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**CITY OF WILDOMAR  
OFFICIAL PLANNING COMMISSION MEETING MINUTES  
FROM THE REGULAR PLANNING COMMISSION MEETING  
OF FEBRUARY 15, 2012**

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**CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Dykstra at 7:00 P.M. at Wildomar City Hall, Council Chambers.

**ROLL CALL**

Present: Stan Smith, Chairman  
Michael Kazmier, Vice-Chairman  
Harv Dykstra, Commissioner  
Robert Devine, Commissioner  
Veronica Langworthy, Commissioner

Absent: None.

Staff Present Matthew Bassi, Planning Director  
Thomas Jex, Assistant City Attorney  
Alfredo Garcia, Assistant Planner  
Gary Nordquist, Assistant City Manager  
Steve Palmer, City Engineer

**FLAG SALUTE**

Commissioner Devine led the flag salute.

**PUBLIC COMMENTS**

None.

**1.0 CONSENT CALENDAR**

There were no consent items for this agenda.

## 2.0 PUBLIC HEARINGS

### 2.1 Zoning Ordinance Amendment No. 11-03:

Re-consideration by the Planning Commission of a City Initiated Zoning Ordinance Amendment amending Chapters 17.72 (C-1/C-P Zone), 17.100 (M-SC Manufacturing-Service Commercial Zone), and 17.104 (M-M Manufacturing-Medium Zone) of the City of Wildomar Zoning Ordinance to allow "Nano and Micro-Craft Manufacturing Brewers" as a Permitted Use within an enclosed building (Previously reviewed by the Commission on 12/18/11).

Director Bassi made a brief presentation to the Planning Commission.

Planning Commissioner Devine asked Director Bassi for clarification on the definition of a Micro Brewery.

Director Bassi responded with clarification from research performed by staff in the definition outlined in the draft ordinance.

Commissioner Devine expressed his concerns about having this in the C-1/C-P zone due to the high volumes of alcohol that could be produced.

With no further comments, Chairman Smith opened the public hearing

Lauren Tyson asked the Planning Commission why bars and lounges don't require Conditional Use Permits in order to condition the businesses for special events and other outdoor activities. Since she had worked with the Alcohol Beverage Control, and is a resident, she has concerns with the proposed amendment.

With no further public comments, Chairman Smith closed the public hearing

Director Bassi responded that ABC does regulate the use of alcohol and further noted that upon incorporation the City adopted the Riverside County Zoning Ordinance which allows bars and lounges without a Conditional Use Permit.

Commissioner Devine asked Director Bassi what procedures does staff have in order to condition a brewery use under the draft ordinance, since there is no CUP requirement. Commissioner Devine also commented that if no CUP is required, how would the City address businesses that create nuisances.

Director Bassi responded that staff cannot impose conditions on a micro-brewery as these uses will be allowed by right. If there are nuisance issues with any given business, the City has ordinances that can be enforced and monitored by the Code Enforcement department.

Director Bassi also responded that the draft Ordinance to allow the Micro Breweries will only be permitted in an existing commercial/retail building located within an established commercial/retail center.

Commissioner Langworthy commented that the map exhibit provided by staff reflects that the C-1/C-P zone and represents only a small portion of the City.

Director Bassi responded in the affirmative, adding that these zones are less when you consider the locations of existing commercial/retail centers.

With no further questions or discussion Chairman Smith asked for a motion. A motion was made by Commissioner Dykstra to adopt PC Resolution No. 11-03, and the motion seconded by Commissioner Langworthy. Motion carried 4 - 1, the following vote resulted:

AYES: Dykstra, Kazmier, Langworthy, Smith  
NOES: Devine  
ABSENT:  
ABSTAIN:

## **2.2 Zoning Ordinance Amendment No. 12-01:**

A City Initiated Zoning Ordinance Amendment amending Chapter 17.72 (C-1/C-P Zone) to prohibit Mini-Warehouse/Self-Storage Facilities, and amending Chapters 17.96 (I-P Industrial-Park Zone), 17.100 (M-SC Manufacturing-Service Commercial Zone), and 17.104 (M-M Manufacturing-Medium Zone) and 17.108 (M-H Manufacturing-Heavy Zone) to allow Mini-Warehouse/Self-Storage Facilities with a Conditional Use Permit and subject to the development standards of Section 17.240 (Mini-Warehouses).

