



# CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA

Planning Director – Matthew C. Bassi

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**PLANNING DIRECTOR MEETING OF  
WEDNESDAY, FEBRUARY 29, 2012 AT 2:00 P.M.**  
Council Chambers, Wildomar City Hall, 23873 Clinton Keith Road, Wildomar, CA 92595

## **CALL TO ORDER**

## **PUBLIC COMMENTS**

This is the time for citizens to comment on issues not on the agenda. Under the provision of the Brown Act, the Planning Director is prohibited from discussing or taking action on items not on the agenda. Each speaker is asked to fill out a "Public Comments Card" (located on the table by the Chamber door) and give the card to the Planning Director prior to the start of the meeting. Lengthy testimony should be presented to the Planning Director in writing (3 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Planning Director encourages citizens to address them so the questions and/or comments can be heard.

## **1.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine. There will be no separate discussion of these items unless the Planning Director, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

- No Consent Calendar Items for consideration on this Agenda.

## **2.0 PUBLIC HEARINGS:**

### **2.1 Plot Plan No. 12-0006:**

Planning Director consideration of a proposed Plot Plan for the development of a 440 square-foot accessory structure for garage/storage purposes on 0.69 acres within the R-R (Rural Residential) zone located at 20491 Bryant Street (APN 370-270-013).

### **RECOMMENDATION:**

Staff recommends the Planning Director adopt Resolution No. 12-01 entitled:

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303.E (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 12-0006 TO CONSTRUCT A 440 SQUARE-FOOT ACCESSORY STRUCTURE FOR GARAGE/STORAGE PURPOSES ON 0.69 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 20491 BRYANT STREET (APN: 370-270-013)**

## **PLANNING DIRECTOR COMMUNICATIONS**

This portion of the agenda is reserved for Planning Director to make comments on items not on the agenda, and/or for the Planning Director to request information from planning department staff.

## **FUTURE AGENDA ITEMS**

## **ADJOURNMENT**

The Planning Director meeting is hereby adjourned.

### **RIGHT TO APPEAL:**

Any decision of the Planning Director may be appealed to the Planning Commission provided the required appeal application and the \$964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Director action on any given project.

### **REPORTS:**

All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. Any writings or documents provided to the Planning Director 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.

### **ADDITIONS/DELETIONS:**

Items of business may be added to the agenda upon a decision of the Planning Director 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 Director.

### **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 February 22, 2012, a true and correct copy of this agenda was posted at the three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.

CITY OF WILDOMAR – PLANNING DIRECTOR MEETING  
Agenda Item # 2.1  
PUBLIC HEARING  
Meeting Date: February 29, 2012

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**TO:** Planning Director

**FROM:** Alfredo Garcia, Assistant Planner

**SUBJECT:** **Plot Plan No. 12-0006 (Skiba Accessory Structure):**  
Planning Director consideration of a proposed Plot Plan for the construction of a 440 square-foot accessory structure for garage/storage purposes on 0.69 acres within the R-R (Rural Residential) zone located at 20491 Bryant Street (APN 370-270-013).

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**RECOMMENDATION:**

Staff recommends the Planning Director adopt Resolution No. 12-01 (Attachment A) entitled:

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303.E (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 12-0006 TO CONSTRUCT A 440 SQUARE-FOOT ACCESSORY STRUCTURE FOR GARAGE/STORAGE PURPOSES ON 0.69 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 20491 BRYANT STREET (APN: 370-270-013)**

