



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 5, 2014**

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARING: CONTINUED ITEMS:

3.1 NONE

4.0 PUBLIC HEARING: NEW ITEMS:

4.1 PLOT PLAN NO. 25311 – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T – Fourth/Fourth Supervisorial District – Location: Northerly of Sombrero Court, on the southerly side of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane, more specifically 78135 Avenue 42 – 1.14 Acres – **REQUEST:** The plot plan proposes a wireless communication facility for AT&T, disguised as a 50 foot high palm tree with twelve (12) panel antennas, twenty four (24) remote radio units and four (4) surge suppressors located behind the panel antennas, one (1) GPS antenna, a 228 square foot equipment shelter, and a backup diesel generator in a 1,225 sq. ft. lease area. Three live palm trees are also proposed to be planted around the project area. The project site currently contains a church and the facility is proposed to be located on the westerly portion of the property and access to the facility will be provided via an approximately 10 ft. wide access easement running from Avenue 42. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

Planning Commission Action:
Public Hearing Closed.

By A Vote Of 4-0 (Commissioner Valdivia was absent)

ADOPTED THE MITIGATED NEGATIVE DECLARATION; and,

APPROVED THE PLOT PLAN, subject to modifications to the Conditions of Approval.

4.2 CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 2 – CEQA Exempt – Applicant: Patricia Porter – Third/Third Supervisorial District – Location: Northerly of Grand Avenue, easterly of Leon Road, and westerly of Whitaker Street, more specifically 32150 South Grand Ave. – 9.85 Gross Acres –

Planning Commission Action:
Public Hearing Closed.

By A Vote Of 4-0 (Commissioner Valdivia was absent)

FOUND EXEMPT FOR CEQA; and,

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REQUEST: The Revised Permit to the approved Conditional Use Permit proposes to extend the permit life for the existing Wild West Rodeo Arena with an existing license for the on-site sale of alcoholic beverages. The project site currently contains an existing 1,160 sq. ft. barn, 240 sq. ft. shed, 1,480 sq. ft. barn, 1,000 sq. ft. restroom, an existing 3,000 sq. ft. caretaker's residence, 281 standard parking spaces, and 9 accessible parking spaces. The project also proposes to replace a fire damaged bar with a new 5,184 sq. ft. bar and porch. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

APPROVED THE CONDITION USE PERMIT.

- 4.3 SPECIFIC PLAN NO. 382, GENERAL PLAN AMENDMENT NO. 1113, GENERAL PLAN AMENDMENT NO. 1013, GENERAL PLAN AMENDMENT NO. 1014, and CHANGE OF ZONE NO. 7775** – Intent to Certify an EIR- Applicant: Regent Properties - Engineer/Rep.: Webb – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Mountainous (R:RM), Community Development: Medium Density Residential (CD:MDR) – Location: westerly of Washington Street and northerly of Yates Road, bisected by the San Diego Canal – 342.3 gross acres – Zoning: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture - 5 Acre Minimum (A-1-5) and Rural Residential (RR) – **REQUEST:** The Specific Plan proposes a 342.3 acre residential community of up to 1,282 homes in varying densities from 0.5 to 14 dwelling units per acre with an overall density of 3.7 per acre. The proposal also includes 45.2 percent open space, which includes 20.6 acres of parks and trails, and 128.1 acres of conservation areas. There are three General Plan Amendments that were filed at different times for other projects. The three combine to create the Specific Plan area and propose to change the Land Use Designations of the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) and Rural: Rural Mountainous (R:RM) to Low Density Residential (LDR)(0.5-2 Dwelling Units Per Acre), Medium Density

Planning Commission Action:
Public Hearing Closed.

By A Vote Of 4-0 (Commissioner Valdivia was absent)

ADOPTED PLANNING COMMISSION RESOLUTION 2014-009, and,

RECOMMENDS THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

DENY GENERAL PLAN AMENDMENT 1013 AND GENERAL PLAN AMENDMENT 1014 as initiated by the Board of Supervisors; but,

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT 531; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 382; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT 1013 AND GENERAL PLAN AMENDMENT 1014; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT 1113; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7776, subject to modifications to the Conditional of Approval as discussed at hearing.

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Residential (MDR)(2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per acre), Open Space Recreation (OS-R), Open Space Conservation (OS-C) and High Density Residential (HDR)(8-14 Dwelling Units Per Acre) as reflected on the Specific Plan Land Use Plan. The Specific Plan is proposed to be a Community Development Specific Plan. The Change of Zone proposes to change the zoning from Residential-Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture- 5 Acre Minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP). Additionally, the Zone Change proposes a Specific Plan ordinance and will formalize the boundary of the Specific Plan, possibly the Planning Areas as well. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

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