CITY OF WILDOMAR
PLANNING COMMISSION AGENDA

6:30 P.M. – SPECIAL MEETING

FEBRUARY 20, 2019

City Council Chambers
23873 Clinton Keith Road, Suite #106

John Lloyd, Chairman
Michele Thomas, Vice-Chair
Kim Strong, Commissioner
Eric Filar, Commissioner-Elect
Vacant Commissioner

Matthew C. Bassi
Planning Director

Thomas D. Jex
City Attorney
CITY OF WILDOMAR PLANNING COMMISSION
SPECIAL MEETING AGENDA
FEBRUARY 20, 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 or separate action.

NOTICE: City Council meetings may be live-streamed, photographed and/or videotaped. Attendance at the meeting constitutes consent by members of the public to the City’s and any third party’s use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

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 NEW COMMISSIONER-ELECT ERIC FILAR

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 – January 23, 2019 – Special Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the January 23, 2019 special meeting minutes as submitted.
2.0 **PUBLIC HEARINGS**

2.1 **Tentative Tract Map No. 37508 (PA No. 18-0174):**
Planning Commission consideration of a Categorical Exemption and review of Tentative Tract Map No. 37508 to subdivide a 4.8 acre site in the R-R (Rural Residential) zone into eight (8) ½ acre lots located on the south side of Walnut Street about 600 feet west of Orange Street.

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

1. Adopt a Resolution entitled:

   **PC RESOLUTION NO. 2019-07**
   A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15332 OF THE CEQA GUIDELINES, AND APPROVAL OF TENTATIVE TRACT MAP NO. 37508 TO SUBDIVIDE A 4.8 ACRE SITE IN THE R-R ZONE INTO EIGHT (8) 1/2-ACRE LOTS LOCATED ON THE SOUTH SIDE OF WALNUT STREET ABOUT 600 FEET WEST OF ORANGE STREET (APN:367-090-035, 036, 037 and 038)

3.0 **GENERAL BUSINESS**

3.1 **Commercial Design Guidelines Workshop #2:**
The Planning Commission will hold a 2nd public workshop to facilitate the City’s Commercial Design Standards and Guidelines planning process and to solicit final public input and feedback regarding design ideas for commercial development projects in the City of Wildomar.

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

1) Receive Presentation by City Staff and PlaceWorks;
2) Receive Input from the General Public;
3) Discuss the commercial design elements and provide final direction to Staff.
3.2 **2018 General Plan/Housing Element Annual Progress Report:**
A report on the City’s progress in meeting its share of the Housing Element’s Regional Housing Needs Assessment (RHNA) for calendar year 2018.

**RECOMMENDATION:**
The Planning Department recommends the Planning Commission receive and file this information and forward to the City Council for review.

**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, **February 15, 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