



PATRICIA SCOTT, CHAIR
JOHN GAGNEPAIN, VICE-CHAIR
CORINNE AWAD, SECOND VICE-CHAIR
TAURUS JONES, COMMISSIONER
MICHELLE PETERSON, COMMISSIONER

REGULAR MEETING AGENDA
PLANNING COMMISSION OF THE CITY OF SAN JACINTO
TUESDAY, JUNE 23, 2026
6:00 PM OPEN SESSION

COMMUNITY CENTER
625 S. PICO AVENUE
SAN JACINTO, CA 92583
951-487-7330

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at 951-487-7330 ext. 339. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

The Planning Commission meeting may be observed virtually by accessing <https://horizon.agendalink.app/engage-v2/sanjacintoca/agendas> and selecting the “Watch” button next to the corresponding agenda for the meeting date, or in person at the San Jacinto Community Center.

Public Comments will only be accepted in person during the meeting or in writing to the Community Development Clerk no later than 3:00 PM on the day of the meeting. Participants viewing the Livestream will not have a comment option.

Written public comments may only be submitted via email to comments@sanjacintoca.gov or by hard copy to the Office of the Community Development Clerk at 595 S. San Jacinto Ave., San Jacinto, CA 92583, no later than 3:00 PM on the day of the meeting. Comments via text and social media (Facebook, Twitter, etc.) will not be accepted. Please identify the agenda item number and “PUBLIC COMMENT” in the subject line of the email or hard copy document. All written correspondence received by the 3:00 PM deadline will be distributed to the legislative body prior to the meeting and retained with the official meeting record. All email comments shall be subject to the same rules as would otherwise govern in-person speaker comments at the Planning Commission meeting.

Reading of Public Comments: The Community Development Clerk will read all email comments, provided that the reading shall not exceed three (3) minutes or such other time as the Chair may provide, consistent with the time limit for speakers at a Planning Commission meeting. The email comments submitted shall become part of the record of the Planning Commission meeting.

1. ORGANIZATION

1.1 Roll Call

1.2 Pledge of Allegiance

2. PUBLIC COMMENTS

3. MINUTES

3.1 Minutes of the Planning Commission Regular Meeting of May 26, 2026

RECOMMENDATION:

Staff recommends that the Planning Commission APPROVE the Planning Commission Regular Meeting Minutes of May 26, 2026.

4. PUBLIC HEARINGS

4.1 Conditional Use Permit for Type 21 Alcohol Sales (Poppy Market)

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1. DETERMINE that pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt in accordance with CEQA Guidelines Section 15301 (Class 1, Existing Facilities).
- 2. APPROVE Conditional Use Permit (USE25-0107) for a Type 21 license to allow the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption within an existing 3,470-square-foot convenience store (Poppy Market).

5. COMMUNITY DEVELOPMENT UPDATE

6. COMMISSIONER COMMENTS

7. ADJOURNMENT

DOCUMENTS RELATED TO OPEN SESSION AGENDAS (SB343) - 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 public counter located in the Administration Building of City Hall, 595 S. San Jacinto Avenue, San Jacinto, CA 92583.

I, Lori Matley, Community Development Clerk of the City of San Jacinto, do hereby certify that I caused to be posted the foregoing agenda this June 17, 2026 as requested by law.

Lori Matley, Community Development Clerk



Date Posted: June 17, 2026

June 23, 2026

TO: Planning Commission

**REQUESTED
BY:** Lori Matley, Community Development Clerk

**APPROVED
BY:** Kevin White, Community Development Director

SUBJECT: Minutes of the Planning Commission Regular Meeting of May 26, 2026

RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** the Regular Planning Commission Meeting Minutes of May 26, 2026.

Attachments

[Minutes of Regular Planning Commission Meeting of May 26 2026.pdf](#)



PATRICIA SCOTT, CHAIR
JOHN GAGNEPAIN, VICE-CHAIR
CORINNE AWAD, SECOND VICE-CHAIR
TAURUS JONES, COMMISSIONER
MICHELLE PETERSON, COMMISSIONER

**ACTION MINUTES
SAN JACINTO PLANNING COMMISSION – REGULAR MEETING
TUESDAY, MAY 26, 2026
6:00 PM OPEN SESSION**

**SAN JACINTO COMMUNITY CENTER
625 S. PICO AVENUE
SAN JACINTO, CA 92583
951-487-7330**

1. ORGANIZATION

1.1. Call to Order

Chair Patricia Scottt called the Meeting to order at 6:00 p.m.

1.2. Roll Call

Community Development Clerk Lori Matley conducted the roll call.

Present: Commissioner Corinne Awad, Commissioner John Gagnepain,
Commissioner Taurus Jones, Commissioner Michelle Peterson,
Commissioner Patricia Scott

Absent: None

1.3. Pledge of Allegiance

Commissioner Awad lead the Pledge of Allegiance.

2. PUBLIC COMMENTS

There were no public comments.

3. MINUTES

3.1. Minutes of the Regular Planning Commission Meeting of March 24, 2026

A motion was made by Commissioner Gagnepain and seconded by Commissioner Awad to approve the Regular Planning Commission Meeting Minutes of March 24, 2026. **Motion carried 5/0.**

AYES: Awad, Gagnepain, Jones, Peterson, Scott
NAYS: None
ABSENT: None
ABSTAIN: None

4. PUBLIC HEARING

4.1. Next Level Soccer School (PROJ25-0200)

A Conditional Use Permit (CUP) to establish a Health and Fitness Facility within an existing 2,480 square-foot tenant space located within the San Jacinto Industrial Association, a 4.83-acre industrial complex, zoned Industrial Light (IL).

Associate Planner Frank Chen presented the Staff Report.

Chair Scott opened the Public Hearing at 6:15 pm. There were no public comments. The applicant Debora Rey was present and agreed with the Conditions of Approval. Chair Scott closed the Public Hearing at 6:17 pm.

Following discussion by the Planning Commission, a motion was made by Commissioner Awad and seconded by Commissioner Peterson to: **1. DETERMINE** that, pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt in accordance with CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Class 1, Existing Facilities). **2. APPROVE** Conditional Use Permit (USE25-0113) to establish and operate a 2,480-square-foot indoor recreational facility for small-group soccer training within Suite D of an existing multi-tenant industrial building located at 1215 South Buena Vista Street (APN 435-212-004), subject to the recommended conditions of approval. **Motion carried 5/0.**

AYES: Awad, Gagnepain, Jones, Peterson, Scott
NAYS: None
ABSENT: None
ABSTAIN: None

4.2. The Magnet Shopping Center (PROJ23-0013)

A Proposal by Rich Development to establish The Magnet Shopping Center with four major tenants that total 84,923 square feet, a Drive-Thru Car Wash, within a building that is 3,588 square feet, a service station that includes a Conditional Use Permit for Alcohol Sales within a convenience store that is 3,956 square feet, 3 Restaurants With Drive-Thru Service that total 15,551 square feet, and retail, restaurants, and shops that total 11,040 square feet. The Project also includes a Tentative Parcel Map to create 12 parcels on 14.5 acres.