**PROJECT DESCRIPTION:**

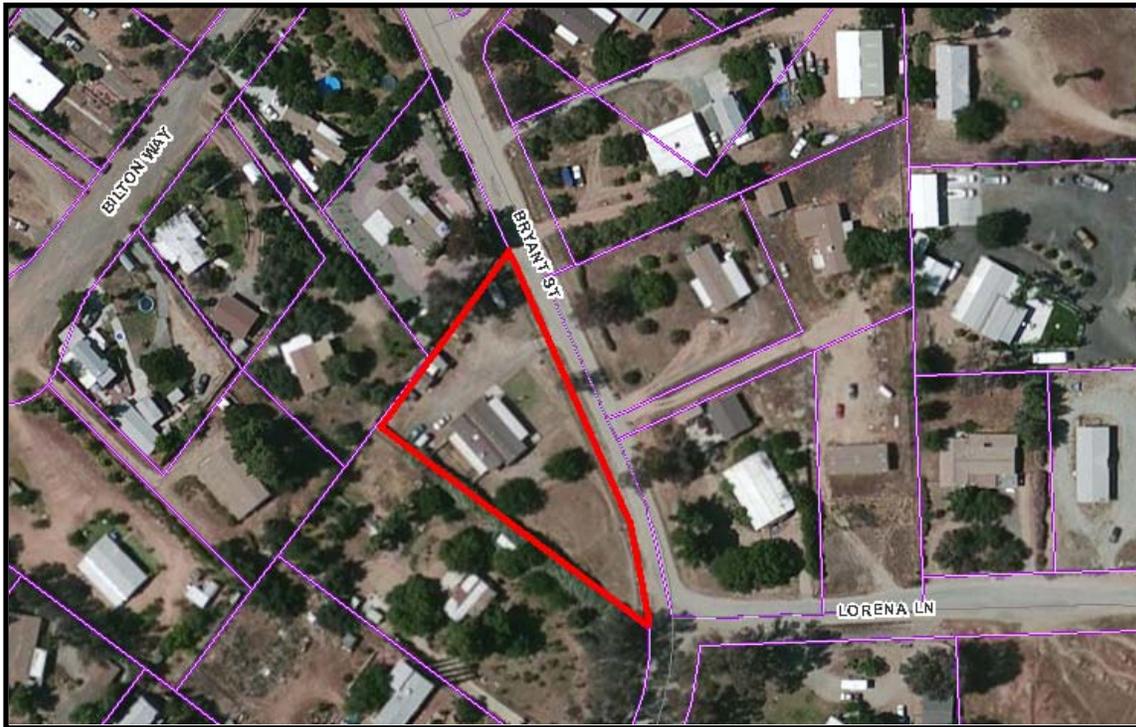
On January 9, 2012, the applicant representative Shane Knuckles submitted a plot plan application for a proposed 440 square-foot-detached accessory structure. The owner currently has an existing 1,344 square foot dwelling on the property and will be utilizing the structure to store personal items and vehicles. The subject property is located at 20491 Bryant Street. (Attachment B, Site Plan).

**DISCUSSION / ANALYSIS:**

The proposed structure will be located on a parcel which is 0.69 acres. The building is 22 feet wide by 20 feet long and 12 feet in height. The building will be wood framed with horizontal siding and will be enclosed with a 3 foot wide door, a 3 foot x 4 foot window on the South elevation and a 16' foot wide garage door at the West elevation (Attachment C, Elevations). The applicant has indicated that the structure will match

with the existing color of the main dwelling which is a “Swiss Coffee” by James Hardie board siding and the existing roofing materials “Shakewood “ by Timberline.

The following is an aerial view of the project site for reference.



The table below provides a compliance summary of the project as it relates to code requirements and standards:

**Table 1- Development Standards**

<b>Development standard</b>	<b>Zoning Code Standard</b>	<b>Proposed Project Specifics</b>	<b>Meets Code Requirements</b>
Font setbacks	20 feet	144 feet	Yes
Side setbacks	5 feet	40 feet	Yes
Rear setback	10 feet	20 feet	Yes
Building height	20 feet	12 feet	Yes
Distance from Main dwelling	10 feet	12 feet	yes

The table below outlines adjacent land uses as well as General Plan and Zoning information for the subject and surrounding properties.

**Table 2- Property Survey**

<b>ADJACENT ZONING AND LAND USE</b>			
<b>Location</b>	<b>Current Use</b>	<b>GPLUD</b>	<b>Zoning</b>
Subject Property	Residential	MDR	R-R
North	Residential	MDR	R-R
South	Residential	MDR	R-R
East	Residential	MDR	R-R
West	Residential	MDR	R-R

As a result, staff recommends that the Planning Director approve Plot Plan Application 12-0006, subject to the following findings:

**ENVIRONMENTAL ASSESSMENT:**

A review of the potential environmental impacts was conducted for Plot Plan No. 12-0006. The Planning Department recommends that the Planning Director hereby find and determine that Plot Plan No. 12-0006, to construct a 440 square-foot accessory structure in the R-R (Rural Residential) zone will not have a significant impact on the environment and is hereby Categorically Exempt in accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

**REQUIRED FINDINGS:**

- A. The proposed use is consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

The proposed use is consistent with the City of Wildomar General Plan and the Municipal Code. The applicant has submitted a plot plan application to propose a 440 square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Code, an accessory building is an allowed use in the Rural Residential (R-R) Zone provided that the proposed structure meets the development standards. The building are setback 144 feet from the front property line, 20 feet from the rear property line, 40 feet from the side property lines consistent with zone requirements. Additionally, it will not be higher than the allowed 20 feet and is located over 10 feet away from the main dwelling.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

The proposed construction by Plot Plan 12-0006 application consists of a 440 square foot proposed detached accessory structure to be used for storage purposes on a 0.69 acre site. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area. By following the setback requirements for the structure and existing septic system.

- C. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

- D. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The properties to the north, south, east and west have a General Plan Land Use Designation of Medium Density Residential and are zoned for Rural Residential.

#### **STAFF RECOMMENDATION**

Staff recommends the Planning Director adopt Resolution No. 12-01 (Attachment A) approving a Categorical Exemption in accordance with Section 15303.E (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and approving Plot Plan No. 12-0006, subject to conditions.

