

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

March 8, 2007  
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 Request for a first Extension of Time for Tentative Tract 32656 – 16 lot subdivision of 4.66 acres.  
Applicant: Ronald L. Clark  
8870 Reche Canyon Road  
Colton, CA 92324

## **5.0 CONTINUED PUBLIC HEARINGS**

### **5.1 Conditional Use Permit No. 3-03, Revision No. 1; Tentative Parcel Map No. 35303**

Applicant: San Jacinto Investor's Group  
Attn: Dennis Mackey & Joe Meyer  
6820 Indiana Avenue, Suite 210  
Riverside, CA 92506-4261

Amendment to previously approved retail center on 25 acres at the southeast corner of San Jacinto Avenue and Commonwealth Avenue. The proposed amendment is to add two retail buildings of 3,016 sq. ft. (Building D) and 4,000 sq. ft. (Building F), and to adjust/revise the size of previously approved Buildings. The previously approved center had a total floor area of 260, 420 sq. ft. The proposed amendment would result in a floor area of 267, 618 sq. ft., an increase of 7,198 sq. ft. Tentative Parcel Map 35303 proposes a six (6) lot commercial subdivision on 4.6 acres on the San Jacinto Avenue frontage of the retail center.

An Environmental Impact Report (EIR) was certified by the Planning Commission on June 29, 2004 for the previously approved retail center; in addition, the Planning Commission adopted a Statement of Overriding Considerations and a Mitigation Monitoring Program. The proposed revision to the previously approved retail center will not result in any substantial changes to the overall project or the surrounding conditions in the vicinity, will not result in new significant environmental effects, will not substantially increase the severity of previously identified impacts, and no new information of substantial importance has arisen that would change or modify the conclusions reached in the certified EIR. Therefore, in accordance with Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, no additional environmental review or action is required.

## **6.0 NEW PUBLIC HEARINGS**

### **6.1 Amended Conditional Use Permit 10-04**

Applicant: Robert Zuckerman  
Maravilla Center  
23293 Ventura Blvd  
Woodland Hills, CA 91364

A proposal to amend the approved Conditional Use Permit, eliminating the convenience store with drive thru and fuels sales, to be replaced with a fast food drive-thru restaurant. Also proposed is a reconfiguration the center and parking to accommodate 3750 square feet of additional retail uses. The site is in the Neighborhood Commercial (C-1) zone at the southeast corner of Seventh Street and Ramona Expressway.

Pursuant to the CEQA process, the effect has been adequately analyzed in an earlier adopted mitigated negative declaration. California Code of Regulations, Section 15063 (c) (3) (D).



6.2 Variance 4-06 for Conditional Use Permit 4-05

Applicant: Patrick Faranal  
National Sign & Marketing  
4881 Murrieta St.  
Chino, CA 91710

A proposal to vary from the sign ordinance in order to allow an additional menu board in the drive-thru lane at a 2726 square foot fast food restaurant located at 1171 N. State Street. It is requested by Planning Staff that a blanket variance be granted which would allow two menu boards at drive-thru uses within the center. The center is located at the in the General Commercial (C-2) Zone at the northeast corner of State Street and Ramona Expressway.

Section 3.07 of the Local Guidelines for Implementing CEQA exempts activities “where is can be seen with absolute certainty that there is no possibility that the activity in question may have a significant effect on the environment.”

## 7.0 BUSINESS ITEMS

### 7.1 Director’s Report

## 8.0 ADJOURNMENT

I, Tim Hults, do hereby certify that I caused to be posted the foregoing agenda this 2<sup>nd</sup> day of March 2007, as required by law.

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Tim Hults, Assistant City Manager

***“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.”***