



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item No. 3.1
GENERAL BUSINESS
Meeting Date: April 2, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Bundy Canyon 38 GPA Initiation Request (PA No. 14-0014):

The applicant (The Rancon Group) is requesting Planning Commission recommendation to the City Council, in accordance with Section 17.08.040.B of the Zoning Ordinance, to initiate a General Plan Amendment (GPA) to change the land use designation from Low Density Residential (LDR) to High Density Residential (HDR) for an approximate 36 acre site located at the northwest corner of Tulip Lane and Bundy Canyon Road (APN: 366-320-048).

RECOMMENDATION

That the Planning Commission recommend the City Council allow the initiation of a General Plan Amendment for Planning Application No. 14-0014 in accordance with Section 17.08.040.B of the Zoning Ordinance.

PROJECT BACKGROUND

The applicant (The Rancon Group) has submitted a Pre-Application Review (PAR) to propose a General Plan Amendment (GPA) to change the existing land use designation from Low Density Residential (LDR) to High Density Residential (HDR) for an approximate 36 acre site.

PROJECT ANALYSIS

Since the application is a request for a general plan amendment, the procedures outlined in Section 17.08.010.B and 17.08.040.B of the Zoning Ordinance is applicable to this project. As discussed in these sections, the initiation of a general plan amendment by a property owner/applicant first requires the order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council. Once the Council adopts an order to initiate a general plan amendment, the amendment process then follows the standard process outlined by state law and Section 17.08.010 and 17.08.100 of the Zoning Ordinance.

The order to initiate a general plan amendment that is presented to the City Council must first include comments from the Planning Commission. Hence, staff has brought

this request forward for Commission review and consideration. A copy of an aerial photo showing the site location is provided on the following page (Page 2).

Vicinity/Location (General) Map



Google earth

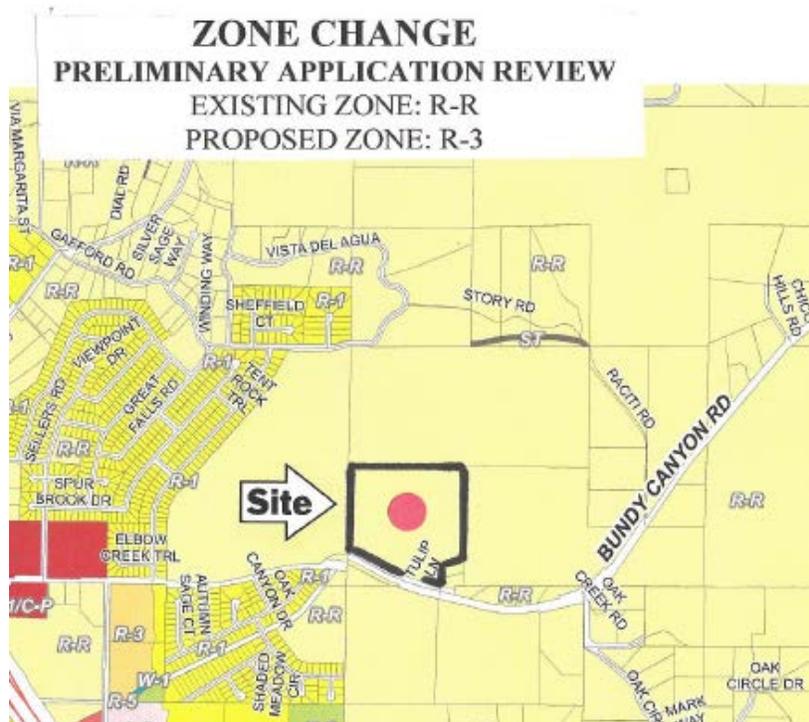
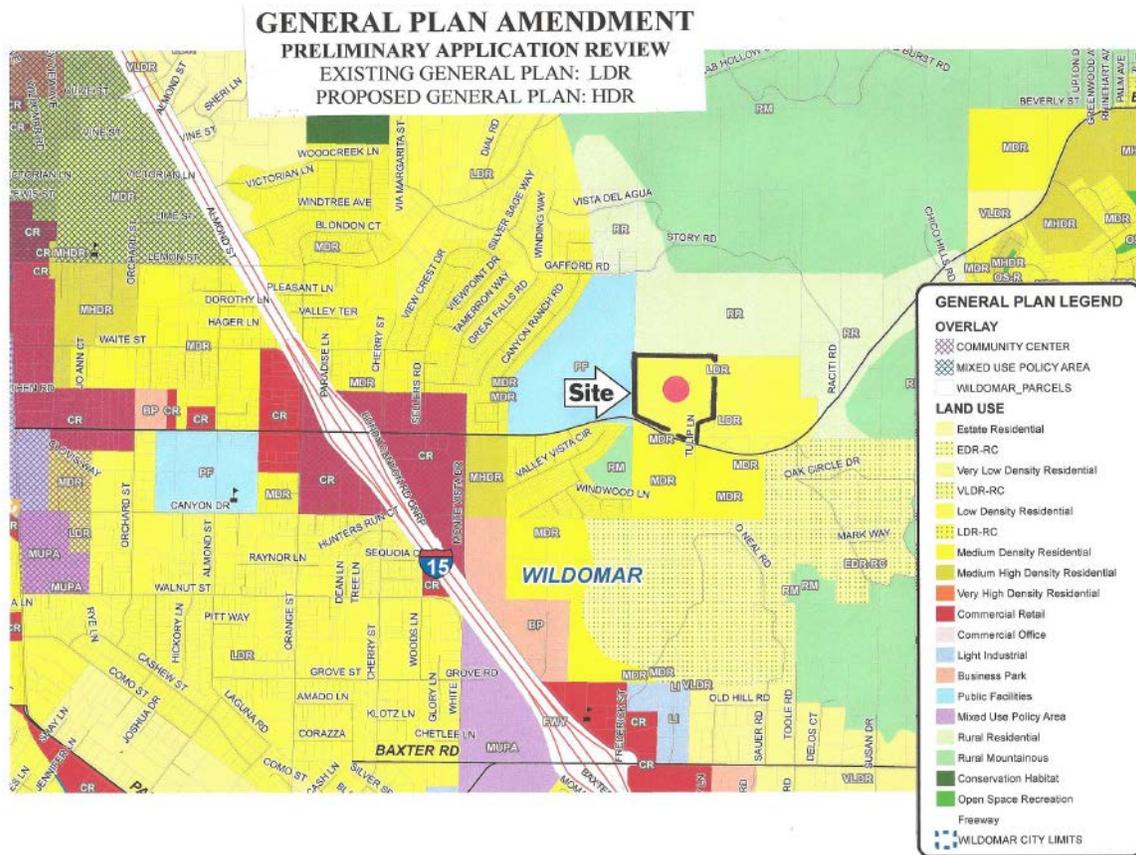


