

**REGULAR MEETING
CITY OF WILDOMAR
PLANNING COMMISSION
FEBRUARY 18, 2009**

1.0 CALL TO ORDER

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

1.1 ROLL CALL OF PLANNING COMMISSION

Present: Harv Dykstra, Vice-Chairman
Miguel Casillas, Commissioner
Scott Nowak, Commissioner

Absent: Robert Devine, Chairman
Gary Andre, Commissioner

Staff Present: David Hogan, Assistant Planning Director
Thomas Jex, Deputy City Attorney
Sean del Solar, Planner

1.2 PLEDGE OF ALLEGIANCE:

Vice-Chairman Dykstra led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

John Lloyd addressed the Commission and expressed concerns about the continuing drought in the region. He recommended that the Commission encourage the use of dry wells and other storm water mitigation infrastructure which could replenish local aquifers.

3.0 APPROVAL OF MINUTES:

Assistant City Attorney Jex advised that because only two of the Commissioners present at the current meeting were present at the January 21, 2009 meeting, approval of the January 21, 2009 Minutes should be postponed until a quorum from that meeting could be assembled.

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

None.

6.0 GENERAL BUSINESS ITEMS:

6.1 DISCUSSION OF THE PUBLIC HEARING FORMAT

A staff presentation was made by Assistant Planning Director Hogan. Discussion between staff and the Commission ensued.

Commissioner Nowak asked if the Commission could review and update the City's zoning code.

Assistant Planning Director Hogan responded that it was a Council decision to undertake a review and update the City's zoning code.

Commissioner Nowak then requested that a discussion of the zoning ordinance be added to a future Planning Commission agenda.

Vice-Chairman Dykstra expressed concerns with the parking requirements of the zoning code and street improvements. He went on to ask how to address concerns with environmental documents prepared for projects.

Assistant Planning Director Hogan discussed the environmental review process.

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

8.0 PLANNING DIRECTOR'S REPORT:

8.1 INFORMATION ON UPCOMING PROJECTS

Assistant Planning Director Hogan made a brief presentation to the Commission on the Bella Rosa condominium development scheduled to go to the City Council for a Public

Hearing on February 25, 2009. Mr. Hogan indicated that the project consisted of three applications: a general plan amendment, a tract map, and a change of zone. He then began a discussion with the Commission about the project.

Vice-Chairman Dykstra inquired about the road improvements the project would bring to both La Estrella Street and Depasqualle Road.

Assistant Planning Director Hogan indicated that the project would extend La Estrella Street and connect it to Depasqualle Road.

Vice-Chairman Dykstra expressed concern that given the limited capacity of Depasqualle Road, it would be an insufficient frontage street.

Assistant Planning Director Hogan acknowledged Vice-Chairman Dykstra's concerns about the City's transportation network.

Vice-Chairman Dykstra asked about the policy options available to the Council for the proposed project.

Assistant Planning Director Hogan responded that there were several possible actions the council could take to address the staff's concerns with the project.

Commissioner Nowak asked about the density of the project.

Assistant Planning Director Hogan responded that the project's density was 7.5 dwelling units per acre.

Commissioner Nowak asked about the stormwater impacts from the project.

Assistant Planning Director Hogan responded that the stormwater impacts are addressed and mitigated in the WQMP.

Commissioner Nowak then asked about the advantages to the design proposed by the project.

Assistant Planning Director Hogan discussed the importance of many different housing typologies in an urban environment.

Commissioner Casillas stated that there is also a limited quantity of the proposed housing type in the city.

Vice-Chairman Dykstra recognized the density of the proposed project and questioned whether an amendment to the General Plan should be considered given the fact there are other sites in the city with a General Plan Land Use Designation that would allow a project with the proposed density.

Assistant Planning Director Hogan acknowledged Vice-Chairman Dykstra's concerns about the request for a General Plan amendment.

8.2 PROOF PLANNING COMMISSIONER BUSINESS CARDS

Planner del Solar presented Commissioners with proofs of their business cards and asked Commissioners to review and report any corrections.

Vice-Chairman Dykstra asked if the City had approved a new logo.

Assistant Planning Director Hogan responded that the City Council had not taken action on the logo yet.

9.0 PLANNING COMMISSION COMMENTS:

None.

10.0 ADJOURNMENT:

No further business to come before the Commission, Vice-Chairman Dykstra moved to adjourn the regular meeting of February 18, 2009.

The regular meeting of the Wildomar Planning Commission adjourned at 7:53 P.M.

Respectfully submitted:



Gary Wayne
Commission Secretary