Planner Manager Kevin White presented the Staff Report.

Chair Scott opened the Public Hearing at 6:54 pm. The applicant Tab Johnson of Rich Development was present and addressed the Commission. He asked that the Commission remove conditions 89, 90, 98 and 106. City Engineer Stuart McKibbin addressed the Commission. Mr. Johnson addressed the commission again.

There was one public comment:

- Mr. Reichardt

Chair Scott closed the Public Hearing at 7:31 pm.

Following discussion by the Planning Commission, a motion was made by Commissioner Gagnepain and seconded by Commissioner Jones to: **1. DETERMINE** that, pursuant to the California Environmental Quality Act (CEQA), the project is categorically the proposed Project will not have a significant effect on the environment with the incorporation of mitigation measures based on the findings set forth in the case record and **ADOPT** a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA); and **2. APPROVE** PROJ23-0013 to establish the Magnet Shopping Center that includes 4 Major Tenant spaces to be utilized for Retail and a Grocery Store, 3 Retail Shops/Pads, 4 Restaurants Pads with Drive-Thru Service, a Car Wash with Drive-Thru Service, a Gas Station with a Convenience Store, and a Tentative Parcel Map to create 12 commercial lots on 14.50 acres. a. A Site Plan & Design Review (USE23-0009) for the overall site plan and the design of a 114,523 square foot shopping center. b. Tentative Parcel Map (TPM) 38831 (SUB23-0005) to subdivide a 14.44-acre lot into 12 commercial lots. c. A Conditional Use Permit (USE24-0052), to allow alcohol sales within a Service Station that includes a gasoline station and a 3,956 square foot convenience store. d. A Minor Use Permit (USE23-0011) for a 3,886 square foot restaurant, with outdoor seating and a drive-thru lane. (Pad 1) e. A Minor Use Permit (USE23-0012) for a 3,203 square foot restaurant with a drive-thru lane. (Pad 2) f. Minor Use Permit (USE24-0038) for a 5,705 square foot retail/restaurant building with a drive-thru lane. (Pad 3) g. A Minor Use Permit (USE23-0013) for a 3,203 square foot restaurant with a drive-thru lane. (Pad 4) h. A Minor Use Permit (USE23-0014) for an automated car wash with three queuing lanes. The motion included modifications to conditions 89 and 90 to remove the requirement to add a southbound right-turn lane on State Street. **Motion carried 5/0.**

AYES: Awad, Gagnepain, Jones, Peterson, Scott
NAYS: None
ABSENT: None
ABSTAIN: None

5. COMMUNITY DEVELOPMENT UPDATE

5.1. Planning Manager Kevin White provided an update on the following:

- Development Activity
- Soboba Crossroads
- Lennar
- Smith's Landing
- Esplanade Widening
- 2026 Independence Day Parade and Street Festival

6. COMMISSIONER COMMENTS

Commissioners provided their comments.

7. ADJOURNMENT

With no further business to discuss, Commissioner Peterson adjourned the meeting at 8:04 p.m.

Respectfully submitted,

Planning Commission Secretary

City of San Jacinto
Planning Commission

Planning Commission Chair

June 23, 2026

TO: Planning Commission

REQUESTED BY: Frank Chen, Associate Planner

APPROVED BY: Kevin White, Community Development Director

SUBJECT: Conditional Use Permit for Type 21 Alcohol Sales (Poppy Market)

RECOMMENDATION:

1. **DETERMINE** that pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt in accordance with CEQA Guidelines Section 15301 (Class 1, Existing Facilities).
2. **APPROVE** a Conditional Use Permit (USE25-0107) for a Type 21 license to allow the sale of alcoholic beverages (beer, wine, and distilled spirits) for off-site consumption within an existing 3,470 square-foot convenience store (Poppy Market).

DISCUSSION:

Poppy Market has applied for a Conditional Use Permit (CUP) USE25-0107 to upgrade an existing Alcoholic Beverage Control (ABC) Type 20 license (Off-Sale Beer and Wine) to a Type 21 license (Off-Sale General — beer, wine, and distilled spirits). The 1.11 acre site includes an existing service station, a convenience store and car wash located at 106 Sanderson Avenue (APN: 432-270-021). The sale of beer and wine for off-site consumption has been previously permitted at this location for more than 10 years under prior entitlements. Previously the Service Station was operated by San Jacinto Shell and is now operated by the applicant as Poppy Market.

ANALYSIS:

The General Plan designation for the site is Commercial (C). The Commercial designation provides for a variety of retail and service-oriented business activities at various intensities to serve the local community and population, as well as the broader market area. The site is zoned Commercial General (CG), which is applied to areas appropriate for general commercial and daily shopping needs of a broad market area, including retail sales and business, professional, and personal services that are accessible to transit corridors. The CG zone is consistent with the Commercial General Plan Land Use Designation. The existing service station, with the convenience store and alcohol sales are allowed in the CG zone, subject to approval of a CUP. The site is adjacent to commercial uses to the north and east, and vacant land to the south and west.

	Land Use	General Designation	Plan	Zoning
Project Site	Convenience Store, Service Station, and Car Wash	Commercial (C)		Commercial General (CG)

North	Convenience Store, Fuel Station and Car Wash	Commercial (C)	Commercial General (CG)
South	Vacant	Commercial (C)	Commercial General (CG)
East	General Merchandise, CVS	Commercial (C)	Commercial General (CG)
West	Vacant	Commercial (C)	Commercial General (CG)

Pursuant to Development Code Section 17.430.040.C.3.a, an upgrade in the type of an existing ABC license requires approval of a new or revised CUP. The proposed Type 21 license at the existing service station represents an incremental change to an already-licensed alcohol sales operation and does not alter the character, or operating profile of the business. The project does not expand the floor area devoted to alcohol sales, change the hours of operation, and no physical modifications to the site are proposed. In addition, the proposed upgrade is not anticipated to generate new impacts to surrounding properties as the project complies with all the alcohol related development standards as follows:

Required/Permitted	Consistent
600 feet separation from a school, place of worship, public park or similar use	Yes, there are no schools or places of worship, public parks, or similar uses within 600 feet. The nearest school (Megan Cope Elementary School) is 960 feet away to the west of the convenience store.
100 feet from an existing residential dwelling or property zoned for residential uses	Yes, the nearest residence is more than 840 feet southeast of the convenience store.
Business shall be fully visible from the street	Yes, the facilities are fully visible from Sanderson Avenue and/or Cottonwood Avenue.
Lighting to provide illumination for security	Yes, the site includes security lighting.

