

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

January 10, 2008  
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 Approval of Action Minutes of the regular Planning Commission meeting of February 22, 2007.
- 4.2 Approval of Action Minutes of the regular Planning Commission meeting of April 12, 2007.
- 4.3 Approval of Action Minutes of the regular Planning Commission meeting of June 28, 2007.
- 4.4 Approval of Action Minutes of the regular Planning Commission meeting of July 12, 2007.
- 4.5 Approval of Action Minutes of the regular Planning Commission meeting of July 26, 2007.
- 4.6 Approval of Action Minutes of the regular Planning Commission meeting of August 9, 2007.
- 4.7 Approval of Action Minutes of the regular Planning Commission meeting of September 13, 2007.

- 4.8 Request for a second extension of time for Tentative Parcel Map 32701 – a land division of 32.30 acres into 20 industrial parcels located on the southwest corner of Ramona Expressway and Cawston Avenue.
- 4.9 Request for a first extension of time for Tentative Tract 32843 – a 143 lot subdivision with minimum lot sizes of 7,200 square feet, 1 commercial/detention basin lot, 2 open space lots, and 1 park lot totaling 48.49 acres located south of Ramona Boulevard between Sanderson Avenue and Lyon Avenue.

## **5.0 CONTINUED PUBLIC HEARINGS**

- 5.1 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.

## **6.0 NEW PUBLIC HEARINGS**

- 6.1 Variance 6-07  
Applicant: San Jacinto Assembly of God  
129 S. Ramona Boulevard  
San Jacinto, CA 92583

A request for a fence variance located at 139 S. Ramona Boulevard to City fence regulation for two small sections of 5 foot high fence projecting into the required front yard along Ramona Boulevard.

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.

6.2 Tentative Tract 33080 and Change of Zone 5-07

Applicant: Brian Johnson  
Pelican Homes  
33971 Selva Road, Suite 135  
Dana Point, CA 92629

A proposal to change the zone from R-2 to Residential Agriculture Accessory Business (RAAB) and develop the 9.42 gross acres into an 18 single family residences on large lots. Originally the project was a 93 unit condo project, but because of revisions to the General Plan the project was reduce to the 18 lot large lot subdivision. The project site is located at the southwest corner of Ramona Boulevard and Young Street.

An environmental initial study has been conducted which has determined that this project will not have a significant impact on the environment with the incorporation of mitigation measures. Therefore, a Mitigated Negative Declaration is recommended.

## 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 4<sup>th</sup> day of January, 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.”***