



## Agenda Report

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File #: 18-2256

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### PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

#### APPLICATION REQUEST:

**DA15-001 Amendment:** First amendment to the Arantine Hills Development Agreement (DA15-001) to include and extend the development rights and obligations of the original development agreement to the 31.2 acres proposed to be added to the project area by SPA2018-0001, an application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, (Applicant: John Sherwood of Arantine Hills Holdings, LP, 85 Enterprise, Suite 405, Aliso Viejo, CA 92656).

#### RECOMMENDED ACTION:

That the Planning and Housing Commission **CONTINUE DA15-0001 Amendment** to the Planning and Housing Commission meeting of November 26, 2018.

#### PROJECT SUMMARY

The Arantine Hills Development Agreement (DA15-001) was originally adopted by the City Council in 2016 and subsequently amended in 2017. The Agreement established that a limited amount of residential development within the Arantine Hills Specific Plan could proceed while the construction of certain infrastructure for the planned community was occurring. The Agreement is being amended to reflect changes in the project related to the addition of 31+ acres into the master plan and a shift in land uses to re-distribute the same number of master-planned residential units across the revised master plan area. The application is accompanied by General Plan Amendment 2018-0001, Specific Plan Amendment 2018-0001 and Parcel Map 37036. The amended agreement will extend the development rights and obligations to the added area.

This application and the referenced companion applications were heard at the scheduled public hearing of the Planning and Housing Commission meeting on October 22, 2018. The Planning and Housing Commission voted to continue the application to the November 13, 2018, meeting after hearing public testimony regarding concerns on some of the changes in the land use designations already approved within the Arantine Hills Specific Plan. The Commission also had specific concern with the Low Density Residential designation being entirely removed within one planning area.

Since the meeting, the applicant has revised the land use plan, but the technical studies that accompany the land use changes were not able to be revised within the limited timeframe before the November 13, 2018 meeting. City staff also needs time to review the revised technical studies and implement those changes into the Addendum to the EIR while at the same time meet published deadlines for the Planning and Housing Commission meeting agenda. Therefore, the applicant is requesting that the Commission continue DA15-001 (First Amendment) to the Planning and Housing Commission meeting on November 26, 2018.

**PREPARED BY:** TERRI MANUEL, AICP, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

**Exhibit**

1. Letter from New Home Company dated November 2, 2018.