



Agenda Report

File #: 18-2258

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

PM 37036: Application to subdivide approximately 159+ acres into two parcels for conveyance purposes along the southerly boundary of 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 PM 37036** to the Planning and Housing Commission meeting of November 26, 2018.

PROJECT SUMMARY

PM 37036 is a subdivision map that will create two lots on a 159+ acre parcel to facilitate the addition of 31+ acres into the Arantine Hills Specific Plan area. Parcel 1 is the subject 31+ acres that would be conveyed to the project proponent, and the balance of the subdivision map is contained within a remainder lot that will maintain in its current Agricultural Zoning with no entitlement associated therewith. This application and companion applications General Plan Amendment 2018-0001 and Specific Plan Amendment 2018-0001 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 PM 37036 to the Planning and Housing Commission

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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.