Over concentration and Public Convenience or Necessity (PCorN)

The California Department of Alcoholic Beverage Control (ABC) authorizes a set number of off-sale licenses within each Census Tract based on the population. The project is located within Census Tract 435.17 which is authorized to have 4 off-sale licenses, however there are currently 5 active licenses shown in the table below.

Although the applicant is not increasing the number of licenses in the census tract, the upgrade from Type 20 to Type 21 is considered a new license action under ABC rules, therefore, a new PCorN determination is required, even though the tract already contains licenses previously approved with a PCorN by the City.

Existing licenses

Status	License Type	Original Issue Date	Premises Address	Business Name
ACTIVE	20	1/6/2006	3440 COTTONWOOD AVE, SAN JACINTO, CA	REFLECTION LAKE RV PARK
ACTIVE	21	1/5/2010	102 SANDERSON AVE, SAN JACINTO, CA	CVS PHARMACY 8943
ACTIVE	20	1/21/2016	106 SANDERSON AVE, SAN JACINTO, CA	SAN JACINTO SHELL*
ACTIVE	20	12/24/2024	250 N SANDERSON AVE, SAN JACINTO, CA	ARCO AM/PM
ACTIVE	20	1/27/2022	691 SANDERSON AVE, SAN JACINTO, CA 92582	7-ELEVEN

* The subject business, formerly operating as San Jacinto Shell, now operates as Poppy Market.

In reviewing the specifics of this project, staff finds that sufficient evidence exists to support a PCorN determination for the following reasons:

- The subject property is located at the intersection of Sanderson Avenue and Cottonwood Avenue, two major commercial corridors planned and zoned for higher-intensity commercial development consistent with the Community Commercial General Plan designation.
- Alcohol sales remain incidental to the primary business of fueling, convenience retail, and car wash services. This ancillary relationship reduces the likelihood of loitering, nuisance behavior, or high-frequency alcohol-only purchasing trips associated with stand-alone alcohol outlets.
- The proposed upgrade involves no physical changes, no expansion of floor area devoted to alcohol sales, and no change in hours of operation. The Type 21 license extends the product category at an already-licensed, already-conditioned establishment.

- The concentration of off-sale licenses in the census tract reflects the corridor's intended commercial character rather than an over-saturation of alcohol outlets, and is consistent with the General Plan's Community Commercial land use policies.
- The San Jacinto Sheriff's Department reviewed the application and reported 40 calls for service over the past two years, primarily petty theft and general disturbances, none alcohol-related, and concluded that the license upgrade is not anticipated to have any significant impact on public nuisance activity or calls for service.
- The project is conditioned to maintain adequate site lighting, loitering prohibitions, signage prohibiting on-site consumption, and employee alcohol sales training consistent with Development Code Section 17.430.040.E.

For these reasons, staff concludes that approval of a PCorN finding is warranted. The license will serve the convenience and needs of the community by allowing alcohol sales incidental to a convenience market in a corridor specifically planned for commercial activity.

PUBLIC NOTICE AND COMMENTS

In accordance with Development Code Section 17.710.030, a public hearing notice was mailed to all property owners within 300 feet of the subject property at least 10 days prior to the scheduled hearing date. In addition, a public hearing notice was published in the Press Enterprise on 6/13/2026. As of the date of this report, no public comments have been received.

ENVIRONMENTAL ANALYSIS

The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Staff has determined that the project is categorically exempt pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities), which applies to the operation, permitting, and minor alteration of existing structures and facilities involving negligible expansion of use. The proposed license upgrade involves no physical construction, no expansion of the existing building or site, and no intensification of the existing use beyond the addition of distilled spirits to the existing off-sale inventory. No exceptions to the categorical exemption apply.

Attachments

[FINDINGS.pdf](#)

[CONDITIONS_OF_APPROVAL.pdf](#)

[SITE_PLAN.pdf](#)

[FLOOR_PLAN.pdf](#)

[OPERATIONAL_STATEMENT.pdf](#)

[Radius_Map.pdf](#)

[Census_Tract_Map_Existing_Licenses.pdf](#)

FINDINGS OF FACT:

CONDITIONAL USE PERMIT FINDINGS (USE25-0107)

- 1. The proposed use is consistent with the General Plan and any applicable specific plan.**

The proposed use is consistent with the General Plan. The Commercial (C) General Plan land use designation provides for a variety of retail and service-oriented business activities, including both small and large-scale commercial development with retail and service uses. The existing convenience store, fuel station, and car wash at 106 Sanderson Avenue are consistent with the Commercial General Plan land use designation. The subject property is not located within a Specific Plan area.

- 2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.**

The proposed use is permitted within the applicable zoning district and complies with all relevant provisions of the Development Code and Municipal Code. The subject property is located within the Commercial General (CG) zoning district, which lists convenience markets and service stations as allowed uses subject to approval of a Use Permit (CUP). Alcohol sales for off-site consumption are authorized in the CG zone pursuant to Development Code Section 17.430.040.C.1, subject to CUP approval. The subject property meets the minimum separation distance requirements of Section 17.430.040.D.1, with the nearest school (Megan Cope Elementary School) located approximately 960 feet to the west of the subject building and the nearest residential use located approximately 840 feet southeast from the convenience store, both exceeding the required minimums of 600 feet and 100 feet, respectively. Located along Sanderson Avenue and Cottonwood Avenue, two major commercial corridors within the City, the proposed use supports the retail and service function of the CG zone and, as conditioned, aligns with the intent of the Development Code.

- 3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.**

The design, location, size, and operating characteristics of the proposed activity will be compatible with existing and future land uses in the vicinity. The subject property is an established 1.11-acre commercial site developed with a 3,470-square-foot convenience store, fueling canopy, and car wash. Properties surrounding the subject site are designated Commercial General (CG) and developed with compatible commercial uses, including a CVS Pharmacy to the east and a fuel station and convenience store to the north. The proposed license upgrade does not involve any physical changes to the site, building, or operations. The addition of distilled spirits to the existing off-sale inventory is an incremental change that does not alter the

character of the existing use and is consistent with the commercial land use pattern established along the Sanderson Avenue and Cottonwood Avenue corridor.

