



PLANNING COMMISSION HEARING REPORT OF ACTIONS JANUARY 18, 2017

1.0 CONSENT CALENDAR

1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31842 – Applicant: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) – Location: South of Mariposa Ave., east of Porter Ave. and Spain Ln. – 73.13 Acres – Zoning: Light Agriculture – One Acre Minimum (A-1-1), Light Agriculture 10 Acre Minimum (A-1-10) – Approved Project Description: Schedule B subdivision of 73.13 acres into 52 residential lots, one open space lot, and a 10 ft. wide community trail along the westerly edge of the project site – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31842, extending the expiration date to January 23, 2018. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

Planning Commission Actions:

APPROVED First Extension of Time Request for Tentative Tract Map No. 31842 extending the expiration date to January 23, 2018.

1.2 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33300 – Applicant: Tyler Dohrman – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: North of De Portola Road, south of Glenoaks Road, west of Bella Vista and east of Avenida Bogota – 47.6 Acres – Zoning: Residential Agricultural (R-A) (2 Acre Minimum) – Approved Project Description: Schedule 'C' subdivision of 47.6 gross acres into 22 lots with a minimum lot size of two (2) acres – **REQUEST:** First Extension of Time for Tentative Tract Map No. 33300, extending the expiration date to October 17, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

Planning Commission Actions:

APPROVED First Extension of Time Request for Tentative Tract Map No. 33300 extending the expiration date to October 17, 2017.

1.3 REMOVED FROM AGENDA

1.4 FOURTH EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31199 – Applicant: Stephen Macie – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 Acre Minimum) – Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of McAllister

Planning Commission Actions:

APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 31199 extending the expiration date to January 5, 2018.

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Parkway – 8.8 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 8.8 acres into 15 single-family lots – **REQUEST:** Fourth Extension of Time for Tentative Tract Map No. 31199, extending the expiration date to January 5, 2018. Moved from January 4, 2017 due to lack of a quorum. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

- 1.5 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32372** – Applicant: Richland Communities – Fifth Supervisorial District – Nuevo/Perris Reservoir District Zoning Area – Lakeview/Nuevo Area Plan: Location: Southerly of Ramona Expressway, northerly of Nuevo Road, and easterly of Foothill Avenue – 305.8 Acres – Zoning: SP (Specific Plan No. 246 Preissman and Specific Plan No. 239 Stoneridge) – Approved Project Description: Tentative Tract Map No. 32372 proposes to subdivide 305.8 gross acres into 781 single family residential lots, two potential school sites, a 17.80 sports acre park, 21.3 acres of natural open space, and 21.3 acres of trails and landscaped open space – Schedule A – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32372, extending the expiration date to December 13, 2017. Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rctlma.org.

Planning Commission Actions:

APPROVED First Extension of Time Request for Tentative Tract Map No. 32372 extending the expiration date to December 13, 2017.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 GENERAL PLAN AMENDMENT NO. 803, CHANGE OF ZONE NO. 7321, AND TENTATIVE TRACT MAP NO. 33410** – Intent to Adopt a Mitigated Negative Declaration – Applicant/Owner: MRF-Groves Development – Engineer/Representative: Albert A. Webb Associates – Second and Fifth Supervisorial Districts – Edgemont – Sunnymead Zoning District – Highgrove and Reche Canyon/Badlands Area Plans: Community Development – Public Facilities (CD:PF) (≤ 0.60 FAR) – Location: Southerly of Highgrove Pass Road and easterly of Pigeon

Planning Commission Action:

Public Comments: Closed

By a Vote of 5-0

ADOPTED Planning Commission Resolution No. 2016-002; and,

Planning Staff Recommend the Following Actions to the Board of Supervisors:

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Pass Road – 45.57 Gross Acres – Zoning: Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** General Plan Amendment No. 803 proposes to amend the current General Plan Land Use designation for a portion of the project site from Community Development: Public Facilities (CD:PF) (≤0.60 FAR) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre). Proposed lots A and K will retain their Community Development: Public Facilities (CD:PF) (≤ 0.60 FAR) designation as that they are flood control and water quality facilities. Change of Zone No. 7321 proposes to change the Zoning Classification for a portion of the project site from Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) to Planned Residential (R-4). Proposed lots A and K will remain Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) as that they are flood control and water quality facilities. Tentative Tract Map No. 33410 proposes a Schedule “A” subdivision of 45.5 gross acres into 138 single family residential lots with an average lot size of 6,713 sq. ft. The proposed subdivision will also include 12 open space lots which will encompass approximately 13.95 acres of the 45.5 acre site. The project site is located southerly of Highgrove Pass Road and easterly of Pigeon Pass Road. Continued from January 4, 2017. Project Planner: David Alvarez at (951) 955-5719 or email daalvarez@rctlma.org.

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 40800; and,
TENTATIVELY Approve General Plan Amendment No. 803; and,
TENTATIVELY Approve Change of Zone No. 7321; and,
APPROVE Tentative Tract Map No. 33410.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 APPEAL of PLANNING DIRECTOR’S DECISION TO APPROVE PLOT PLAN NO. 25922 – CEQA Exempt per Section 15301 and 15303 – Applicant: Timothy & Elizabeth McVicker – Engineer/Representative: Southland Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of Via Abril, westerly of Tenaja Rd., and southerly & easterly of Calle Cielo – 6.20 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) **REQUEST:** This appeal is being brought forward to the Planning Commission by the surrounding neighbor(s) who have concerns regarding the

Planning Commission Action:
Public Comments: Closed

By a vote of 5-0

DENIED the Appeal of the Planning Director’s decision on September 26, 2016, to approve Plot Plan No. 25922; and,

UPHELD the Planning Director’s Finding that Plot Plan No. 25922 is exempt from CEQA; and,

UPHELD the Planning Director’s Approval of Plot Plan No. 25922, as modified at hearing.

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Planning Director's approval of Plot Plan No. 25922, which proposes to establish a Class II Kennel to house and care for the property owners' own personal dogs. There are currently 18 dogs at this location. A Class II Kennel allows between 11 to 25 dogs. As shown on Exhibit A, the project includes a proposed 480 sq. ft. accessory structure for kennel use; an existing 80 sq. ft. accessory structure for kennel use; an existing dog playground area which is enclosed by an existing six foot high chain link fence; an existing patio cover (attached to the existing dwelling); and food and water troughs under the patio cover. The proposed Class II Kennel will not be open to the public. Plot Plan No. 25922 was approved by the Planning Director on September 26, 2016. Concurrent Cases: BAS150253. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.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