stealth monopole (monoelm) with antennas and equipment shelter on a 20 ft. x 23 ft. (500 sq. ft.) leased area located on the east side of Mountain Ave., north of Esplanade Ave and a Variance to exceed the 45 ft. height limit by 10 ft. The parcel (APN 547-130-008) is located in the C-1 Zone approx. 120 ft. from the planned future Ramona Expressway to the east.

An environmental initial study has been conducted on a previously approved project on this site 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.

6.6 Conditional Use Permit 4-06 Amendment 1

Applicant: Verizon Wireless
c/o Robert McCormick
27 Via Granada
Rolling Hills, CA 90274

A proposal to amend Planning Condition # 19 of Conditional Use Permit 4-06 regarding property maintenance. CUP 4-06 is a previously approved Conditional Use Permit to construct a 45 ft. height stealth monopole (monoelm) with antennas and equipment shelter on a 40 ft. x 30 ft. (1,200 sq. ft.) leased area located on the east side of Mountain Ave., north of Esplanade Ave. The 9 acre parcel (APN 547-130-008) is located in the C-1 Zone approx. 120 ft. from the planned future Ramona Expressway to the east.

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

6.7 Conditional Use Permit 12-08

Applicant: Los Angeles SMSL, LP for Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 92618

A proposal for Verizon Wireless for the installation of a 55 ft. broadleaf monotree along with an 11 ft. x16 ft. prefabricated equipment shelter and a 5 ft. x 8 ft. concrete pad for a future generator. The site is 900 square feet to be located at the southeast corner of 1209 W. Ramona Expressway.

This proposal has been determined to be Class 32 (In-fill Development Project) Categorical Exemption, pursuant to Section 15305 of the Guidelines for Implementation of CEQA.

6.8 Conditional Use Permit 1-08 Amendment 1

Applicant: KZ Holdings
19752 MacArthur Blvd, Suite 250
Irvine, CA 92612

As previously approved the project consists of a 139,991 square foot community shopping center on 17.2 acres. The revised first phase of the two phase project consists of 74,591 square feet of floor space and includes a 13,225 square foot major pharmacy, two major retailers of 24,815 square feet and 14,775 square feet, 9,600 square feet of inline shops, two 3,200 square foot drive-thru restaurants, a 2,800 square foot drive-thru restaurant and a 2,976 square foot convenience store/gas station with alcoholic beverage sales and a car wash. The revised second phase consists of 65,400 square feet of floor space and contains the remainder of the center consisting of the major retailer of 57,600 square feet, a 2,800 square foot drive-thru restaurant and a 5,000 square foot bank with drive-thru banking services. The entire site is located at the southwest corner of Sanderson and Cottonwood Avenues in the C-2 General Commercial zone, with a General Plan designation of Community Commercial.

Pursuant to the CEQA process, the project has been adequately analyzed in an earlier adopted mitigated negative declaration.

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 5th day of December, 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.