4. The proposed use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area.

The proposed use will not be materially detrimental to the health, safety, or general welfare of the public, nor will it be injurious to the environment or to nearby properties and improvements. The existing facility has operated under an ABC Type 20 license since 2016 without citations, violations, or enforcement actions related to alcohol sales. The San Jacinto Sheriff's Department reviewed the application and reported 40 calls for service over the two-year period from March 31, 2024 to March 31, 2026, primarily involving petty theft and general disturbances, none of which were alcohol-related, and concluded that the proposed license upgrade is not anticipated to have any significant impact on public nuisance activity or calls for service. Conditions of Approval have been incorporated to address security, employee training, signage, and property maintenance. As conditioned, the project is expected to operate in a manner compatible with the surrounding area.

5. The site is physically suitable in terms of:

a. Its design, location, shape, size, and operating characteristics of the proposed use.

The site is physically suitable for the proposed use. The 1.11-acre subject property is developed with an existing convenience store, fueling canopy, and car wash designed and constructed to serve the commercial fueling and retail needs of the community. The proposed license upgrade involves no physical alterations to the site. The property is generally flat, fully improved, and zoned for commercial uses.

b. The provision of public and emergency vehicles (e.g., fire and medical) access.

The site is designed to provide adequate access for emergency vehicles. The existing site configuration includes multiple access points from Sanderson Avenue and Cottonwood Avenue. The site plan has been previously reviewed and approved by the Fire Department in connection with Site Plan and Design Review No. 7-14, and no changes to site access are proposed.

c. Public protection services (e.g., fire protection, police protection, etc.).

The project is consistent with the General Plan, which helps ensure that public protection services are available. The application was transmitted to the San Jacinto Sheriff's Department for review, and no objection to the proposed license upgrade was raised. As conditioned, the project meets public safety requirements applicable to off-sale alcohol establishments under Development Code Section 17.430.040.

d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).

The subject property is an existing fully improved commercial site connected to all required utilities. No changes to utility connections are proposed in conjunction with the license upgrade. Trash enclosures are existing and maintained on-site consistent with City standards.

ADDITIONAL FINDINGS REGULATED BY SECTION 17.430.040 (H) – ALCOHOL SALES:

- 1. The proposed use will not be detrimental to surrounding properties and neighborhoods including ensuring that the use does not contribute to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.**

The proposed use will not be detrimental to surrounding properties or neighborhoods. Poppy Market is an established convenience store and fuel station located at the intersection of Sanderson Avenue and Cottonwood Avenue, two major commercial corridors serving motorists, commuters, and area residents. Alcohol sales are incidental to the primary business of fueling, convenience retail, and car wash services, and the proposed upgrade to a Type 21 license does not change the operational profile of the business.

The primary driver of the license upgrade is consumer demand for Ready-to-Drink (RTD) spirit-based beverages, products with alcohol-by-volume levels comparable to beer and wine that require a Type 21 license under ABC regulations. Distilled spirit bottles will be secured in a locked cabinet in the cashier area, limiting access and reducing the likelihood of impulse purchases. The beer cave will be locked between 2:00 a.m. and 6:00 a.m. daily. The facility operates 24 hours with a minimum of two employees on-site at all times, ensuring consistent supervision of alcohol sales. Conditions of Approval require loitering prohibitions, signage prohibiting on-site consumption, adequate site lighting, and graffiti removal within 48 hours. The San Jacinto Sheriff's Department reviewed the application and reported that existing calls for service at the location are primarily petty theft and general disturbances, and not alcohol related. These factors collectively ensure the proposed use will not contribute to the neighborhood impacts identified in this finding.

- 2. The proposed use will not adversely impact the suitability of adjacent commercially zoned properties for commercial uses.**

The proposed use will not adversely affect the suitability of adjacent commercially zoned properties for commercial development. The subject property and all surrounding properties are designated Commercial General (CG) and are developed with compatible commercial uses, or vacant. The proposed license upgrade involves no physical changes to the site, building, or operating characteristics of the business. As conditioned, the use will remain consistent with the established commercial character of the Sanderson Avenue and Cottonwood Avenue corridor and will not impair the suitability of adjacent properties for current or future commercial uses.

- 3. The proposed use will not adversely affect the welfare of residents in the area or result in an undue concentration in the neighborhood of establishments dispensing alcoholic beverages, including beer and wine. For purposes of this Subparagraph, “undue concentration” shall be as defined in Business and Professions Code Section 23958.4.**

Census Tract 435.17 currently contains five active off-sale ABC licenses, exceeding the maximum of four authorized by ABC for this tract, which constitutes an undue concentration as defined by Business and Professions Code Section 23958.4. However, the concentration of off-sale licenses in the census tract reflects the established commercial character of the Sanderson Avenue and Cottonwood Avenue corridor rather than an incompatible over-saturation of alcohol outlets. The nearest residential use is located approximately 840 feet from the subject building, well exceeding the 100-foot minimum separation required under Development Code Section 17.430.040.D.1. The San Jacinto Sheriff's Department reviewed the application and concluded that the proposed upgrade is not anticipated to have any significant impact on public nuisance activity, public safety, or the welfare of nearby residents.

Notwithstanding Subparagraph 3 above, the review authority may approve a Conditional Use Permit despite an undue concentration of establishments dispensing alcoholic beverages, as defined in Business and Professions Code 23958.4, if the review authority first finds that the public convenience and necessity would be served by the issuance of the Conditional Use Permit and the use otherwise meets the remaining findings of this Subsection.

PUBLIC CONVENIENCE OR NECESSITY (PCorN) FINDINGS OF FACT: 17.430.040(I)

- 1. The public convenience would be served by the establishment of the proposed use.**

The public convenience will be served by allowing the sale of distilled spirits at Poppy Market. The proposed upgrade from a Type 20 to a Type 21 license is primarily driven by consumer demand for Ready-to-Drink (RTD) spirit-based beverages, which carry alcohol-by-volume levels comparable to beer and wine but require a Type 21 license under ABC regulations. Allowing the sale of these products at an existing, established convenience store and fuel station at the intersection of Sanderson Avenue and Cottonwood Avenue serves the everyday shopping needs of local residents and motorists without requiring travel to more distant retailers.

The City's General Plan designates the site for Community Commercial uses, and the concentration of businesses along this corridor, including fuel stations and convenience retailers, is consistent with those policies. The presence of multiple off-sale licenses in Census Tract 435.17 reflects the intended land use character of the corridor. The proposed use complements the existing commercial mix and provides additional product options for residents at a location they already frequent for fuel and convenience goods.

