CITY OF WILDOMAR
PLANNING COMMISSION AGENDA

6:30 P.M. – SPECIAL MEETING

APRIL 19, 2017

Council Chambers
23873 Clinton Keith Road, Suite 106

Stan Smith, Chairman
John Lloyd, Vice-Chairman
Veronica Langworthy, Commissioner
Kim Strong, Commissioner
Michele Thomas, Commissioner

Matthew C. Bassi
Planning Director

Thomas D. Jex
City Attorney
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/planning-commission-minutes.asp. 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.

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.

- NO CONSENT ITEMS ON THIS AGENDA.
2.0 PUBLIC HEARINGS

2.1 Milestone RV and Boat Storage Project (PA No. 16-0095):

Planning Commission review and consideration of an Initial Study/Mitigated Negative Declaration, Conditional Use Permit, and Variance to develop an RV/Mini-Warehouse storage facility, including the placement of solar panels on the roof of the RV storage areas, on 4.5 acres in the M-SC zone located at 36215 Jane Lane (APN:380-290-003).

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

1. Adopt a Resolution entitled:

   **PC RESOLUTION NO. 2017-11**
   A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (SCH# 2017011076) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MILESTONE RV/MINI-WAREHOUSE STORAGE PROJECT (PA NO. 16-0095) CONSISTING OF A VARIANCE TO REDUCE SETBACKS AND A CONDITIONAL USE PERMIT TO DEVELOP THE PROJECT LOCATED AT 36215 JANE LANE (APN:380-290-003)

2. Adopt a Resolution entitled:

   **PC RESOLUTION NO. 2017-12**
   A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A VARIANCE TO REDUCE THE REQUIRED SETBACK FROM 25 FEET TO 4 FEET FOR A PROPOSED 663 SQUARE-FOOT OFFICE BUILDING FOR THE MILESTONE RV/MINI-WAREHOUSE STORAGE PROJECT (PA NO. 16-0095) LOCATED AT 36215 JANA LANE (APN: 380-290-003)
3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2017-13
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-0095 TO DEVELOP THE MILESTONE RV/MINI-WAREHOUSE STORAGE PROJECT CONSISTING OF A 173 COVERED RV STORAGE SPACES WITH ROOF MOUNTED SOLAR PANELS, TWO (2) MINI-WAREHOUSE BUILDINGS TOTALING 8,845 SQUARE FEET AND A 663 SQUARE-FOOT OFFICE BUILDING LOCATED AT 36215 JANA LANE (APN: 380-290-003)

2.2 Zoning Ordinance Amendment No. 17-02:
Planning Commission review of a General Rule CEQA Exemption and an amendment to Chapters 17.200 (Conditional Use Permits), 17.208 (Public Use Permits) and 17.216 (Plot Plans) of the Wildomar Municipal Code relating approval periods and extensions of time for development applications.

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2017-14
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PURSUANT TO CHAPTER 15061(B)(3) OF CEQA AND APPROVING ZONING ORDINANCE AMENDMENT NO. 17-02 AMENDING CHAPTERS 17.200 (CONDITIONAL USE PERMITS), 17.208 (PUBLIC USE PERMITS) AND 17.216 (PLOT PLANS) OF THE WILDOMAR MUNICIPAL CODE RELATED TO APPROVAL PERIODS, TIME EXTENSIONS AND LITIGATION TIMEFRAMES FOR DEVELOPMENT APPLICATIONS
3.0 GENERAL BUSINESS

- There are no General Business items for the Agenda.

PLANNING COMMISSION COMMUNICATIONS

PLANNING DIRECTOR REPORT
1) Recap of Planning Projects from the April 12, 2017 City Council Meeting.
2) Future Development Projects for Planning Commission Review.

CITY ATTORNEY REPORT
1) “Brown Act Reminder Training Session”

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, April 14, 2017 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