Director Bassi asked the Planning Commission to pull this item from the agenda indefinitely.

With no discussion necessary, Chairman Smith affirmed that the item would be pulled from the agenda.

## **3.0 General Business**

### **3.1 City of Wildomar Multi- Use Trails Discussion:**

Planning Commission review and consideration of the addition of trail names to the existing City of Wildomar Multi-Use Trails Map (Continued from the January 18, 2012 Commission meeting).

Assistant City Manager Gary Nordquist made a brief presentation to the Planning Commission. Gary Andre added additional comments about how the trails maps has been amended from Riverside Counties direction.

Commissioner Langworthy commented that there is an inconsistency between the maps that were provided to the Planning Commission.

Assistant City Manager Nordquist responded that the final changes can be made as part of the Planning Commissions recommendation.

Commissioner Dykstra asked Assistant City Manager Nordquist if a developer were to propose a project on a parcel in which a trail currently runs through it, what would be the city's procedure to handle such a situation.

Assistant City Manager Nordquist responded that the proposed development will be designed to incorporate the trail. Director Bassi added that a condition would be added to the project.

Commissioner Dykstra added for clarification whether the trails can be moved to accommodate the project.

Gary Andre responded in the affirmative.

Commissioner Dykstra asked which department would be responsible for reviewing the trail with a project development.

Director Bassi responded that the Planning and Engineering departments will be responsible for reviewing the trails and ensuring that they are revised.

Chairman Smith asked Director Bassi if the map presented to the Planning Commission does not have dimensions; therefore, how will Planning be able to provide an accurate evaluation if a trail is running through a certain parcel.

Director Bassi responded that the map is specific enough that provides sufficient information for staff to determine the correct location.

Gary Andre added to the comment that he is currently working on a parcel map which will be reflecting the trails for more accuracy.

Commissioners Devine and Langworthy commented that there is missing information on the map in comparison with the legend provided.

Assistant City Manager Nordquist responded that the corrections can be made and asked for clarification in which ones needed to be addressed.

Commissioner Langworthy asked Director Bassi for reassurance that the trails map being discussed were already established by the County.

Director Bassi responded in the affirmative.

Commissioner Dykstra asked if the City decides to add bike trails or bike lanes into an existing roadway, would that require a General Plan Amendment?

Director Bassi responded in the affirmative.

City Engineer Steve Palmer commented that he is not sure if the Circulation Element has a bike lane component but does know that the standard plans adopted by the County have been designed to accommodate bike lanes within the right of way.

Gary Andre further commented that the developer is responsible for the continuous maintenance of a trail if it is located on the parcel.

With no further discussions, Chairman Smith opened the public hearing.

With no requests to speak, Chairman Smith closed the public hearing.

With no further questions or discussion, Chairman Smith asked for a motion. A motion was made by Commissioner Devine to adopt PC Resolution No. 12-01 with suggested changes to Exhibit "A", and the motion seconded by Commissioner Langworthy. Motion carried 5 - 0, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith  
NOES:  
ABSENT:  
ABSTAIN:

**Planning Directors Report.**

Director Bassi informed the Commission that the City received conditional compliance from The State Department of Housing and Community Development on the Housing Element submitted back in December 2011.

Director Bassi stated that the City Council adopted the receive and file zoning amendment that the Commission recommended approval for back in December

**Planning Commission Communications:**

Commissioner Dykstra commented that he would like to see more development proposals come to the City and desired to see efforts stepped up to attract retail development.

With no further questions or communications, Chairman Smith adjourned the February 15, 2012 Planning Commission meeting at 7:54 P.M.



Matthew C. Bassi  
Planning Director/Minutes Secretary