



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 21, 2015**

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 GENERAL PLAN AMENDMENT NO. 921 (FOUNDATION AND ENTITLEMENT/POLICY) AND CHANGE OF ZONE NO. 7763 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sook P. Choh – Engineer/Representative: Rick Engineering – Third Supervisorial District – Area Plan: Sun City/Menifee Valley – Zone Area: Winchester – Zone: A-1-5 (Light Agriculture, 5-acre minimum) – Policy Areas: Estate Density Residential and Highway 79 – Location: Northerly of Scott Road, southerly of Wickerd Road, easterly of El Centro, and westerly of Leon Road – Project Size: 77.7 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, and change the site's zoning classification from A-1-5 (Light Agriculture, 5-acre minimum) to R-1 (One-Family Dwelling) on one parcel, totaling 77.7 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:
Public Comments: **CLOSED**

By A Vote Of 4-0 (Commissioner Hake absent)

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-016; and,

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41744; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 921; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7763.

4.2 GENERAL PLAN AMENDMENT NO. 948 (FOUNDATION AND ENTITLEMENT/POLICY) – Intent to Adopt a Negative Declaration – Applicant: David Rodriguez – Engineer/Representative: Ed

Planning Commission Action:
Public Comments: **CLOSED**

By A Vote Of 4-0 (Commissioner Hake absent)

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Cepeda – Fifth Supervisorial District – Area Plan: The Pass – Zone District: Cherry Valley – Zone: General Commercial (C-1/C-P) – Policy Area: Cherry Valley – Location: Northerly of Cherry Valley Boulevard, westerly of Mountain View Avenue, southerly of Vineland Street, easterly of Nancy Avenue – Project Size: 8.67 Acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 Floor Area Ratio) on one parcel, totaling 8.67 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-012; and,

ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41776; and,

TENTATIVELY APPROVED GENERAL PLAN AMENDMENT NO. 948.

4.3 GENERAL PLAN AMENDMENT NO. 998 (FOUNDATION AND ENTITLEMENT/POLICY) and CHANGE of ZONE NO. 7865 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Andy Domenigoni – Engineer/Representative: Tom Nieves / AEI-CASC – Third Supervisorial District – Area Plan: Southwest – Zone Area: French Valley – Zone: Rural Residential (R-R) – Policy Area: Highway 79 – Location: Northerly of Keller Road, southerly of Scott Road, easterly of Christine Street, and westerly of Highway 79 / Winchester Road – Project Size: 162.85 acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD), amend its Land Use Designation from Rural Residential (RR) (5-acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) and change the project site’s zoning classification from Rural Residential (R-R) to Planned Residential (R-4) on one parcel, totaling 162.85 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:
Public Comments: **CLOSED**

By A Vote Of 4-0 (Commissioner Hake absent)

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-018; and,

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41828; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 998; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7865.

5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

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7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS