

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

June 14, 2007
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 Request for a second Extension of Time for Tentative Tract 31855 – 8 lot subdivision of 4.68 acres located at the southeast corner of Chase Street and Ramona Boulevard.
- 4.2 Request for a first Extension of Time for Tentative Tract 32153 – 44 lot subdivision of 5.79 acres located south of Ramona Boulevard at the end of Virginia Way.
- 4.3 Request for a first Extension of Time for Tentative Tract 31979 – 11 lot subdivision of 3.0 acres located south of Angela Way at the end of Camelia Drive.
- 4.4 Approval of minutes of the regular Planning Commission meeting of April 26, 2007.

5.0 CONTINUED PUBLIC HEARINGS

- 5.1 Development Plan 1-07 for Tentative Tract 33693
Applicant: Don Gilmartin
Shaver Homes, LLC
1517 4th Street
Norco, CA 92860

A proposal involves the development of an approved tentative subdivision which totals approximately 2.34 acres into 10 residential lots. This Development Plan for this Tentative Tract map includes five models of homes that range in size from 1422 square feet to 2117 for the four bedroom two bath model. The project is located on the north side of Shaver Street approximately 130 feet east of Miramar Avenue. The review includes building architecture, fences and walls and front yard landscaping.

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

- 5.2 Development Plan 13-06 for Tentative Tract 31979
Applicant: Ken Slaman
KS Development, Inc.
1830 Sunset Cliff Blvd, #D
San Diego, CA 92107

The proposal involves the development of an approved tentative subdivision which totals approximately 3 gross acres into 11 residential lots. The Development Plan for this Tentative Tract Map includes two models of homes of 1918 and 1943 square feet respectively with each home model having three variations to the front elevation. The review also includes walls and fences and front yard landscaping.

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 8-03 Amendment 1
Applicant: Fernando D. Contreras
232 N. Wateka St
San Jacinto, CA 92583

A proposal to amend a condition of approval of an approved Conditional Use Permit allowing the continuation of the vehicle impound yard and removing the vehicle scrapping, wrecking and dismantling restriction and permit the construction of a . The project site is located on a .62 acre parcel on the east side of Buena Vista, north of Esplanade Avenue, in Light Manufacturing (M-1) zone

The project is considered to be a Class 32 Categorical Exemption (In-fill Development Project) pursuant to Section 15332 of the California Environmental Quality Act Guidelines.

7.0 BUSINESS ITEMS

- 7.1 Riverside County Children & Families Commission presentation on building and expanding childcare centers in Riverside County.

8.0 ADJOURNMENT

I, Tim Hults, do hereby certify that I caused to be posted the foregoing agenda this 8th day of June 2007, as required by law.

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.”