

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

December 13, 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 extension of time for Conditional Use Permit 12-05 located on the east side of State Street, approximately 1000 feet north of Esplanade Avenue.
- 4.2 Request for extension of time for Conditional Use Permit 02-01 located at the southwest corner of De Anza Drive and Palm Avenue.

5.0 CONTINUED PUBLIC HEARINGS

None

6.0 NEW PUBLIC HEARINGS

6.1 Development Plan 4-07 for Tentative Tracts 32080 and 32555

Applicant: Sandeep Vardhan
Kalpesh Homes
320 Woodruff Drive
Walnut, CA 91789

When the City Council approved Tentative Tracts 32080 and Tentative Tract 32555 one of the Conditions of Approval for both tracts required a Development Plan review prior to the recordation of the Final Map. The Development Plan for these two Tentative Tract maps includes three models of homes, 1713 square feet for Plan 1, 1869 square foot Plan 2 and a 2208 square foot Plan 3. Home models have three to five bedrooms and two or three baths. Also being reviewed is parkway and typical front yard landscaping, walls and fences. The plan involves the development of two subdivisions which totals approximately 12.98 acres into 45 residential lots. The projects are located between Ramona Expressway and Ramona Boulevard and east of Potter Road.

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

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 7th day of December, as required by law.

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.”