

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

December 14, 2006
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

The matters listed under Consent Calendar are considered routine and will be enacted by one motion by Planning Commission Members in the form listed. There will be no separate discussion on these items prior to the motion unless members of the Commission, staff or the public requests a specified item be removed and/or discussed.

- 4.1 Approval of a second extension of time for Tentative Tract 31293 – 100 lot subdivision of 27 acres.
Applicant: Cameo Homes
P.O. Box 2990
Newport Beach, CA 92658
- 4.2 Approval of regular meeting minutes of the San Jacinto Planning Commission meeting held on October 12, 2006.

- 4.3 Approval of regular meeting minutes of the San Jacinto Planning Commission meeting held on November 9, 2006.

5.0 CONTINUED PUBLIC HEARINGS

- 5.1 Tentative Tract 34658
Applicant: Keystone Homes
3965 E. Foothills Drive, Suite E-1
Sierra Vista, AZ 85635

A proposal to develop 10.03 gross acres into 18 ½-acre residential lots with the average lot size 22,841 square feet. The project is located on the northeast corner of De Anza Drive and Chase Street in the RAAB zone.

An environmental initial study has been conducted which has determined this project could have an impact on the environment, however, revisions have been made by or agreed to by the project proponent, and mitigation measures are proposed. Therefore, a Mitigated Negative Declaration is recommended for adoption.

- 5.2 Development Plan 12-06 for Tract 32053
Applicant: CNH Homes
2091 W. Florida Ave, Suite 140
Hemet, CA 92545

The plan proposed by CNH Homes, develops the 72.63 acre, 178 lot residential subdivision with a product mix of five single story and five two-story models of homes square footages range from 1339 to 2956 square feet. Included in this review are park plans, landscape plans for the parkway and typical front yards. The site is located at the northwest corner of Main Street and Ramona Expressway.

Pursuant to the CEQA process, the project has been adequately analyzed in an earlier adopted mitigated negative declaration. California Code of Regulations, Section 15063 (c) (3) (D)

6.0 NEW PUBLIC HEARINGS

- 6.1 Change of Zone 6-05 and Tentative Tract 33716
Applicant: Canaday & Company
17480 17th Street
Tustin, CA 92780

A proposal to change the zoning designation from A (Agricultural) to R-1 (Single Family Residential) and subdivide 11.80 gross acres into 49 residential lots located east of Lyon Avenue between Seventh Street and Cottonwood Avenue and adjacent to the flood control channel. The project is currently zoned A (Agricultural) and R-1 (Single Family Residential) with a General Plan designation of Low Density Residential.

6.2 Amendment of Planned Unit Development for Tract 32376 Architectural Plans

Applicant: DR Horton
2280 Wardlow Circle, Suite 100
Corona, CA 92880

A request for Planning Commission consideration to amend the architectural styles for Tract 32376 to Ranch, Spanish and Early California.

Pursuant to the CEQA process, the project has been adequately analyzed in an earlier adopted mitigated negative declaration. California Code of Regulations, Section 15063 (c) (3) (D)

6.3 Development Plan 10-06 for Tract 31701

Applicant: Robert Osborne
Osborne Development
30001 Comercio
Rancho Santa Margarita, CA 92688

The proposal is to establish a development for an approved 28-lot residential subdivision of 9 acres. The plan proposes a product mix of three single story models and one two-story model with home sizes ranging from 1249 to 2231 square feet. Included in this review are plotting plans, landscape plans for the parkway and typical front yards. The site is located on the east side of Kirby Street north of Esplanade Avenue.

Pursuant to the CEQA process, the project has been adequately analyzed in an earlier adopted mitigated negative declaration. California Code of Regulations, Section 15063 (c) (3) (D)

6.4 General Plan Amendment 9-05 and Change of Zone 15-05

Applicant: Allen Griffith
42077 Ferguson Drive
Hemet, CA 92544

The proposal is for a General Plan Amendment and Change of Zone to include 4 commercial lots, 2 agricultural lots, 1 residentially zoned lots. Currently the General Plan designation for the site is Community Commercial and Industrial with zoning of Agriculture (A) and Neighborhood Commercial (C-1), Light Manufacturing (M-1) and One Family Residential (R-1). The proposal would change the designation to Light Industrial and the corresponding zoning to Light Manufacturing (M-1). The 10.22 acre site is generally located on the south side of Cottonwood Avenue and adjacent to Bissell Place

A revised environmental initial study has been prepared which has determined this project could not have an impact on the environment. Therefore, a Negative Declaration is recommended for adoption.

6.5 Variance 3-06 for Walgreens Corp
Applicant: AKC Services Inc.
31681 Riverside Drive Suite B
Lake Elsinore, CA 92530-7815

A proposal for a variance from Article 16 (Signs) of Ordinance 340 to allow the location, number and square footage of the main and accessory wall signs to vary from Article 16 requirements. The subject of the variance is a 14,820 square foot retail drug store at 1181 State Street located to the northeast corner of State Street and Ramona Expressway.

Section 3.07 of the Local Guidelines for Implementing CEQA exempts activities “where is can be seen with absolute certainty that there is no possibility that the activity in question may have a significant effect on the environment.”

6.6 Zoning Ordinance Amendment 03-06
Parking Lot Design Standards for Lighting
Applicant: City of San Jacinto
248 E. Main Street
San Jacinto, CA 92583

An amendment to Article 15.02 (d) of the Zoning Ordinance to revise the maximum height of light standards , and to include standards for illumination in off-street parking lots.

7.0 BUSINESS ITEMS

7.1 Director’s Report

8.0 ADJOURNMENT

I, Tim Hults, do hereby certify that I caused to be posted the foregoing agenda this 8th day of December 2006, as required by law.

Tim Hults, Assistant City Manager

“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.”