REGULAR MEETING
WEDNESDAY, DECEMBER 17, 2008 AT 7:00 P.M.
Council Chambers, Wildomar City Hall, 23873 Clinton Keith Road, Wildomar, CA 92595

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any agenda items or matters within the jurisdiction of the governing body. This is the only opportunity for public input except for scheduled public hearing items. The Chairperson will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Speaker/Comment Card" available at the door. The completed form is to be submitted to the Chairperson prior to an individual being heard. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

AGENDA

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Members of the audience may comment on matters that are not included on the agenda. Each person will be allowed three (3) minutes or less if a large number of requests are received on a particular item. No action may be taken on a matter raised under “public comment” until the matter has been specifically included on an agenda as an action item.

3. APPROVAL OF MINUTES: Approval of the November 19, 2008 and December 3, 2008 Regular Meeting Minutes.

4. CONTINUED PUBLIC HEARING ITEMS: The Planning Commission will review the proposed request, receive public input and consider action for the following items:

   None.

5. PUBLIC HEARING ITEMS: The Planning Commission will review the proposed request, receive public input and consider action for the following items:

   6A. Case No. Tentative Parcel Map 36080
       Applicant: David Hornstein, D.H. Holdings, INC.
Location: North of Hidden Springs Road, South of Interstate 15, East of Clinton Keith Road.

Proposals: **PM36080**: A six (6) parcel subdivision of 4.86 acres which will allow for individual ownership of parcels and also allow for common areas which will be maintained by a management entity for the site.

Environmental Action: The project is consistent with the previous Mitigated Negative Declaration adopted by the Riverside County Board of Supervisors on April 22, 2008, no subsequent environmental documents are necessary.

Planner: Harmony Linton, hlinton@cityofwildomar.org

STAFF REPORT:
OPEN PUBLIC HEARING FOR TESTIMONY:
CLOSE PUBLIC HEARING:
MOTION: Staff recommends approval of Resolution PC08-0001, approving tentative parcel map no. 36080 to subdivide 4.81 acres into six commercial lots located south of Clinton Keith Road, east of Hidden Springs Road and west of Interstate 15 and known as parcel number 380-110-039 and 380-230-001.

6.B. Case No. **Tentative Parcel Map 36084**
Applicant: Jason Bohle, Combined Properties, INC.
Location: North of Palomar Street, South of Hidden Springs Road, East of Clinton Keith Road and West of Kalmia Street

Proposals: **PM36084**: A two (2) parcel subdivision of 3.02 acres which will allow for individual ownership of parcels and also allow for common areas which will be maintained by a management entity for the site.

Environmental Action: The project is considered a class 15 categorical exemption under the California Environmental Quality Act (CEQA Guidelines Section 15315); as such, no subsequent environmental documents are necessary.

Planner: Bradley Evanson, bevanson@cityofwildomar.org

STAFF REPORT:
OPEN PUBLIC HEARING FOR TESTIMONY:
CLOSE PUBLIC HEARING:
MOTION: Staff recommends approval of Resolution PC08-0002, approving tentative parcel map no. 36084 to subdivide 3.02 acres into two commercial lots located north of
Palomar Street, south of Hidden Springs Road, east of Clinton Keith Road and west of Kalmia Street and known as parcel number 380-130-017.

6. GENERAL BUSINESS ITEMS:

None.

7. ADMINISTRATIVE HEARINGS REPORT:

None.

8. PLANNING DIRECTOR’S REPORT: This item is reserved for the Planning Director to comment or report on items not on the agenda. No action will be taken. The Planning Director is Gary Wayne, gwayne@cityofwildomar.org.

9. PLANNING COMMISSION COMMENTS: This portion of the agenda is reserved for Planning Commission business, for the Planning Commission to make comments on items not on the agenda, and/or for the Planning Commission to request information from staff.

10. ADJOURNMENT

RIGHT TO APPEAL: Any decision of the Planning Commission may be appealed to the City Council within ten (10) calendar days after the date of Planning Commission’s action.

REPORTS: All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road and at the Mission Trail Library, 34303 Mission Trail Blvd., Wildomar, CA. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

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ADDITIONS/DELETIONS: Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Planning Commission.

ADA COMPLIANCE: If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.
POSTING STATEMENT: On December 12, 2008, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; U. S. Post Office, 21392 Palomar Street, and the Mission Trail Library, 34303 Mission Trail Blvd.