

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

November 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 second Extension of time for Tentative Tract 31900 – 112 lot subdivision of 40.84 acres located west of Lyon Avenue and south of De Anza Drive.

**5.0 CONTINUED PUBLIC HEARINGS**

None

## 6.0 NEW PUBLIC HEARINGS

- 6.1 Tentative Tract Map 35447  
Applicant: G & S Group  
1517 4<sup>th</sup> Street  
Norco, CA 92860

Subdivide 2.34 gross acres into 10 single family residential lots. Lots are 7200 square feet and located in the R-1 zone on the north side of Shaver Street, east of Miramar Avenue (APN 437-270-010)

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 Tentative Parcel Map 35777  
Applicant: Lars Andersen  
Pacific Development Partners  
30220 Rancho Viejo Rd, Suite B  
San Juan Capistrano, CA 92675

A proposal to subdivide an existing 14.4 acre shopping center into nine commercial lots and five lettered lots. The tentative parcel map is located in the General Commercial (C-2) at the north east corner of Ramona Expressway and State Street.

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 4-07  
Applicant: Jim Peterson  
Peterson Equipment Systems  
885 W. Seventh Street  
San Jacinto, CA 92582

A proposal to install a 720 square foot vehicle spray booth within an existing 19,250 square foot sprinklered building. The user currently produces contractor tank trucks on existing commercial vehicle bodies. The site is located on the north side of 7<sup>th</sup> Street west of State Street.

This proposal has been determined to be Class 1 (Existing Facilities) Categorical Exemption, pursuant to Section 15301 of the Guidelines for Implementation of CEQA.

6.4 Tentative Tract Map 35166  
Applicant: DBN-Parkside, LLC  
27032 Rocking Horse Lane  
Laguna Hills, CA 92653

A proposal to subdivide 6.75 net acres of commercially zoned property into two parcels of 3.16, & 3.30, and one lettered lot of 0.28 acres for business condominium purposes. The proposed parcels are located at the southeast corner of Esplanade Avenue and Palm Avenue. (APN 435-190-053)

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

6.5 Change of Zone 7-06 & Planned Unit Development 2-07  
Applicant: Hung & Lena Le  
3704 Fountain Street  
Camarillo, CA 93012

Change of Zone from C-1 (Neighborhood Commercial) to R-2-PUD (Two-Family Residential, Planned Unit Development); Planned Unit Development for nineteen (19) two-story residential apartment units on 1.9 acres; located at the southwest corner of Ramona Blvd. and Wateka Street; APN 434-123-008 & 009, 434-110-022.

This proposal is not subject to the California Environmental Quality Act (CEQA) because, pursuant to Section 3.07 of the City's CEQA Guidelines there is no possibility that the activity in question may have a significant effect on the environment. The project therefore is exempt from CEQA.

## 7.0 BUSINESS ITEMS

7.1 Director's Report

## 8.0 ADJOURNMENT

I, Asher Hartel, do hereby certify that I caused to be posted the foregoing agenda this 2<sup>nd</sup> day of November, 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."***