



CITY OF WILDOMAR

## PLANNING COMMISSION

Commission Members

Chairman Robert Devine · Vice-Chairman Harv Dykstra

Gary Andre · Scott Nowak · Miguel Casillas

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REGULAR MEETING

**WEDNESDAY, JANUARY 21, 2009 AT 7:00 P.M.**

Council Chambers, Wildomar City Hall, 23873 Clinton Keith Road, Wildomar, CA 92595

**PUBLIC COMMENTS:** Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any agenda items or matters within the jurisdiction of the governing body. This is the only opportunity for public input except for scheduled public hearing items. The Chairperson will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Speaker/Comment Card" available at the door. The completed form is to be submitted to the Chairperson prior to an individual being heard. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

### AGENDA

#### **1.0 CALL TO ORDER**

- 1.1 Roll Call
- 1.2 Pledge of Allegiance

**2.0 PUBLIC COMMENT:** *Members of the audience may comment on matters that are not included on the agenda. Each person will be allowed three (3) minutes or less if a large number of requests are received on a particular item. No action may be taken on a matter raised under "public comment" until the matter has been specifically included on an agenda as an action item.*

#### **3.0 APPROVAL OF MINUTES:**

- 3.1 Approval of the December 17, 2008 Regular Meeting Minutes.
- 3.2 Approval of the January 7, 2009 Regular Meeting Minutes.

**4.0 CONTINUED PUBLIC HEARING ITEMS:** The Planning Commission will review the proposed request, receive public input and consider action for the following items:

None.

**5.0 PUBLIC HEARING ITEMS:** The Planning Commission will review the proposed request, receive public input and consider action for the following items:

None.

**6.0 GENERAL BUSINESS ITEMS:**

- 6.1 Case No. Zone Change CZ07440 and PP22249 (PL08-0162).**  
Applicant: Kenneth Robles  
Location: South of Palomar Street and west of Kilgore Road (APN380-140-004).  
Proposals: CZ07440 would change the project site's zoning from Rural Residential (R-R) to General Commercial (C-1/C-P). PP22249 proposes the construction of a 17,288 SF automobile repair facility on 2.28 gross acres. The development would include the construction of a building (17,288 SF), 18 automobile service bays, 102 standard and 5 handicapped parking stalls, a 10 foot wide multi-use trail, and an open space area for Riparian/Riverine protection.
- Environmental  
Action: In conjunction with Environmental Assessment EA41118, a mitigated negative declaration has been prepared for this project.  
Planner: Bradley Evanson, [bevanson@cityofwildomar.org](mailto:bevanson@cityofwildomar.org)
- MOTION: This item is for information only, no action is needed.
- 6.2 Case No. Environmental Assessment EA41648, General Plan Amendment GPA00891, Change of Zone CZ07608 and Plot Plan PP23188 (PL08-0165).**  
Applicant: Jeffery Tartaglino, Palm Desert Development  
Location: South of Catt Road, east of Arnett Road and west of Fox Ridge Lane.  
Proposals: GPA00891: The project proposes to amend the project site's land use designation from Community Development: Medium Density Residential (CD-MDR, 2 – 5 dwelling units per acre) to Community Development Highest Density Residential (CD-HHDR, 20+ dwelling units per acre). CZ07608: The change of zone proposes to change the project site's current zoning classification from Rural Residential (R-R) to General Residential (R-3). PP23188: The Plot Plan proposes to construct 208 one and two bedroom units with one managers unit for a total of

209 units in 10 two story buildings and a community building. The project includes 243 parking spaces, two maintenance buildings, walking areas, putting green, circuit training locations, water quality/detention basin, off-site storm drainage facilities, improvements to Catt Road and community gardens.

Environmental

Action: In accordance with the California Environmental Quality Act (CEQA), that although the proposed project could have a significant effect on the environment; there will not be a significant effect in this case because a MITIGATED NEGATIVE DECLARATION will be adopted.

Planner: Gary Wayne, [gwayne@cityofwildomar.org](mailto:gwayne@cityofwildomar.org)

MOTION: This item is for information only, no action is needed.

**7.0 ADMINISTRATIVE HEARINGS REPORT:**

None.

**8.0 PLANNING DIRECTOR'S REPORT:** This item is reserved for the Planning Director to comment or report on items not on the agenda. No action will be taken. The Planning Director is Gary Wayne, [gwayne@cityofwildomar.org](mailto:gwayne@cityofwildomar.org).

8.1 Introduction of new Assistant Planning Director David Hogan, [dhogan@cityofwildomar.org](mailto:dhogan@cityofwildomar.org).

8.2 New City offices introduction and orientation.

**9.0 PLANNING COMMISSION COMMENTS:** This portion of the agenda is reserved for Planning Commission business, for the Planning Commission to make comments on items not on the agenda, and/or for the Planning Commission to request information from staff.

**10.0 ADJOURNMENT**

**RIGHT TO APPEAL:** Any decision of the Planning Commission may be appealed to the City Council within ten (10) calendar days after the date of Planning Commission's action.

**REPORTS:** All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road and at the Mission Trail Library, 34303 Mission Trail Blvd., Wildomar, CA. 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. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

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**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 Planning Commission.

**ADA COMPLIANCE:** 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 who 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 Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

**POSTING STATEMENT:** On January 16, 2009, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; U. S. Post Office, 21392 Palomar Street, and the Mission Trail Library, 34303 Mission Trail Blvd.