



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: November 3, 2016

AGENDA ITEM # 3

Project Description

Applicant:	Land Use Services Department
Community:	Countywide
Location:	Countywide, Multiple Communities
Project No:	P201400321
Staff:	Karen Watkins, Planning Manager; Chris Warrick, Senior Planner Shane Burkhardt, Michael Baker International
Proposal:	Planning Commission Workshop to introduce proposed revisions to the Countywide Land Use Map resulting from public input at the Detailed Community Plan Workshops in twelve communities. The Planning Commission will review and consider comments on proposed map revisions, for use in land use modeling and environmental analysis for the Countywide Plan. Final Land Use Map revisions will occur with adoption of the Countywide Plan in 2018.

Newspaper Publication Date: October 24, 2016

Report Prepared By: Chris Warrick

PROJECT BACKGROUND:

One important component of the Countywide Plan is the preparation of the Community Plans Continuum (CPC) which will serve to update and expand on the County’s existing Community Plans. The Community Plan Continuum includes four plan-types: Detailed, Framework, Foundation, and Fundamental Plans (see table on following page). The 14 existing community plans will be updated and an additional 13 plans will be created with input at community workshops (Detailed Plans (12), Framework Plans (5) and Foundation Plans (10)). Fundamental Plan communities will not have community workshops at this time, but will receive a online surveys to collect community information for inclusion in the CPC.

As many of the Community Plan areas include multiple communities, over 50 communities will have plans once the CPC process is completed. The existing Community Plans will be replaced with new plans focusing on community action and implementation. The community workshops for the Detailed Plans were completed in mid-July. The first round of workshops for the Framework and Foundation plans were held in mid-September with the final round of workshops to be held in late January, 2017.

Communities and The Recommended Plan Types		
(Fundamental Plans include any communities not listed below)		
Detailed Plans		
<u>Lake Arrowhead</u>	<u>Crest Forest</u>	<u>Bear Valley</u>
<u>Communities</u>	<u>Communities</u>	<u>Communities</u>
Lake Arrowhead	Crestline	Big Bear City
Cedar Glen	Cedarpines Park	Baldwin Lake
Rimforest	Lake Gregory	Erwin Lake
Skyforest	Valley of Enchantment	Fawnskin/Northshore
Twin Peaks	Phelan/Pinon Hills	Lake Williams
Blue Jay	Helendale	Moonridge
Crest Park	Bloomington *	Sugarloaf
Deer Lodge Park	Muscoy *	Lucerne Valley
<u>Hilltop Communities</u>	Mentone *	
Running Springs	Joshua Tree	
Green Valley Lake	Oak Glen	
Arrowbear		
		KEY
Framework Plans	Foundation Plans	DISTRICT
Baker	Angelus Oaks	D1
Oak Hills *	Pioneertown	D2
Wrightwood	El Mirage	D3
Morongo Valley	Oro Grande	D4
Homestead Valley	Lytle Creek	D5
<u>Communities</u>	Mount Baldy	
Landers	San Antonio Heights *	*= Within Sphere of
Flamingo Heights	Newberry Springs	Influence
Johnson Valley	Yermo	
Yucca Mesa	Daggett	

PROJECT SUMMARY:

Based on the continuum, each community will have a locally appropriate and feasible plan for their community and a set of planning tools to guide future development. One of the distinguishing features of the Detailed Plan is the consideration of changes to the land use designations to move the community towards their stated goals and objectives.

During the second Detailed Plan workshop, each community participant was asked to review the community’s Land Use Plan and propose changes. The recommended changes ranged from specific parcel-level land use designation changes to the inclusion of overlay districts to address issues, opportunities or problems identified by the community. Participants were asked if they agreed with the changes identified on the land use map and to provide further recommendations.

PURPOSE OF WORKSHOP:

The purpose of this workshop is to present each community’s proposed land use map revisions. The presentation will also include a discussion of the values and aspirations identified by attendees at the community workshops.

The Land Use Maps for the following Detailed Plan Communities will be reviewed and considered for potential changes:

VALLEY		MOUNTAIN		DESERT	
5th District	3rd District	2nd District	3rd District	1st District	3rd District
Bloomington	Mentone	Lake Arrowhead	Bear Valley	Phelan/Pinon Hills	Joshua Tree
Muscoy		Hilltop	Oak Glen	Helendale	Lucerne Valley
		Crest Forest			

Feedback from the Planning Commission and comments from the public will be summarized for review at a similar joint workshop planned for the Planning Commission and Board of Supervisors later in the year. Once the Planning Commission and Board of Supervisors have reviewed and commented on the proposed Land Use Map revisions for the Detailed Plans,

the Countywide Plan Consultant (PlaceWorks) will collaborate with County staff to incorporate the proposed revisions into the Countywide Scenario Model. The joint meeting of the Board of Supervisors and the Planning Commission will be held in early 2017 to identify the land use alternatives to be used in the environmental analysis for the Countywide Plan. Adoption of the final Land Use Map will occur with adoption of the Countywide Plan in 2018.

RECOMMENDATION:

The Planning Commission will not take a formal action at the workshop, but will review the proposed map revisions and hear public comments for their consideration.

ATTACHMENTS: (Please see the links for Community maps on the website)

Land Use Maps

- Valley: Bloomington
 Mentone
 Muscoy

- Mountain: Bear Valley
 Crest Forest
 Hilltop
 Lake Arrowhead
 Oak Glen

- Desert: Helendale
 Joshua Tree
 Lucerne Valley
 Phelan/Pinion Hills