**LOOKING NORTH
FROM BUNDY CANYON ROAD**

General Plan Amendment Request:

The applicant desires to amend the general plan land use map for the project area to accommodate the future multi-family residential development project. The specific proposal includes a change to the existing land use designation of Low Density Residential (LDR) to High Density Residential (HDR). The LDR designation allows a residential density of 2 units per acre. The HDR designation allows a density of 8 – 14

units per acre. The exhibits below show the existing land use and zoning designations for the site and surrounding areas.



As noted on the exhibits above, the surrounding land use designations on the north side of Bundy Canyon Road is LDR and MDR on the south side of the street. The majority of the surrounding area is zoned R-R (Rural Residential). The project site can be characterized as very hilly with scenic vistas and possible jurisdictional drainage courses running through the site. Upon incorporation, the City inherited from the County a tentative tract map (TM 34027 – 60-lot single family subdivision); however, the TM application was withdrawn by the former applicant a couple of years ago because the cost associated with building the project was not feasible.

In making its recommendation to the City Council regarding initiation of a general plan amendment, the Commission may consider the proposed and surrounding land use designations, the location of the project along a major arterial and other factors (i.e., environmental issues). Unlike a single family project on this site, the applicant has noted that a multi-family project can be designed with a “cluster-style” concept to minimize impacts to the hillsides, water courses and import/export of soil.

If the Council supports the request to initiate the general plan amendment, the project would also require the review and processing of a Change of Zone, Tentative Tract Map and Plot Plan, including the appropriate CEQA documentation (MND or EIR). At this time, these additional applications have not been submitted to the Planning Department.

In conclusion, staff is recommending the Commission support the GPA initiation to the City Council. It is important to clarify that if the Council allows the GPA to be processed, the decision does not imply that the proposed amendment will be formally approved. The general plan amendment application, and all other applicable development applications, are required to go through the complete development review process, and is subject to a full public hearing before the Planning Commission and City Council, along with the CEQA environmental review document, and community meetings.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica Vega
Assistant City Attorney

ATTACHMENTS

No attachments for this report.