

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

February 28, 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 Request for a first Extension of Time for Tentative Tract 31929 – a 78 lot subdivision of 16.41 acres located east side of Kirby Street between Esplanade Avenue and Seventh Street.
- 4.2 Request for a first Extension of Time for Tentative Tract 32582 – a 192 lot subdivision of 48.86 acres located between Alessandro Avenue and Vernon Street, north of Cypress Avenue.
- 4.3 Request for extension of time of Conditional Use Permit 14-04 located on the east side of Santa Fe Avenue, 600 feet north of Esplanade Avenue.
- 4.4 Request for a first Extension of Time for Tentative Tract 34212 – 12 lot subdivision of 4.51 acres located on the north side of Esplanade Avenue approximately 244 feet west of Kirby Street.
- 4.5 Request for a second Extension of Time for Tentative Tract 32549 – 19 lot subdivision of 4.52 acres located on the south side of Seventh Street Avenue, between Sanderson Avenue and Kirby Street.

## **5.0 CONTINUED PUBLIC HEARINGS**

### **5.1 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.

## **6.0 NEW PUBLIC HEARINGS**

### **6.1 Tentative Tract 33862, Amendment 1**

Applicant: JD Pierce Company  
222 Martin Street, Suite 100  
Irvine, CA 92612

A proposal to amend the 44.7 acre Tentative Tract Map 33862 to include a potential 12.17 acre school site adjacent to Vernon Avenue at the southwest corner of the project site. This amendment could potentially reduce the number of residential lots from 148 to 98. The entire project is located on the west side of the Ramona Expressway east of Vernon Avenue in the in the single family residential (R-1) zoning district.

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

### **6.2 Change of Zone 7-06, Development Plan 1-08, and 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 22<sup>nd</sup> day of February, 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.”***