- 2. The proposed use is not anticipated to be the source of nuisance behavior associated with excessive consumption of alcoholic beverages.**

The facility operates with a minimum of two employees on-site at all times, and the point-of-sale system requires cashiers to scan identification to validate age before completing any alcohol sale. All employees complete ABC-approved Responsible Beverage Service (RBS) training within 60 days of hire, and the store participates in an ongoing third-party mystery shopping program to ensure continued compliance with age-restricted sales requirements. Conditions of Approval require signage prohibiting on-site consumption and loitering, adequate site lighting, and graffiti removal within 48 hours. Previously Shell and now Poppy Market have operated under its existing Type 20 license since 2016 without citations, violations, or enforcement actions related to alcohol sales. Together, these measures ensure the proposed use will not be a source of nuisance behavior related to excessive alcohol consumption.

- 3. The proposed use would not be detrimental to the public health, safety, or welfare.**

As conditioned, the upgrade to a Type 21 license at Poppy Market will not be detrimental to public health, safety, or welfare. No physical expansion, intensification of use, or change in operating hours is proposed in conjunction with this request.

Operational conditions require adequate site lighting, loitering prohibitions, policy signage, employee training, and full compliance with all ABC regulations. Distilled spirits will be stored in a locked cabinet in the cashier area, providing an additional layer of access control beyond what is required for beer and wine. With these safeguards in place, the project will function as a safe and compatible use within the established commercial corridor.

4. The proposed use would not increase the severity of existing law enforcement or public nuisance problems in the surrounding area.

The addition of distilled spirits at this location is not expected to increase law enforcement demands or public nuisance problems in the surrounding area. The San Jacinto Sheriff's Department reviewed the application and reported 40 calls for service over the two-year period from March 31, 2024, to March 31, 2026. The calls directly involving the business were primarily petty theft and general disturbances, none were alcohol-related. The Sheriff's Department concluded that upgrading from a Type 20 to a Type 21 license is not anticipated to have any significant impact on public nuisance activity, public safety, or calls for service related to the business.

5. The proposed use is consistent with the objectives, policies, general land uses, and programs of the general plan, and any applicable specific plan.

The project is consistent with the City's General Plan land use designation of Commercial (C), which envisions a variety of retail and service-oriented businesses serving both local residents and the regional market area. Off-sale alcohol sales are a recognized and compatible component of convenience retail and fuel station uses within the Commercial land use designation, and the proposed license upgrade represents a logical extension of the services already provided at this location. The proposed use does not conflict with any General Plan policies, circulation elements, or community development objectives. The subject property is not located within a specific plan area, and therefore no conflict arises.



General Notes, Requirements, and Conditions of Approval

A Conditional Use Permit for Poppy Market PROJ25-0194 (USE25-0107)

Approval Date: June 23, 2026
Effective Date: July 6, 2026
Expiration Date: June 23, 2029

PROJECT LOCATION: Poppy Market
106 S. Sanderson Avenue
San Jacinto CA, 92582
APN: 432-270-021

APPLICANT: Poppy Market
327 N. Sanderson Ave
San Jacinto, CA 92582

ACCEPTED AND AGREED TO BY: _____

Applicant

Date

PROJECT DESCRIPTION

A Conditional Use Permit (CUP) USE25-0107 to authorize the upgrade of an existing ABC Type 20 (Off-Sale Beer and Wine) license to a Type 21 (Off-Sale- beer, wine, and distilled spirits) for off-site consumption at an existing 3,470-square-foot convenience store and fuel station (Poppy Market) located at 106 S. Sanderson Avenue. No physical changes to the building, site, or hours of operation are authorized or proposed under this approval. This CUP supersedes CUP 1-08 as it relates to alcoholic beverage sales at this location.



General Notes, Requirements, and Conditions of Approval

A Conditional Use Permit for Poppy Market PROJ25-0194 (USE25-0107)

General Requirements & Information

- A. The effective date for the CUP is July 6, 2026. The approval will lapse if improvements have not commenced within three (3) years from the date upon which the approval was granted unless a time extension is approved by the City's applicable review authority. Applications for time extensions must be received prior to the expiration date.
- B. All plans submitted to the City shall be in substantial conformance with the plans in this approval as conditioned. This condition applies to site plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the project.
- C. The applicant/licensee shall, by accepting these conditions, agree to defend (with legal counsel of the City's selection), indemnify, and hold harmless the City and its elected and appointed officials, agents, attorneys, employees, and officers from any action, claim, or proceeding brought against the City arising out of the approval of this permit, within the applicable statute of limitations. The required indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees, and other costs and expenses incurred in connection with such action.
- D. The applicant shall conform to the regulations of the Department of Alcoholic Beverage Control (ABC).
- E. The applicant shall possess a City of San Jacinto Business License and shall conform to the City of San Jacinto Municipal Code and the Zoning Ordinance.
- F. This approval may be revoked if the project is operated or maintained in violation of any law or in a manner that constitutes a nuisance or adversely affects the public health, safety, or welfare.
- G. This permit shall run with the land associated with the project and continue to be valid upon a change of ownership. All applicable conditions of approval shall continue to apply with any change in property ownership or business operator.
- H. The City shall have the right to inspect the site and facilities to ensure compliance with the conditions of approval and to recover its actual costs related to such inspections from the property owner or tenant.



General Notes, Requirements, and Conditions of Approval

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- I. In the event of a conflict between any conditions of this approval, the most stringent condition, as determined by the City, shall prevail.
- J. All signage, including but not limited to permanent building signs, monument signs, window signs, banners, flags, and pennants, shall be permitted in accordance with Chapter 17.335 (Sign Regulations) of the Development Code. A separate Sign Permit application, including applicable fees, shall be submitted to and approved by the Planning Division prior to the installation, erection, alteration, or reconstruction of any sign or sign structure on the subject property. Any signs shown on plans submitted in connection with this approval are conceptual only and do not constitute sign approval. Banners, flags, and pennants are generally prohibited pursuant to Development Code Section 17.335.050.H.4, except as allowed under Section 17.335.100 (Standards for Temporary Signs) or as otherwise exempt under Section 17.335.120.B. All signage shall remain consistent with the alcohol advertising restrictions set forth in Conditions 8 and 9 of this approval.



