



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 2, 2016**

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 CHANGE OF ZONE NO. 7877 AND TENTATIVE TRACT MAP NO. 36910 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ponderosa Lane Estates, LLC – Engineer/Representative: Bryan Ingersoll – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Lane, southerly of Ponderosa Lane, easterly of Alita Drive, and westerly of Suttles Drive – 9.90 acres – Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) – **REQUEST:** The Change of Zone proposes to change the zoning classification of the project site from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed & Conservation Areas (W-1). The Tentative Tract Map is a Schedule “B” subdivision of 9.90 acres into nine (9) single family residential lots with a minimum lot size of 20,000 square feet and one (1) open space lot. Project Planner: Judy Equez at (951) 955-6892 or email jequez@rctlma.org.

Planning Commission Action:

Public Comments: Closed
A vote of 4-0 (Chairman Leach recused herself)

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42811; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7877; and,

APPROVE TENTATIVE TRACT MAP NO. 36910.

4.2 GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake

Planning Commission Action:

Public Comments: Closed
A vote of 5-0

ADOPTED PLANNING COMMISSION RESOLUTION NO. 2016-006; and,

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Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three (3) water quality detention basins, one (1) park site, one (1) sewage lift station, and 17 open space lots. Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rctlma.org.

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

ADOPT a MITIGATED NEGATIVE DECLARATION; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844; and,

APPROVE TENTATIVE TRACT MAP NO. 36730, as modified and corrected at hearing.

- 4.3 TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1** – No New Environmental Documents Required – Applicant: Andrew Petitjean – Engineer/Representative: Proactive Engineering Consultants West – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space: Conservation (OS-C) as reflected on the Specific Plan land use plan of SP327A1 – Location: Northerly of Interstate 15 and Temescal Canyon Road, southerly of Dawson Canyon Road, and easterly of Park Canyon

Planning Commission Action:

Public Comments: Closed

A vote of 4-0 (Chairman Leach recused herself)

FOUND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED; and,

APPROVED TENTATIVE TRACT MAP NO. 36593, MINOR CHANGE NO. 1.

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Drive – 201.94 Acres – Zoning: Specific Plan (SP No. 327 [Terramor]) – **REQUEST:** The minor change proposes to add a total of six (6) gated entrances to streets G, K, N, P, Q, and X of the previously approved tentative tract map. The proposal would reduce the overall lot count of Tentative Tract Map No. 36593 from 602 to 598, while affecting the configuration of 62 lots with regard to lot line location and street design. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@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