



Legislation Text

File #: 18-2255, Version: 1

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

GPA2018-0001: Application to amend the General Plan designation on approximately 31 acres from Agriculture to MDR (Medium Density Residential, 6-15 du/ac) on 17.4 acres and OS (Open Space) on 11.2 acres plus 2.6 acres of street right-of-way associated with the extension of the southerly boundary of the Arantine Hills Specific Plan (SP09-001) and further amend the General Plan designations within the boundary of the specific plan to increase Open Space (OS) from 56.8 to 77.4 acres; increase Parks (P) from 8.7 to 9.9 acres; reduce Low Density Residential (LDR, 3-5 du/ac) from 75.6 to 42.5 acres; increase Medium Density Residential (MDR, 6-15 du/ac) from 74.3 to 110.1 acres; and increase High Density Residential (HDR, 15-36 du/ac) from 34.3 to 39.0 acres for the project located west of Interstate 15, south of Eagle Glen Parkway in the Arantine Hills Specific Plan. (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 GPA2018-0001** to the Planning and Housing Commission meeting of November 26, 2018.

PROJECT SUMMARY

General Plan Amendment 2018-0001 is a proposed amendment to the city's General Plan land use map that would enable the addition of 31+ acres into the Arantine Hills Specific Plan and shift land uses to re-distribute the same number of master-planned residential units across the revised master plan area. This application was 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 GPA2018-0001 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.