

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

February 12, 2009  
7:00 p.m.

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San Jacinto Unified School District Board Room  
2045 South San Jacinto Avenue, San Jacinto, California

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**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 January 15, 2009.

## **5.0 CONTINUED PUBLIC HEARINGS**

### **5.1 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.

## **6.0 NEW PUBLIC HEARINGS**

### **6.1 Conditional Use Permit 4-92 Amendment 1**

Applicant: Jane Farmer  
La Vista Recovery and Wholeness Center for women  
2220 Girard St.  
San Jacinto, CA 92583

An amendment to a previously approved Conditional Use Permit for a substance abuse recovery facility for women to increase the maximum number of residents from 30 to 37, and to add an 1,800 sq. ft. four bedroom manufactured home on a 1.79 acre parcel. The site is located in the Single Family Residential, (R-1) zone at 2220 Girard St. (APN 439-160-022).

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.

- 6.2 Change of Zone 7-08 and Conditional Use Permit 17-08  
Applicant: Robert McCormick representing Verizon Wireless  
27 Via Granada  
Rolling Hills, CA 90274

A proposal by Verizon Wireless to install a 55-foot high mono-elm with an 18-panel antenna array at 300 East Main Street. The 28 foot by 20 foot leased area will be located behind an existing single story building and will include the monopole, equipment cabinets and provisions for a standby generator. The site is located at the southeast corner of Main Street and Jordan Avenue, within the Downtown Residential (D-R) zone. The applicant is also seeking the approval of a zone change from Downtown Residential (D-R) to Downtown Commercial (D-C) to conform to the General Plan designation of Downtown-Commercial (D-C).

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 Variance 4-08 for the CVS Pharmacy Drug Store  
Applicant: Coast Sign, Incorporated  
Theresa Heitkamp  
1500 W. Embassy Street  
Anaheim, CA 92835

A proposal that would vary from the location, number and square footage requirements of the main and accessory wall signs for a business that has a gross floor area of less than 20,000 square feet. The 13,225 square foot retail drug store will be located at the southwest corner of Sanderson Avenue and Cottonwood 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 Approval of Planning Commission Resolution 09-01, approving a mixed use day spa located 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 6<sup>th</sup> day of February, as required by law.

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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.***