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Conditions of Approval

Prior to Type 21 Sales				
Item	Timing	Responsible Department	Condition of Approval	Met?
1.	Prior to Type 21 Sales	Planning	The applicant shall provide the City Planning Division with a copy of the issued ABC Type 21 license prior to commencing the sale of distilled spirits.	☐
2.	Prior to Type 21 Sales	Planning	The applicant shall submit a copy of the approved Statement of Operations to the City Planning Division, confirming all security measures, employee training protocols, and operational commitments described therein are in place and will be maintained as conditions of this approval.	☐
Item	Timing	Responsible Department	Condition of Approval	Met?
3.	Operational Conditions	Planning	The business shall maintain an active ABC Type 21 license issued and maintained by the California Department of Alcoholic Beverage Control (ABC) at all times. Lapse, suspension, revocation, or surrender of the ABC license for any reason shall be reported to the City Planning Division within ten (10) business days and shall constitute grounds for review and potential revocation of this Conditional Use Permit (CUP).	☐
4.	Operational Conditions	Planning	The permittee shall conform to all regulations of the California Department of Alcoholic Beverage Control (ABC), as may be amended from time to time. In the event of a conflict between ABC regulations and these conditions of approval, the more stringent requirement shall apply.	☐
5.	Operational Conditions	Planning	The sale of alcoholic beverages shall be limited to off-site consumption only. No on-site consumption of alcoholic beverages shall be permitted at any time.	☐

Conditions of Approval



General Notes, Requirements, and Conditions of Approval

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6.	Operational Conditions	Planning	The premises shall be posted in a conspicuous location to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or on the posted premises, consistent with Development Code Section 17.430.040.D.3.c. Signage shall be posted in both English and Spanish.	☐
7.	Operational Conditions	Planning	"No Loitering" signs shall be posted in conspicuous locations on the premises, in sizes and locations approved by the City. Loitering on or around the premises shall not be permitted, and the business operator shall take prompt action to address loitering, including contacting law enforcement, if necessary, consistent with Development Code Section 17.430.040.D.3.j.	☐
8.	Operational Conditions	Planning	There shall be no exterior advertising or signage of any kind, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages, consistent with Development Code Section 17.430.040.D.3.g. No alcohol advertisement shall be located on the fuel island or canopy.	☐
9.	Operational Conditions	Planning	No more than twenty-five percent (25%) of the square footage of each window or clear door of the establishment shall bear advertising or signs of any sort. All signage shall be placed and maintained in a manner that ensures law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which cash registers are maintained, from the exterior public sidewalk or entrance, consistent with Development Code Section 17.430.040.D.3.h.	☐
10.	Operational Conditions	Planning	Distilled spirit bottles (750ml and larger) shall be displayed and stored in a locked cabinet in the cashier area at all times. The cabinet shall remain locked except during a sales transaction.	☐



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11.	Operational Conditions	Planning	The walk-in cooler shall be locked and inaccessible to customers between the hours of 2:00 a.m. and 6:00 a.m. daily, consistent with the applicant's approved Statement of Operations.	☐
12.	Operational Conditions	Planning	The business shall comply with all ABC requirements regarding the minimum age to sell or dispense alcoholic beverages. The point-of-sale system shall require cashiers to scan identification to validate age; no alcohol shall be sold if the customer is determined to be a minor, consistent with Development Code Section 17.430.040.D.3.k.	☐
13.	Operational Conditions	Planning	The owner and management of the establishment shall provide ABC-approved Responsible Beverage Service (RBS) training for all employees who sell or serve alcoholic beverages at the first available opportunity, or no later than thirty (30) days from the employee's date of employment. Proof of completed training shall be kept on file at the store and made available to City staff or law enforcement upon request, consistent with Development Code Section 17.430.040.D.3.l.	☐
14.	Operational Conditions	Planning	The business shall maintain records reflecting separately the gross sales of alcoholic beverages and the gross sales of all other products. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the City Planning Division or law enforcement within five (5) business days following written notice, consistent with Development Code Section 17.430.040.D.3.m.	☐
15.	Operational Conditions	Planning	The business shall maintain site lighting to provide illumination for security and safety of parking and access areas at no less than one (1) foot candle of illumination at ground level at all hours of customer and employee use, consistent with Development Code Section 17.430.040.D.3.b.	☐



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16.	Operational Conditions	Planning	Surveillance video shall be recorded and retained for a minimum of thirty (30) days and shall be made available to law enforcement upon request. The camera system shall provide clear coverage of all entrances, exits, the cashier area, and the alcohol display area.	☐
17.	Operational Conditions	Planning	A minimum of two (2) employees shall be on-site at all times during hours of operation, consistent with the applicant's approved Statement of Operations.	☐
18.	Operational Conditions	Planning	The permittee shall remove litter from the premises, public sidewalks, and parking areas on a daily basis and shall keep these areas swept weekly to prevent debris buildup. Trash receptacles shall be maintained on the premises and "No Littering" signs shall be posted, consistent with Development Code Section 17.430.040.D.3.i.	☐
19.	Operational Conditions	Planning	Within forty-eight (48) hours of any graffiti being painted or marked upon the premises or on any adjacent area under the control of the permittee, the permittee shall report the graffiti to the San Jacinto Code Enforcement Department and remove or paint over the graffiti, consistent with Development Code Section 17.430.040.D.3.f.	☐
20.	Operational Conditions	Planning	The management at the establishment shall be responsible for educating the public regarding drunk driving laws and related penalties, including minimum age law, open container law, and driving while intoxicated law. This shall be accomplished by posting prominent signs, decals, or brochures at the point of purchase and providing adequate employee training, consistent with Development Code Section 17.430.040.D.3.e.	☐
21.	Operational Conditions	Planning	All requirements of San Jacinto Municipal Code Chapter 9.24 (Consumption of Tobacco, Alcohol, Alcoholic Beverages, and Cannabis by Persons Under the Age of 18) shall be maintained at all times.	☐



