

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

April 9, 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 March 12, 2009.

5.0 CONTINUED PUBLIC HEARINGS

- 5.1 None

6.0 NEW PUBLIC HEARINGS

6.1 General Plan Amendment 3-08, Change of Zone 6-08 and Conditional Use Permit 15-08

Applicant: Shelbran Investments
1590 Shelbran Court
San Jacinto, CA 92582

A proposal to develop 13 acres of a 43.7 acre parcel located at the southwest corner of Cawston Avenue and Ramona Expressway with an 88,233 square foot 3-story hotel, 10,140 square foot restaurant and 31,500 square feet of retail space in four buildings. Alcohol consumption is likely to occur in both the restaurant and hotel. Also proposed is a General Plan Amendment removing the 13 acre site from the Gateway Planning Area by designating the site as Community Commercial (CC) and for consistency, changing the zone from Light Manufacturing (M-1) 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.

6.2 Conditional Use Permit 1-09

Applicant: Robert Torrales
State Street Properties
41619 Margarita Road #101
Temecula, CA 92591

A tenant improvement proposal to construct a 2,250 square foot amusement center within the Ramona Crossings Center at 621 N State Street, Suite 3. The applicant is intending to provide children and young adults ages 12 and up a place to play video games, do homework and socialize in an atmosphere that is positive and that keeps them off of the street as well as keep them from loitering in the parking lot of the shopping center. Also included will be the selling of pre-packaged candy, drinks and miscellaneous snacks as well as provide access to approximately 20 to 25 gaming consoles (XBOX 360, Wii, and Play Station 3) and computer systems.

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

6.3 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 Conditions of Conditional Use Permit 4-06 regarding property maintenance and community service districts. 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.

7.0 BUSINESS ITEMS

7.1 Resolution finding that the transfer of two parcels on Main Street is consistent with the General Plan.

7.2 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 April, 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.