



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 30, 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 REMOVED FROM THE AGENDA

4.2 CHANGE OF ZONE NO. 7843 AND TENTATIVE TRACT MAP NO. 36639 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kevin and Pauline Doan – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northeast corner of Nandina Avenue and Washington Street – 74.8 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural – 1 Acre Minimum (R-A-1) to Residential Agricultural (R-A-1)– 1 Acre Minimum and Residential Agricultural – 10 Acre Minimum (R-A-10). The Tentative Tract Map is a schedule “B” subdivision of 74.8 acres into 52 residential lots. Lots 1 through 50 will have a minimum lot size of one acre and lots 51 and 52 will have a minimum lot size of 10 acres. In addition, the project scope involves an exception to Ordinance No. 460, Section 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 due to topographical constraints. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

Planning Commission Action:

Public Hearing: Closed

By A Vote Of 4-0 (Commissioner Leach recused herself)

RECOMMENDED THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42663; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7843; and,

APPROVE THE EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 and the Conditions of Approval as modified at hearing; and,

APPROVE TENTATIVE TRACT MAP NO. 36639.

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- 4.3 SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 7829, AND TENTATIVE TRACT MAP NO. 36687** – Consider an Addendum to Certified EIR – Applicant: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) as reflected on the Specific Plan Land Use Plan of SP 286 – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive – 1,656 Gross Acres (20.3 Acres for the Tentative Tract Map) – Zoning: Specific Plan (SP No. 286 [Winchester 1800]) – **REQUEST:** Specific Plan No. 286, Substantial Conformance No. 3, proposes to reduce the amount of acres within Planning Area 7 from 21.1 acres to 15.4 acres by designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The land use designation for Planning Area 7 will remain as Medium Density Residential (MDR). The project also proposes to increase the acreage for Planning Area 8 from 29.1 to 32.7 (an increase of 3.6 acres) and proposes to reduce the acreage for Planning Area 9 from 29.7 to 19.9. As a result of these changes Planning Area 2A would increase from 15.6 acres to 27.4 acres. The total number of residential dwelling units within the Specific Plan will decrease from 4,720 to 4,710. Change of Zone No. 7829 proposes to modify the existing Specific Plan zoning ordinance text to allow for 71 units in Planning Area 7 with a minimum lot size of 5,000 sq. ft. The number of units previously allowed was 85 units and it is being reduced to 75. The change of zone will also formalize the Planning Area boundaries for the reconfigured Planning Areas 2A and 7. Tentative Tract Map No. 36687 is a Schedule A subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.
- Planning Commission Action:**
Public Hearing: Closed
- By A Vote Of 5-0
- RECOMMENDED THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**
- CONSIDER an ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 374;** and,
- APPROVE SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 3;** and,
- TENTATIVELY APPROVE CHANGE OF ZONE NO. 7829;** and,
- APPROVE TENTATIVE TRACT MAP NO. 36687.**

5.0 WORKSHOP

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5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS