

# **CITY OF WILDOMAR PLANNING COMMISSION AGENDA**

**6:30 P.M. – SPECIAL MEETING**

**FEBRUARY 21, 2018**

Council Chambers  
23873 Clinton Keith Road, Suite 106



John Lloyd, Chair  
Michele Thomas, Vice-Chair  
Mason Ballard, Commissioner  
Veronica Langworthy, Commissioner  
Kim Strong, Commissioner

Matthew C. Bassi  
Planning Director

Thomas D. Jex  
City Attorney

## **CITY OF WILDOMAR PLANNING COMMISSION SPECIAL MEETING AGENDA FEBRUARY 21, 2018**

**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.

##### **1.1 Planning Commission Minutes – December 6, 2017 – Regular Meeting:**

**RECOMMENDATION:** Staff recommends the Planning Commission approve the December 6, 2017 meeting minutes as submitted.

## **2.0 PUBLIC HEARINGS**

### **2.1 Smith Ranch Self-Storage Project (PA 16-0138):**

Planning Commission review and consideration of an Initial Study/Mitigated Negative Declaration, Change of Zone, Variance and Conditional Use Permit for the development of a 172,398 square-foot mini-warehouse/self-storage facility including 66 RV Trailer/Boat Storage spaces located at southwest corner of Smith Ranch Road and Clinton Keith Road.

#### **RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2018-01**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH# 2017121051), INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SMITH RANCH SELF STORAGE PROJECT (PLANNING APPLICATION NO. 16-0138) CONSISTING OF A CHANGE OF ZONE, VARIANCE AND CONDITIONAL USE PERMIT FOR A 9.75± ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF SMITH RANCH ROAD AND CLINTON KEITH ROAD (APN's: 380-290-037, 380-290-038, 380-290-039, 380-290-040)

2. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2018-02**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 16-0138) ON THREE PROJECT PARCELS (APN's: 380-290-038, 380-290-039, 380-290-040) FROM I-P (INDUSTRIAL PARK) TO M-SC (MANUFACTURING-SERVICE COMMERCIAL) LOCATED ON THE SOUTHWEST CORNER OF SMITH RANCH ROAD AND CLINTON KEITH ROAD

3. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2018-03**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A SIDE YARD SETBACK VARIANCE (PLANNING APPLICATION NO. 16-0138) FOR BUILDING F WITHIN THE SMITH RANCH SELF STORAGE PROJECT LOCATED ON THE SOUTHWEST CORNER OF SMITH RANCH ROAD AND CLINTON KEITH ROAD (APN's: 380-290-037, 380-290-038, 380-290-039, 380-290-040)

4. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2018-04**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 16-0138), SUBJECT TO CONDITIONS, TO DEVELOP THE SMITH RANCH SELF STORAGE PROJECT CONSISTING OF 172,398 SQUARE-FOOT MINI-WAREHOUSE/SELF-STORAGE FACILITY INCLUDING 66 RV TRAILER/BOAT STORAGE SPACES LOCATED ON THE SOUTHWEST CORNER OF SMITH RANCH ROAD AND CLINTON KEITH ROAD (APN's: APN's: 380-290-037, 380-290-038, 380-290-039, 380-290-040)

**2.2 Boyajian Consistency Change of Zone Request (PA 18-0003):**

Planning Commission review and consideration of a consistency change of zone for a proposed consistency zone change from R-R (Rural Residential) to C-1/C-P (General Commercial) for a 4.74 acre site (2 parcels) located generally at the NEC of Stable Lanes Road and Clinton Keith Road (APN: 380-110-007 & 380-011-008).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2018-05**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) TO BE CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION OF COMMERCIAL RETAIL (CR) FOR A 4.74 ACRE PARCEL LOCATED AT 36240 STABLE LANES WAY (APN: 380-110-007 AND 380-110-008), AND A DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15183

**3.0 GENERAL BUSINESS**

**3.1 Tentative Parcel Map No. 35935 – Extension of Time (PA No. 17-0138)**: Planning Commission review and consideration of a 3-Year Extension of Time (#2 of 3) for Tentative Parcel Map No. 36935 to subdivide 4.16 acres into two (2) lots for future commercial retail development located at the southwest corner of Clinton Keith Road and Stable Lanes Way (APN: 380- 120-012 & 380-120-013).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2018-06**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A THREE (3) YEAR EXTENSION OF TIME TO OCTOBER 28, 2020 FOR TENTATIVE PARCEL MAP NO. 35935 (PLANNING APPLICATION NO. 17-0138), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL ON OCTOBER 28, 2009 LOCATED ON THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES WAY (APN: 380-120-012 & 380-012-013), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

- 3.2 2017 General Plan/Housing Element Annual Progress Report:**  
A report on the City's progress in meeting its share of the Housing Element's Regional Housing Needs Assessment (RHNA) for calendar year 2017.

**RECOMMENDATION:**

The Planning Department recommends the Planning Commission take any public input and receive and file this information.

- 3.3 Election of New Planning Commission Officers:**  
The Planning Commission will elect a new Chair and Vice-Chair for the remainder of the 2018 calendar year in accordance with Section 2 the Planning Commission Bylaws.

**RECOMMENDATION:**

The Planning Department recommends the Planning Commission elect a new Chair and Vice-Chair for the 2018 calendar year.

## **PLANNING COMMISSION COMMUNICATIONS**

### **PLANNING DIRECTOR REPORT**

### **CITY ATTORNEY REPORT**

### **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, February 16, 2018 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
- 3) Wildomar Library, 34303 Mission Trail



Matthew C. Bassi  
Planning Director