

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

January 15, 2009
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 14, 2008.
- 4.2 Approval of Minutes from the regular Planning Commission meeting on December 11, 2008.

5.0 CONTINUED PUBLIC HEARINGS

5.1 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.

5.2 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.

5.3 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.

6.0 NEW PUBLIC HEARINGS

6.1 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.

7.0 BUSINESS ITEMS

7.1 Planning Commission determination on a proposed day spa that includes massage at 500 S. State Street, Suite 102, San Jacinto, California.

Applicant: Clint Lamon
500 S. State Street, Suite 102
San Jacinto, CA 92583

7.2 Director's Report

8.0 ADJOURNMENT

I, Asher Hartel, do hereby certify that I caused to be posted the foregoing agenda this 9th day of January, 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.