General Notes, Requirements, and Conditions of Approval

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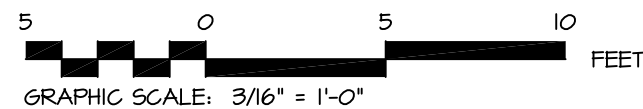
22.	Operational Conditions	Planning	All landscaped areas on the subject property shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris at all times.	☐
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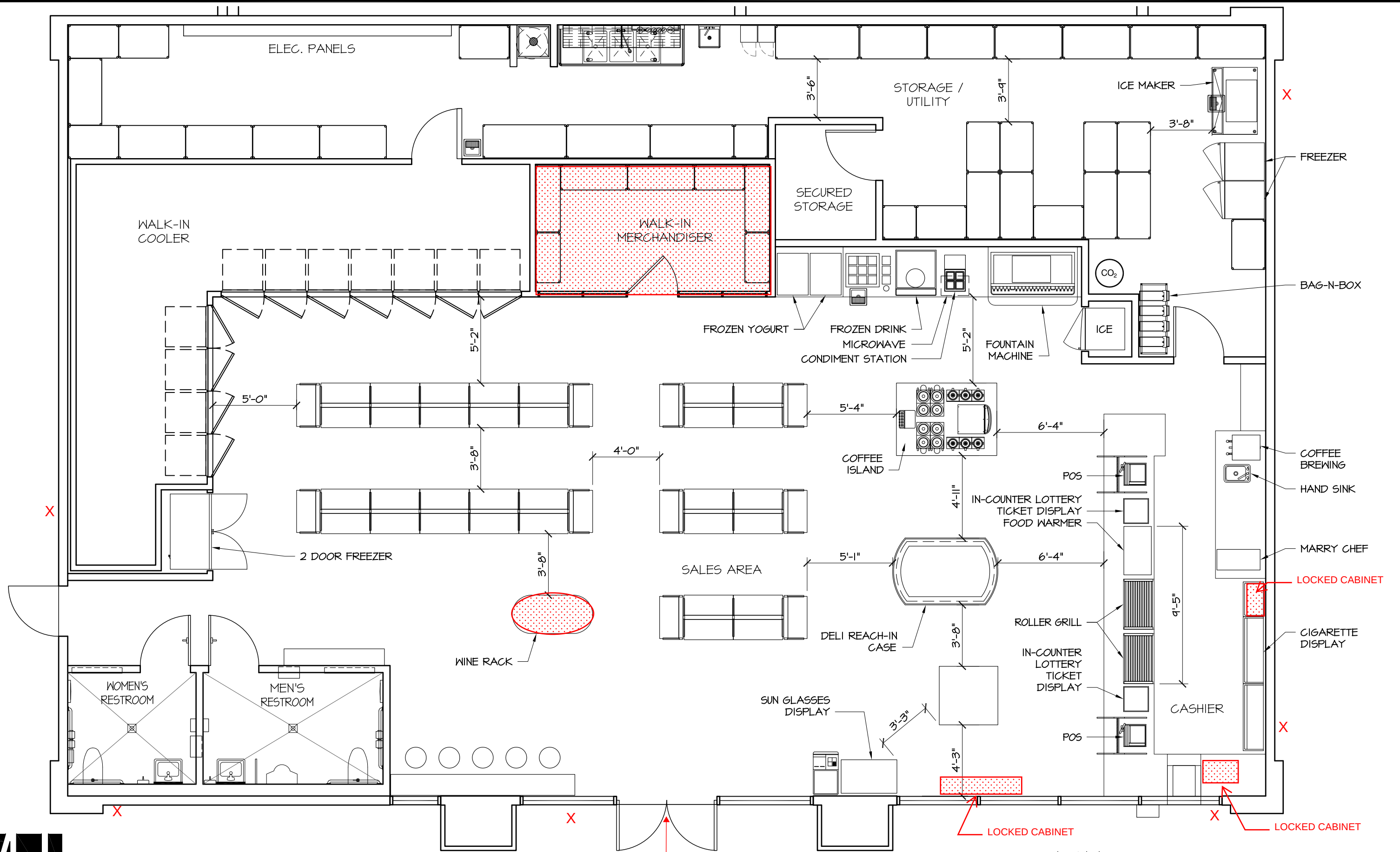


STORE SIZE: 3,470 SF
ALCOHOL DISPLAY AREA: 135 SF
% OF STORE SIZE: 3.9%

X = NO LOITERING SIGNS
[Red dotted box] = ALCOHOL SALES AREA



FLOOR PLAN
LOOP NEIGHBORHOOD MARKET
106 S Sanderson Ave.
San Jacinto, CA



Poppy Market
106 S Sanderson Ave
Statement of Operations
2/13/26

Request: A finding of public convenience or necessity and permit to allow sales of beer, wine, and distilled spirits for off-site consumption (ABC Type 21 License) at a new convenience store.

Background

In the past decade, the seltzer industry has exploded with brands such as Truly and White Claw. More recently, "Ready to Drink" (RTD) mixed beverages made with distilled spirits have grown in popularity such as White Claw Vodka Soda or Truly Lime Margarita. Even though the Alcohol-by-Volume (ABV) for these RTD mixed beverages is about same as beer and wine products, ABC requires a Type 21 license to sell them. While the RTD product is the main driver for the request, there will be a small inventory of distilled spirit bottles displayed in the Cashier Area in locked cabinet.

ALCOHOL BY VOLUME COMPARISON

<u>Product</u>	<u>Brand</u>	<u>ABV</u>
Beer	Modelo	4.4%
Craft Beer	Stone IPA	6.9%
Malt/Seltzer	White Claw	5.0%
Malt/Seltzer	Truly	5.0%
White Wine	Barefoot Chardonnay	14.0%
Red Wine	Cupcake Cabernet	13.5%
Ready-to-Drink*	Truly Lime Margarita	5.3%
Ready-to-Drink*	White Claw Vodka Soda	4.5%
Ready-to-Drink*	Cutwater Tiki Rum Punch	7.0%

*Made with distilled spirits

Hours of Operation: 24 hours daily

Security Measures:

- 750 ML bottles of distilled spirits will be displayed in a locked cabinet in the Cashier area.
- Surveillance video will be stored for 30 days and made available to law enforcement upon request.
- Policy signs will be posted on premises: "No Open Containers", "No Consumption of Alcoholic Beverage on the Premises" and "No Loitering".
- No exterior advertising or window signs will advertise beer or wine products.
- No alcohol advertisement located on the motor fuel island.
- Beer Cave will be locked from 2 am to 6 am daily.
- All persons that appear younger than 30 years old must provide ID to purchase alcohol.
- Point of sale system requires cashier to scan the ID to validate age. No alcohol will be sold if a customer is a minor.
- Height strips on exit doors
- Minimum of 2 employees when convenience store is open

Employee Training:

All employees engaged in the sale of beer/wine will complete a responsible beverage service (RBS) training class that is approved by ABC within 60 days of hire. Proof of training will be kept on file at the store. RBS Training includes looking for signs of intoxication, proper identification checking, procedures for dealing with various situations as well as general behavior observance training.

This store is part of the company's on-going "mystery shopping" program. Several times each year a 3rd party company makes purchases to confirm that Employees are adhering to rules around age-restricted sales.

Trash and Graffiti Removal

All trash accumulating on the property and landscape areas will be removed promptly. An employee will pick up trash at least 2 times daily. Graffiti will be removed from any wall, fence, building, structure, window, equipment, or other location within 48 hours.

Security and Safety by Design:

The site provides a design that lends itself features that incorporate Crime Prevention Through Environmental Design (CPTED).

The store will stay open after sunset; therefore, adequate lighting is necessary for the safe operation during times of darkness. This site is equipped with the necessary lighting, inside and out, and provides a safe environment for our customers and employees and discourages loitering.

