

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

July 26, 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**

None

**5.0 CONTINUED PUBLIC HEARINGS**

- 5.1 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 2400 square foot building. The project site is located on a 0.62 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.

## **6.0 NEW PUBLIC HEARINGS**

### **6.1 Staff Review 20-06, Tentative Parcel Map 35003 and Change of Zone 15-06**

Applicant: Ellis Delameter  
DBN Midway, LLC  
27032 Rocking Horse Lane  
Laguna Hills, CA 92653

A proposal to subdivide 23.92 acres into three parcels of 17.79, 5.17 and .96 acres respectively. On the 17.79 acre parcel, a proposal to construct a 63,835 square foot 2-story administrative office building with associated vehicle, bus parking and drainage facilities. Future expansion includes an additional 20,000 office building with additional parking. A zone change from Two-Family Residential (R-2) to General Commercial (C-2) is also proposed. The project site is located on the north side of Cottonwood Avenue immediately east and south of the San Diego and Casa Loma Canals.

An environmental initial study has been completed in accordance with the City's Guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of this Initial Study and revisions made by or agreed to by the project proponent, and mitigation measures proposed the City's Staff has concluded that the project will not have a significant effect on the environment, and is therefore recommending the adoption of a Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the City.

### **6.2 Zoning Ordinance Amendment 02-07**

Applicant: City of San Jacinto  
248 E. Main Street  
San Jacinto, CA 92583

An amendment to the Zoning Ordinance, to add Article 7C to establish mobilehome park closure standards and relocation assistance for mobilehome park residents.

This proposal is not subject to the California Environmental Quality Act (CEQA) because, pursuant to Title 14 of the California Code of Regulations Section 15378(a) the approval of this Ordinance is not a "project" since approval of this Ordinance has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. All of the procedures required under CEQA will be met prior to the approval of any development agreement which may, pursuant to this Ordinance, extend certain development rights.

## 7.0 BUSINESS ITEMS

- 7.1 Riverside County Children & Families Commission presentation on building and expanding childcare centers in Riverside County.
- 7.2 Development Code Project status report
- 7.3 Director's Report

## 8.0 ADJOURNMENT

I, Asher Hartel, do hereby certify that I caused to be posted the foregoing agenda this 20<sup>th</sup> day of July 2007, 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.”***