CITY OF WILDOMAR
PLANNING COMMISSION AGENDA

MAY 6, 2020
REGULAR MEETING@ 6:30 P.M.

Wildomar City Council Chambers
23873 Clinton Keith Road, Suite #106

John Lloyd, Chairman
Kim Strong, Vice-Chair
Arrin Banks, Commissioner
Brianna Bernard, Commissioner
Eric Filar, Commissioner

Matthew C. Bassi
Planning Director

Thomas D. Jex
City Attorney
Pursuant to Governor Newsom’s Executive Order N-25-20 and N-29-20, this Planning Commission meeting will only be conducted via video conferencing and teleconferencing. Please follow the instructions below to join the meeting remotely.

The City of Wildomar encourages your participation in the Planning Commission meeting; however, in order to minimize the spread of the COVID-19 virus, this meeting is being conducted utilizing video and teleconferencing. The City Council Chambers will not be open to the public.

The public may view the meeting on television and/or online and may participate via ZOOM video conferencing. You may also view the meeting live on the City of Wildomar’s website at http://www.cityofwildomar.org or on cable TV through Frontier Channel 36 or AT&T channel 99. To view from the website, select the live stream link on the top of the front page.

**Instructions for Electronic Participation:**

If you would like to make a public comment and/or a comment on a specific agenda item, please follow these steps:

1. Before joining the call, please silence your other communication devices such as your cell phone or desk phone. This will prevent any feedback and interruptions during the Commission meeting.

2. Log in or call into “ZOOM” via your desktop/laptop/tablet, smartphone, or telephone. You must first download the “ZOOM” app to access the link via an Apple smartphone.

   **Join Zoom Meeting from your PC, Tablet or Laptop:**
   
   [https://us02web.zoom.us/j/86315222943](https://us02web.zoom.us/j/86315222943)  
   (Meeting ID: 863 1522 2943)

   **Join Zoom Teleconference Dial In:** +1 669-900-6833 (US)  
   (Meeting ID: 863 1522 2943)

**Please Note:** During the meeting all participants video will be turned off during the entire meeting and you will be placed on Mute by the host. You will not be able to mute or unmute your lines manually. The host will unmute your line when the Chairman calls on you to speak.
During Public Comment not on the Agenda and after each Agenda Item, the Planning Commission Chairman will announce Public Comment and begin to call on those that would like to speak. To be acknowledged by the Chairman, please “virtually” raise your hand to speak (see direction below). Public Comments will be limited to 3 minutes or as such other time the Commission may provide.

**Please Note:** There is a slight delay between viewing the live streaming on the City’s website or cable TV, so you must be viewing via ZOOM to participate live.

**Directions to virtually raise hand for Video ZOOM on a DESKTOP/LAPTOP:**
- Click on the “Participants” button on the bottom of the screen.
- A list of participants will appear on the right side of the screen. At the bottom of the list, please click on the grey “Raise Hand” button.

**Directions for Video Zoom on a SMARTPHONE:**
- Click on the “Participants” button on the bottom of your screen.
- A new screen will pop up with the list of participants. Look for the “Raise Hand” button on the screen and click the button.

**Directions for TELEPHONE line only:**
- Dial *9 on your keypad to signal that you would like to comment.

The City of Wildomar thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk’s Office at 951-677-7751, Ext. 210.
ORDER OF BUSINESS: Public session of this regular 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.

NOTICE: Planning Commission meetings are 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.

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

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 ITEMS
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 – March 18, 2020 – Special Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the March 18, 2020 special meeting minutes as submitted.

1.2 Planning Commission Minutes – April 1, 2020 – Regular Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the April 1, 2020 regular meeting minutes as submitted.
2.0 PUBLIC HEARING ITEMS

2.1 Zoning Ordinance Amendment No. 2020-04 (Cannabis Code Amendment):
Planning Commission review of a CEQA Exemption and a proposed amendment to the Wildomar Municipal Code (Title 17 - Zoning) to revise Sections 17.12.040, 17.12.050, 17.72.010, 17.76.010, 17.88.010 and 17.92.010, add Chapter 17.315 (a new chapter) to establish cannabis business zoning and use regulations.

RECOMMENDATION:
The City Council Ad-Hoc Sub-Committee recommends the Planning Commission adopt a Resolution entitled:

PC RESOLUTION NO. 2020-14
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 26055(H), AND RECOMMENDING APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2020-04 AMENDING TITLE 17 (ZONING) OF THE WILDOMAR MUNICIPAL CODE TO REVISE SECTIONS 17.12.040, 17.12.050, 17.72.010, 17.76.010, 17.88.010, AND 17.92.010, AND ADD CHAPTER 17.315 (A NEW CHAPTER) TO ESTABLISH CANNABIS BUSINESS ZONING AND USE REGULATIONS

3.0 GENERAL BUSINESS ITEMS

3.1 Wildomar Cemetery Master Plan Briefing:

RECOMMENDATION:
The Public Works Department recommends the Planning Commission receive and file this report and provide final feedback.
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, May 1, 2020 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.
3) City of Wildomar Website:
   (http://www.cityofwildomar.org/government/agendas__minutes/planning_commission_agendas__minutes)

Matthew C. Bassi
Planning Director