CITY OF WILDOMAR
PLANNING COMMISSION AGENDA

6:30 P.M. – SPECIAL MEETING

JANUARY 23, 2019

City Council Chambers
23873 Clinton Keith Road, Suite #106

John Lloyd, Chairman
Michele Thomas, Vice-Chair
Veronica Langworthy, Commissioner
Mason Ballard, Commissioner - Elect
Kim Strong, Commissioner - Elect

Matthew C. Bassi
Planning Director

Thomas D. Jex
City Attorney
CITY OF WILDOMAR PLANNING COMMISSION
SPECIAL MEETING AGENDA
JANUARY 23, 2019

ORDER OF BUSINESS: Public session of this Special meeting of the Planning Commission begins at 6:30 P.M.

REPORTS: All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, and on the City’s website at http://www.cityofwildomar.org/government/agendas___minutes/planning_commission_agendas_minutes/. 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.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any items or matters within the jurisdiction of the Commission. The Chairman will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a Public Comment Card available at the Chamber door. The completed form is to be submitted to the Secretary prior to an individual being heard. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

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 Commission.

CONSENT CALENDAR: Consent Calendar items will be acted on by one roll call vote unless Commission members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

RIGHT TO APPEAL: Any decision of the Planning Commission may be appealed to the City Council provided the required appeal application and filing fee are submitted to the City Clerk within ten (10) calendar days after the Planning Commission’s action.

PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF FOR THE DURATION OF THE MEETING. YOUR COOPERATION IS APPRECIATED.
CALL TO ORDER – SPECIAL MEETING - 6:30 P.M.

SWEARING IN OF COMMISSIONERS-ELECT BALLARD AND STRONG

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS
This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that do not appear on the agenda. State law allows the Commission to only talk about items that are listed on the agenda. Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the Commission to discuss those issues during the meeting. After hearing the matter, the Chairman will turn the matter over to the Planning Director who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the Secretary. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker. Prior to taking action on any item that is on the agenda, the public will be permitted to comment at the time it is considered by the Commission.

APPROVAL OF THE AGENDA AS PRESENTED
The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Commission, the agenda can be reordered, added to, or have items tabled at this time.

1.0 CONSENT CALENDAR
All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Planning Commission Minutes – December 5, 2018 – Regular Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the December 5, 2018 regular meeting minutes as submitted.
2.0  PUBLIC HEARINGS

2.1  The Village @ Monte Vista Mixed-Use Project (PA No. 18-0034):
Planning Commission review of a mixed-use project proposed by Nova Homes, Inc. consisting of an Initial Study/Mitigated Negative Declaration, Change of Zone, Tentative Tract Map, Business Park Plot Plan and a Residential Final Site Plan of Development on 38.22 acres located on the 34400 Monte Vista Drive (APN: 367-140-008, 367-140-010 & 367-140-012).

RECOMMENDATION:
The Planning Department recommends the Planning Commission take the following actions:

1. Adopt a Resolution entitled:

   **PC RESOLUTION NO. 2019-01**
   A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION (SCH #2018-101-046), INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR THE VILLAGE @ MONTE VISTA MIXED-USE PROJECT (PA NO. 18-0034) CONSISTING OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, CHANGE OF ZONE, TENTATIVE TRACT MAP, BUSINESS PARK PLOT PLAN AND A RESIDENTIAL FINAL SITE PLAN OF DEVELOPMENT ON 38.22 ACRES LOCATED AT 34400 MONTE VISTA DRIVE (APN: 367-140-008, 367-140-010 & 367-140-012)

2. Adopt a Resolution entitled:

   **PC RESOLUTION NO. 2019-02**
   A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE FOR THE VILLAGE @ MONTE VISTA MIXED-USE PROJECT (PA NO. 18-0034) CONSISTING OF A CHANGE FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE FAMILY DWELLING ZONE) FOR 21.18+/− ACRES OF THE RESIDENTIAL AREA OF THE PROJECT SITE, AND FROM R-R (RURAL RESIDENTIAL) TO I-P (INDUSTRIAL PARK) FOR 8.96+/− ACRES OF THE BUSINESS PARK AREA LOCATED AT 34400 MONTE VISTA DRIVE (APN: 367-140-008, 367-140-010 & 367-140-012)
3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2019-03
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 37476 (PA NO. 18-0034) TO SUBDIVIDE APPROXIMATELY 38.22 ACRES INTO 84 LOTS (80 LOTS FOR SINGLE FAMILY RESIDENTIAL AND 4 LOTS FOR COMMERCIAL / BUSINESS PARK DEVELOPMENT) LOCATED AT 34400 MONTE VISTA DRIVE (APN: 367-140-008, 367-140-010 & 367-140-012)

4. Adopt a Resolution entitled:

PC RESOLUTION NO. 2019-04

5. Adopt a Resolution entitled:

PC RESOLUTION NO. 2019-05
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FINAL SITE PLAN OF DEVELOPMENT NO. 18-0034 TO DEVELOP 80 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS, INCLUDING ON-SITE AND OFF-SITE IMPROVEMENTS, SUBJECT TO CONDITIONS ON A 28.86 ACRE SITE LOCATED AT 34400 MONTE VISTA DRIVE (APN: 367-140-008, 367-140-010 & 367-140-012)
3.0 GENERAL BUSINESS

3.1 Faith Bible Church (PA 17-0111) – Study Session Discussion:
Planning Commission study session and discussion regarding a proposed 1,100 seat church facility with related on-site amenities and parking located at the terminus of Depasqualle and Glazebrook Road (APN: 376-410-002 & 024).

RECOMMENDATION:
The Planning Department recommends the Planning Commission take the following actions:
1. Receive a presentation from the Applicant on the proposed project;
2. Receive comments/feedback from the general public; and
3. Provide feedback to the Applicant.

3.2 Election of New Planning Commission Officers:
The Planning Commission will elect a new Chair and Vice-Chair for the 2019 calendar year in accordance with Section 2 the Planning Commission Bylaws.

RECOMMENDATION:
The Planning Department recommends the Planning Commission elect a new Chair and Vice-Chair for the 2019 calendar year in accordance with Section 2 of the Planning Commission bylaws.

3.3 Amendment to the Planning Commission By-Laws:
The Planning Department will present for Commission consideration a minor amendment to the existing Planning Commission By-Laws.

RECOMMENDATION:
The Planning Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2019-06
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A MINOR AMENDMENT TO THE PLANNING COMMISSION BY-LAWS TO BE EFFECTIVE UPON APPROVAL
PLANNING COMMISSION COMMUNICATIONS

PLANNING DIRECTOR REPORT

CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURNMENT

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 that 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 City Clerk either in person or by phone at (951) 677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

I, Matthew C. Bassi, Planning Director, do certify that on, or before, January 20, 2019 by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations as follows:

1) Wildomar City Hall, 23873 Clinton Keith Road.
2) U.S. Post Office, 21392 Palomar Street.

Matthew C. Bassi, Planning Director