

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

May 8, 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 33509 – a 36 lot subdivision of 9.44 acres located north of Esplanade Avenue between Mountain Avenue and Ramona Expressway.
- 4.2 Request for a first Extension of Time for Tentative Tract 33072 – a 149 single family residential lot subdivision with 8 open space lots on 44.08 gross acres located on the west side of Lyon Avenue, approximately 700 feet north of Cottonwood.
- 4.3 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.

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.

- 5.2 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.

6.0 NEW PUBLIC HEARINGS

- 6.1 Change of Zone 1-07 and Staff Review 10-06
Applicant: Magdaleno Jordan
25371 Howard Drive
Hemet, CA 92544

A proposal to construct a 7793 square foot retail center located at the northeast corner of State and Brinton Street. The 0.61 acre project site is also the subject of a zone change, which if approved would change the zone from R-1 (Single Family Residential) to C-2 (Community Commercial) and be consistent with the General Plan designation of CC (Community Commercial).

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 2nd day of May, 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.”