Outside lighting is the responsibility of management. All lighting concerns, such as inadequate lighting or burned-out lights, will be addressed promptly by contacting the store manager.

The convenience store is designed with full-height glass windows to provide clear and unobstructed views from inside and out. No signage will be affixed to the window.

Loitering & Panhandling:

Loitering and panhandling are not tolerated and will maintain a zero-tolerance policy. Loitering signs will be posted in conspicuous places containing wording (Spanish and English) that aligns with state and local law (work with local Police Department to obtain proper language). All loitering and panhandling issues will be dealt with in a swift and consistent manner by notifying local police.

No consumption or open alcoholic beverages will be permitted on the premises. Signs specifically prohibiting this activity will also be placed in conspicuous places in both Spanish and English.

Loop employees are trained and directed to immediately deal with individuals attempting to or consuming alcohol on store property. If safe to do so, employees will instruct the person(s) to cease and desist consuming the alcoholic beverage and ask the person to leave the premises. If the employee deems it unsafe to approach the subject(s), law enforcement will be promptly called to assist.

About Poppy Markets

We are your all-in-one convenience store and marketplace. Our goal is simply we want to redefine the convenience retail store by offering exceptional items that are good for you; excellent customer service and a

fantastic experience from the time you enter our stores. At **Poppy**, we strive to provide our customers with everything from a wide variety of fresh foods to daily grocery items which meet their needs and seating areas which give them the opportunity to relax.

We take pride in supporting healthy lifestyle by carrying organic, natural, and gluten free products, so you can feel good about eating on-the-go! So come on in and grab a healthy snack or meal for your commute or stay a while and use our free high-speed internet to get ahead of your work!

We are proud to be recognized for our thoughtfully crafted stores and to be highlighted for things like our centrally placed counter, great lighting, and welcoming atmosphere. We've been named to CSP's Best Store Design list in the upscale category and have been highlighted by numerous industry publications detailing our concept and the people behind it.

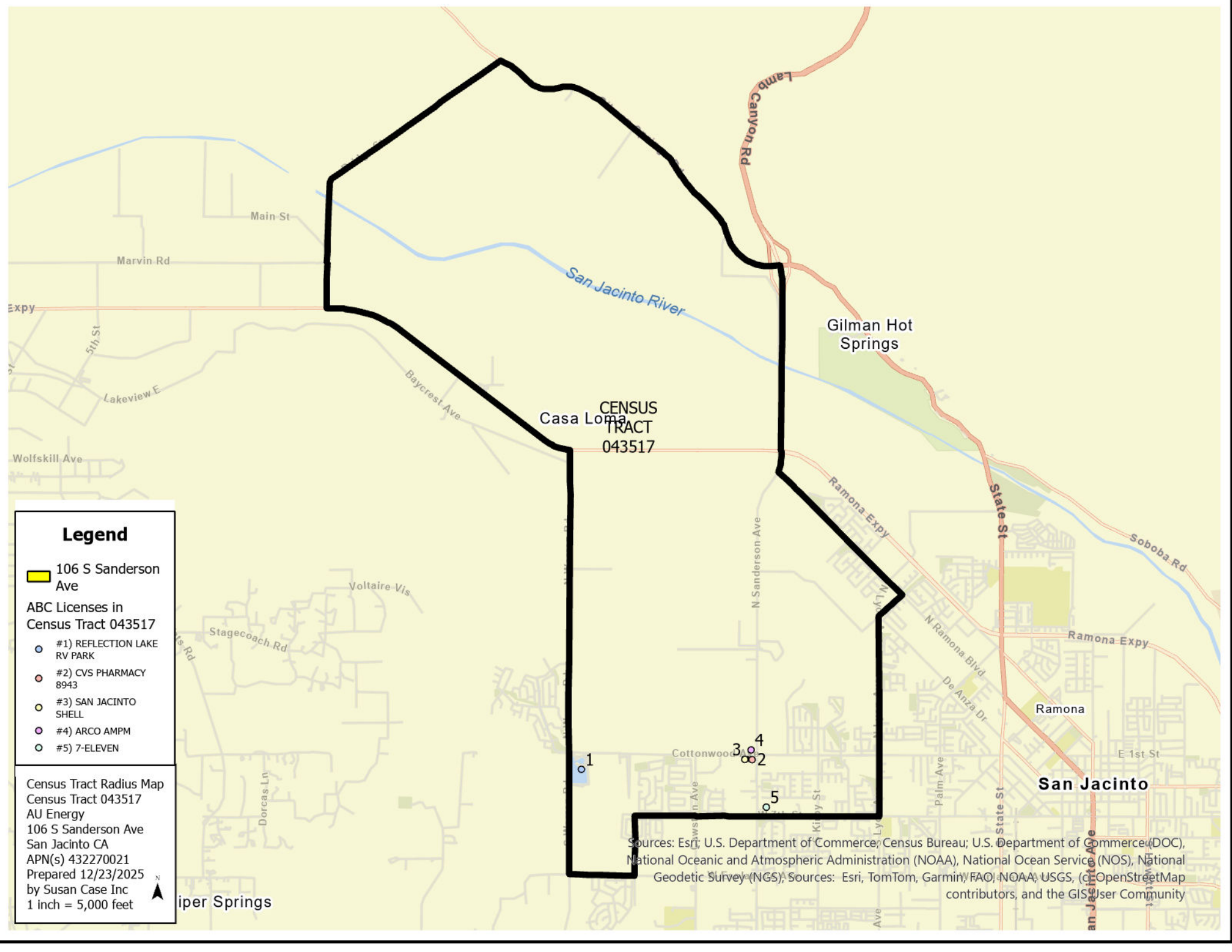
We opened our first Poppy store in Santa Clara in June 2013, and we've now expanded to 50+ locations throughout the Bay Area, Sacramento and Southern California.

Stop by and check it all out at a nearby Poppy Market. Can't wait to see you!

WITHIN 600':
CVS - T21 License
AM/PM - T20 License
Auto Zone

WITHIN 1,000':
RIVCO FIRE STATION 78
4 - SINGLE FAMILY HOMES
CHURCH





Legend

106 S Sanderson Ave

ABC Licenses in
Census Tract 043517

- #1) REFLECTION LAKE
RV PARK
- #2) CVS PHARMACY
8943
- #3) SAN JACINTO
SHELL
- #4) ARCO AMPM
- #5) 7-ELEVEN

Census Tract Radius Map
Census Tract 043517
AU Energy
106 S Sanderson Ave
San Jacinto CA
APN(s) 432270021
Prepared 12/23/2025
by Susan Case Inc
1 inch = 5,000 feet



Sources: Esri, U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS); Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community