

**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
JANUARY 18, 2012**

**1.0 CONSENT CALENDAR**

<p><b>1.1</b></p>	<p><b>Staff Recommendation:</b> Approval of Second Extension of Time</p> <p><b>Staff Recommendation at Hearing:</b> Approval of Second Extension of Time</p> <p><b>Planning Commission Action:</b> Approved Second Extension of Time</p>	<p><b>SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE PARCEL MAP NO. 30790</b> – Applicant: Ciara Layne – Third Supervisorial District – Rancho California Zoning Area –Southwest Area Plan: Community Development: Commercial Retail (CD-CR), Light Industrial (CD-LI) and Open Space: Conservation (OS-C) – Location: Northerly of Auld Road and easterly of Leon Road – 20.05 Acres - Zoning: Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC) and Open Area Combining Zone - Residential Developments (R-5) – APPROVED PROJECT DESCRIPTION: Schedule E subdivision of 20.05 acres into 14 commercial lots, 5 manufacturing lots, 1 open space lot and 2 detention basin lots. – <b>REQUEST:</b> SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 30790 and to reflect benefits of SB1185, AB333 and AB208 to JULY 13, 2014 (Quasi-judicial)</p>
<p><b>1.2</b></p>	<p><b>Staff Recommendation:</b> Receive and File the Notice of Decision</p> <p><b>Staff Recommendation at Hearing:</b> Receive and File the Notice of Decision</p> <p><b>Planning Commission Action:</b> Received and Filed</p>	<p><b>PLOT PLAN NO. 23786 – RECEIVE AND FILE</b> - Applicant: Verizon Wireless – Engineer/Representative: Michael Crawford - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) – Location: Northerly of Madera De Playa Drive, southerly of Rancho California Road, and westerly of Calle Contento, more specifically 33515 Rancho California Road – 40.57 Acres - Zoning: Citrus Vineyard (C/V) - <b>REQUEST: RECEIVE AND FILE</b> the Notice of Decision acted on by the Planning Director on December 12, 2011 for the plot plan that proposes a wireless communication facility, for Verizon Wireless, disguised as a 50 foot high pine tree with twelve (12) panel antennas located on three (3) sectors along with one (1) parabolic antenna. The 570 square foot lease area, surrounded by a 6 foot high wrought iron fence enclosure with a decorative wire mesh, will contain four (4) equipment cabinets with a shade cover, a permanent backup emergency generator, and four (4) GPS antennas. The project site currently contains a winery and the proposed wireless communication facility will be located on the westerly portion of the property. There is an existing 55 ft high monopine located adjacent to the proposed wireless communication facility and several live trees are also located around the project area. Access to the facility will be provided via a 12 ft wide access easement from Rancho California Road. (Quasi-judicial)</p>

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**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

<p><b>2.1</b></p> <p><b>Staff Recommendation:</b> Comments on Revision to the Boundary</p> <p><b>Staff Recommendation at Hearing:</b> Comments on Revision to the Boundary</p> <p><b>Planning Commission Action:</b> Comments were collected</p>	<p><b>GENERAL PLAN AMENDMENT NO. 1110</b> - Applicant: Rancon Crossroads LLC – Engineer/Representative: AA Webb Associates – Third Supervisorial District - Winchester Zoning Area – Harvest Valley/ Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space Recreation (OS-R), and Open Space Conservation (OS-C) as reflected on the Land Use Plan of SP288– Southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly Newport Road – 237 Gross Acres - Zoning: Specific Plan (SP288) - <b>REQUEST:</b> The <b>General Plan Amendment</b> proposes to revise the boundary of Specific Plan No. 288 “Winchester Crossroads” by adding 15.08 gross acre parcel to the Specific Plan. (Legislative)</p>
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**3.0 PUBLIC HEARINGS**

<p><b>3.1</b></p> <p><b>Staff Recommendation:</b> Approval</p> <p><b>Staff Recommendation at Hearing:</b> Approval</p> <p><b>Planning Commission Action:</b> Approved with Modifications of Two Conditions: 10.PLANNING.09 20.PLANNING.03 <b>and</b> Two Conditions were Added: 10.PLANNING.38 10.PLANNING.39</p>	<p><b>CONDITIONAL USE PERMIT NO. 3620</b> – Intent to Adopt a Mitigated Negative Declaration – Applicant: Fayez Sedrak – Engineer/Representative: Niall Saunders, AIA – First Supervisorial District – <i>Mead Valley</i> Zoning District – <i>Mead Valley</i> Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Cajalco Road, easterly of Brown Street and westerly of Florence Street – 1.41 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – <b>REQUEST:</b> The Conditional Use Permit proposes to construct a 5,186 square foot gasoline station with 8 gas dispensers and a single commercial building containing a 2,805 square foot convenience store (7 Eleven) and 1,950 square feet of undesignated retail space with a 1,000 gallon above-ground liquid petroleum gas (LPG) tank and 24 parking spaces on a 1.41 gross acre site. The project does not propose the sale of beer, wine or distilled spirits (Alcoholic Beverage Control (ABC) License Type 20 or 21) for off premise consumption. (Quasi-judicial)</p>
<p><b>3.2</b></p> <p><b>Staff Recommendation:</b> Tentative Approval of Change of Zone and Approval of Tentative Tract Map</p> <p><b>Staff Recommendation at</b></p>	<p><b>CHANGE OF ZONE NO. 7050 / TENTATIVE TRACT MAP NO. 32988</b> – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anza / Butterfield Road 34, LLC – Engineer/Representative: CSL Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per</p>

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<p><b>Hearing:</b> Tentative Approval of Change of Zone and Approval of Tentative Tract Map</p> <p><b>Planning Commission Action:</b> Tentatively Approved Change of Zone and Approved Tentative Tract Map with Four Conditions Added: 10.PLANNING.27 10.PLANNING.28 80.PLANNING.24 80.PLANNING.25</p>	<p>acre) – Location: Northerly of Anza Road, westerly of Rio Linda Road, and southerly of Monte Verde Road – 12.9 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) <b>Request:</b> The change of zone proposes to change the site’s zoning classification from Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 12.9 acres into 37 single family residential lots with a minimum lot size of 7,200 square feet and three (3) open space lots for enhanced landscape treatments. (Continued from 9/6/2011, 2/7/2007, 1/10/2007, 10/05/11 &amp; 11/16/11, 12/07/11). Quasi-judicial)</p>
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**4.0 WORKSHOP**

**5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**6.0 DIRECTOR’S REPORT**

**7.0 COMMISSIONER’S COMMENTS**