

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

April 24, 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 first Extension of Time for Tentative Tract 33862 – a 144 lot subdivision of 44.7 acres located east of Vernon Avenue, southerly of Ramona Expressway, and on both sides of Camino Los Banos.
- 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 on Vernon Street, north of Cypress Avenue.

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 General Plan Amendment 1-08 and Conditional Use Permit 2-08
Applicant: DBN West Esplanade, LLC
Attn: Ellis Delameter
24032 Rocking Horse Lane
Laguna Hills, CA 92653

A) General Plan Amendment to change the land use designation from Very High Density Residential (VHDR) to Community Commercial (CC) on 9.7 acres (APN 432-280-018).

B) Conditional Use Permit to develop 13.4 acres of approximately 18 acres with a commercial shopping center of 133,638 sq. ft. of floor area. The project includes a department store of 97,942 sq. ft., and 35,696 sq. ft. of retail shops, restaurants, and convenience store/gas station floor area (APN 432-280-018 and 020). The project is located at the northwest corner of Esplanade Avenue and Sanderson Avenue

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 18th day of April, 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.”