



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 20, 2016**

1.0 CONSENT CALENDAR

1.1 SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31632 -

Applicant: Albert A. Webb Associates - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR)(2 - 5 d.u./acre): Community Development: Medium High Density Residential (CD:MHDR) (5 - 8 d.u./acre): Open Space: Recreation (OS:R) - Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, westerly of Leon Road, and easterly of Rice Road - 55.59 Acres - Zoning: Specific Plan 293 (Winchester Hills) - Approved Project Description: Schedule A subdivision of 55.59 acres into 186 residential lots and 10 open space lots with minimum lot sizes of 6,000 sq. ft. - **REQUEST:** Extension Of Time To November 3, 2016 - Second Extension. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.

Planning Commission Action:

A vote of 4-0 (Commission Sanchez was absent),

APPROVED THE SECOND EXTENTION OF TIME TO NOVEMBER 3, 2016.

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 CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894 –

Intent to Adopt a Mitigated Negative Declaration – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Parkway and Praed Street – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The change of zone proposes to

Planning Commission Action:

Public Comments: Open

A vote of 3-0 (Commissioner Sanchez was absent; Chairman Leach recused herself)

CONTINUED TO FEBRUARY 3, 2016.

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change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

4.2 SPECIFIC PLAN NO. 260A2, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7870, TENTATIVE TRACT MAP NO.

31500 – Intent to Consider an Addendum to a Certified EIR – Applicant: Stonestar Riverside, LLC – Engineer/Representative: ACS Consulting Services – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD: MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 - Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road and northerly of McLaughlin Road – 53.3 Gross Acres - Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – **REQUEST:** The Specific Plan Substantial Conformance proposes to make small changes to two planning area boundaries, revise land use designations to be consistent with the General Plan, and alter some street standards. The Change of Zone proposes to formalize the planning area boundaries to planning areas 32 and 33b. The Tract Map is a “Schedule A” subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Planning Commission Action:

Public Comments: Closed

A vote of 4-0 (Commissioner Sanchez was absent)

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

CONSIDER ADDENDUM No. 1 to ENVIRONMENTAL IMPACT REPORT NO. 329; and,

APPROVE SPECIFIC PLAN NO. 260A2 SUBSTANTIAL CONFORMANCE NO. 1; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7870 ; and,

APPROVE TENTATIVE TRACT MAP NO. 31500 as modified at hearing.

5.0 WORKSHOP

5.1 NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

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8.0 COMMISSIONER'S COMMENTS