1.0 CONSENT CALENDAR
1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
3.1 NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 7877 AND TENTATIVE TRACT MAP NO. 36910 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ponderosa Lane Estates, LLC – Engineer/Representative: Bryan Ingersoll – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Lane, southerly of Ponderosa Lane, easterly of Alita Drive, and westerly of Suttles Drive – 9.90 acres – Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) – REQUEST: The Change of Zone proposes to change the zoning classification of the project site from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed & Conservation Areas (W-1). The Tentative Tract Map is a Schedule “B” subdivision of 9.90 acres into nine (9) single family residential lots with a minimum lot size of 20,000 square feet and one (1) open space lot. Project Planner: Judy Eguez at (951) 955-6892 or email jeguez@rctlma.org.

Planning Commission Action:
Public Comments: Closed
A vote of 4-0 (Chairman Leach recused herself)

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42811; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7877; and,

APPROVE TENTATIVE TRACT MAP NO. 36910.

4.2 GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake

Planning Commission Action:
Public Comments: Closed
A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2016-006; and,
Mathews Zoning District – Lake
Mathews/Woodcrest Area Plan: Community
Development: Commercial Retail (CD:CR)
(0.20-0.35 Floor Area Ratio), Community
Development: Medium Density Residential
(CD:MDR) (2-5 Dwelling Units per Acre.),
Rural Community: Estate Density Residential
(RC:EDR) (2 Acre Minimum), and Rural
Community: Low Density Residential
(RC:LDR) (½ Acre Minimum); El Sobrante
Policy Area – Location: Northerly of El
Sobrante Road and easterly of McAllister
Street – 103.62 Gross Acres - Zoning: Light
Agriculture - 10 Acre Minimum (A-1-10)

REQUEST: The General Plan Amendment
proposes to amend the General Plan Land
Use Designation of the Community
Development: Commercial Retail (CD: CR)
(0.20 – 0.35 Floor Area Ratio) portion of the
property to Community Development: Medium
Density Residential (CD: MDR) (2-5 Dwelling
Units per Acre). The Change of Zone
proposes to change the site’s zoning from
Light Agriculture – 10 Acre Minimum (A-1-10)
to One Family Dwellings (R-1) and Planned
Residential (R-4). The Tentative Tract Map is
a Schedule A subdivision of 103.62 acres into
272 residential lots ranging in size from 5,400
sq. ft. to 27,015 sq. ft., three (3) water quality
detention basins, one (1) park site, one (1)
sewage lift station, and 17 open space lots.
Project Planner: Russell Brady at (951) 955-
3025 or email rbrady@rctlma.org.

4.3 TENTATIVE TRACT MAP NO. 36593,
MINOR CHANGE NO. 1 – No New
Environmental Documents Required –
Applicant: Andrew Petitjean –
Engineer/Representative: Proactive
Engineering Consultants West – First
Supervisorial District – Temescal Zoning Area
– Temescal Canyon Area Plan: Community
Development: Medium Density Residential
(CD-MDR) (2-5 Dwelling Units Per Acre),
Community Development: Commercial Retail
(CD-CR) (0.20-0.35 Floor Area Ratio), Open
Space: Conservation (OS-C) as reflected on
the Specific Plan land use plan of SP327A1 –
Location: Northerly of Interstate 15 and
Temescal Canyon Road, southerly of Dawson
Canyon Road, and easterly of Park Canyon

Planning Commission Action:
Public Comments: Closed
A vote of 4-0 (Chairman Leach recused
herself)

FOUND that NO NEW ENVIRONMENTAL
DOCUMENT IS REQUIRED; and,

APPROVED TENTATIVE TRACT MAP NO.
36593, MINOR CHANGE NO. 1.
Drive – 201.94 Acres – Zoning: Specific Plan (SP No. 327 [Terramor]) – **REQUEST:** The minor change proposes to add a total of six (6) gated entrances to streets G, K, N, P, Q, and X of the previously approved tentative tract map. The proposal would reduce the overall lot count of Tentative Tract Map No. 36593 from 602 to 598, while affecting the configuration of 62 lots with regard to lot line location and street design. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rclma.org.

5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONER’S COMMENTS