



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 16, 2019**

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 7940 – No Further Environmental Documentation is Required – EIR380 – Applicant: La Ventana 242, LLC/ Rancho Properties LTD – Jim Lytle – Engineer/Representative: ACS Consulting – Frank Artiga – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – High Density Residential (HDR) – Park, School, and Open Space as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (Winchester Hills Specific Plan No. 293) Planning Areas - 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 – Location: Northerly of Olive Avenue, southerly of Simpson Road, easterly of La Ventana Road, and westerly of Leon Road – 149 Acres – **REQUEST:** The Change of Zone No. 7940 proposes to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. APN's 461-150-006, 007, 008, 009, and 015. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND No New Environmental Document is Required for Environmental Assessment No. 380; and

TENTATIVELY Approve Change of Zone No. 7940, subject to the conditions of approval.

4.2 GENERAL PLAN AMENDMENT NO. 1183, CHANGE OF ZONE NO. 7919, and TENTATIVE TRACT MAP NO. 37134 – Intent to Adopt a Mitigated Negative Declaration – EA42945 – Applicant: Richard Marcus – Engineer/Representative: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Rural Community – Low Density Residential (RC-LDR) (½ acre minimum lot size) – Location: Southerly of Central Avenue, northwesterly of Porter Street, and easterly of Palomar Road – 18.36 Gross Acres – Zoning: Planned Residential (R-4) – **REQUEST:** General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2 – 5 Dwelling Units Per Acre). A Change of Zone from Residential Agricultural (R-A) to Planned Residential (R-4). A Schedule "A" Tentative Tract Map to subdivide two (2) existing vacant lots composed of 18.36 acres into 73 single family residential lots. APNs: 309-060-001 and 309-060-004. Project Planner: Dionne Harris at (951) 955-6838 or email at dharris@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT Planning Commission Resolution No. 2019-024; and

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42945; and

TENTATIVELY Approve General Plan Amendment No. 1183; and

TENTATIVELY Approve Change of Zone No. 7919; and

APPROVE Tentative Tract Map No. 37134, subject to the conditions of approval.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS