



Legislation Text

File #: 18-2257, Version: 1

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 11/13/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

SPA2018-0001: Application to amend the Arantine Hills Specific Plan (SP09-001) located west of Interstate 15, south of Eagle Glen Parkway, to: **1)** re-allocate units among the planning areas *with no additional units being added* and distribute the allowable units across a wider area by including 31.2 acres into the specific plan boundary along the southerly perimeter establishing new Planning Area 17 with an MDR (Medium Density Residential) designation (17.4 acres) and Planning Area 16A with an OS (Open Space) designation (11.1 acres) plus 2.6 acres of street right-of-way; **2)** amend Planning Area 1 from Low Density Residential (LDR, 27.6 acres) to Medium Density Residential (MDR, 33.4 acres); Planning Area 2 from Medium Density Residential (MDR, 23.2 acres) to High Density Residential (HDR, 17.4 acres); Planning Area 6 from High Density Residential (HDR, 17.4 acres) to Medium Density Residential (MDR, 17.4 acres); Planning Area 8, Low Density Residential (LDR) from 48 to 42.5 acres; Planning Area 9, Medium Density Residential (MDR) from 10.2 to 10.5 acres; Planning Area 10, High Density Residential (HDR) from 16.9 to 21.6 acres; Planning Area 12 from Medium Density Residential (MDR, 9.5 acres) to Open Space (OS, 9.5 acres); **3)** amend Planning Area 14 (MDR, 25.9 acres) reducing 167 units to 154 units; **4)** add a new Planning Area 18 for 1.2 acres of additional Park (P); and **5)** commensurate conforming revisions to the specific plan document (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 SPA2018-0001** to the Planning and Housing Commission meeting of November 26, 2018.

PROJECT SUMMARY

SPA2018-0001 is a proposed amendment to the Arantine Hills Specific Plan (SP09-001) to add 31+ acres into the boundary of the master 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 SPA2018-0001 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.