

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

March 27, 2008
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 a second extension of time for Tentative Tract 32153 - a 44 lot subdivision of 5.79 acres located on the south side of Ramona Boulevard, west of Tiger Lane.
Applicant: Mike Swearingen
P.O. Box 136
Mountain Center, CA 92561

5.0 CONTINUED PUBLIC HEARINGS

- 5.1 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.

6.0 NEW PUBLIC HEARINGS

- 6.1 Change of One 2-08, Planned Unit Development 1-07, and Tentative Tract Map 34665
Applicant: Spruce Housing Associates
811 W. Gardena Boulevard
Gardena, CA 90247

A proposal to Change Zone from R-1 (Single Family Residential) and R-3 (Multiple Family Residential) to R-1-PUD (Single Family Residential, Planned Unit Development), a Planned Unit Development for twenty (20) detached houses with common open space areas, and a Tentative Tract Map to create twenty (20) residential lots on 4.9 acres, located on undeveloped property on the north side of Idyllwild Drive between 291 and 389 Idyllwild Drive, near the intersection of Idyllwild Drive and Tahquitz Street.

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 Conditional Use Permit 6-07 and Tentative Parcel Map 35673
Applicant: Southland Development Company
15 Enterprise, Suite 130
Aliso Viejo, CA 92656

To subdivide approximately 14.5 acres into 10 commercial parcels and develop the land into an 119,988 square foot community shopping center on 10 building pads. The proposed uses include a 24,000 square foot 2-story office building, two 24,000 box retail uses a 14,000 supermarket, 17,663 square feet of inline retail shops, sit-down type and drive-thru restaurants and a gas station/convenience store with alcoholic beverage sales. The site is located at the southeast corner of the Ramona Expressway and State Street in the C-2 General Commercial zone.

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 21st day of March, 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.”