Respectfully Submitted,

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Alfredo Garcia  
Assistant Planner

#### **ATTACHMENTS:**

- A. Resolution No. 12-01, Approving Plot Plan No. 12-0006

Plot Plan No. 12-0006

February 29, 2012

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Exhibit 1 – Conditions of Approval

- B. Site Plan
- C. Elevations

# **ATTACHMENT A**

**Resolution No. 12-01**

**PC RESOLUTION NO. 12-01**

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303.E (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 12-0006 TO CONSTRUCT A 440 SQUARE-FOOT ACCESSORY STRUCTURE FOR GARAGE/STORAGE PURPOSES ON 0.69 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 20491 BRYANT STREET (APN: 370-270-013)**

**WHEREAS**, the Planning Department has received an application for Plot Plan No. 12-006 to construct a 440 square-foot accessory structure on a 0.69 acre site located at 20491 Bryant Street filed by:

Applicant/Owner: Shane Knuckles, on behalf of Mary Skiba  
Project Location: 20491 Bryant Street  
APN: 370-270-013  
Lot Area: 0.69 acres

**WHEREAS**, the City of Wildomar Planning Director has the authority in accordance with the provisions of the Wildomar Zoning Ordinance to take action on Plot Plan No. 12-0006; and

**WHEREAS**, on February 16, 2012, the City gave public notice of the February 29, 2012 Planning Director hearing by mailing said notice to adjacent property owners within 300-foot radius of the project site, notifying adjacent residents of a public hearing for the proposed Plot Plan No. 12-006 to be considered at the Planning Director hearing; and

**WHEREAS**, on February 18, 2012, the City published a legal notice in The Californian, a newspaper local circulation, notifying the public of the holding of a public hearing for the proposed Plot Plan No. 12-006 to be considered at the Planning Director hearing; and

**WHEREAS**, on February 29, 2012, the City of Wildomar held a noticed Planning Director public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Plot Plan No. 12-0006, and at which time the Planning Director considered the proposed Plot Plan.

**NOW THEREFORE**, the Planning Director of the City of Wildomar, California does hereby resolve, determine and order as follows:

**SECTION 1. ENVIRONMENTAL FINDINGS.**

A review of the potential environmental impacts was conducted for Plot Plan No. 12-0006. The Planning Department recommends that the Planning Director hereby find and determine that Plot Plan No. 12-0006, to construct a 440 square-foot accessory structure in the R-R (Rural Residential) zone will not have a significant impact on the environment and is hereby Categorically Exempt in accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

## **SECTION 2. REQUIRED FINDINGS.**

- A. The proposed use is consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

The proposed use is consistent with the City of Wildomar General Plan and the Municipal Code. The applicant has submitted a plot plan application to propose a 440 square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Code, an accessory building is an allowed use in the Rural Residential (R-R) Zone provided that the proposed structure meets the development standards. The building are setback 144 feet from the front property line, 20 feet from the rear property line, 40 feet and 235 feet from the side property lines consistent with zone requirements. Additionally, it will not be higher than the allowed 20 feet and is located over 10 feet away from the main dwelling.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

The proposed construction by Plot Plan 12-0006 application consists of a 440 square foot proposed detached accessory structure to be used for storage purposes on a 0.69 acre site. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area. By following the setback requirements for the structure and the septic system.

- C. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

## **SECTION 3. PLANNING DIRECTOR ACTIONS.**

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

1. Notice of Exemption. That the City Council make a determination that Plot Plan No. 12-0006 is Categorically Exempt in accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and direct the Planning Department to file a Notice of Exemption with the Riverside County Clerk; and
2. Approval of Plot Plan. That the Planning Director adopt Resolution No. 12-01 approving Plot Plan No. 12-0006, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

**PASSED, APPROVED AND ADOPTED** this 29th day of February, 2012 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Matthew C. Bassi  
Planning Director

**ATTEST:**

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Alfredo Garcia  
Minutes Secretary

# **EXHIBIT 1**

## CONDITIONS OF APPROVAL

<b>Planning Application Number:</b> Plot Plan Application 12-0006	
<b>Project Description:</b> A proposed Plot Plan for the construction of a 440 square-foot accessory structure for garage/storage purposes on 0.69 acres within the R-R (Rural Residential) zone located at 20491 Bryant Street.	
<b>Assessor's Parcel Number(s):</b> APN 370-270-013	
<b>Approval Date:</b> February 29, 2012	<b>Expiration Date:</b> February 29, 2014

**General Requirements:**

1. Approval of Plot Plan No. 12-0006 shall expire on February 29, 2014 (2 years after project approval) if the building permits have not been issued, and work commenced on the accessory structure. The applicant may file for an Extension of Time provided a written request and required filing fee is submitted to the Planning Department at least 30 days prior to the expiration date.
2. No later than February 29, 2012, the applicant shall deliver to the Planning Department a cashier's check or money order made payable to the Riverside County Clerk in the amount of **\$64.00** as required by the Riverside County Clerk's office to file the Notice of Exemption which must be filed no later than March 5, 2102.
3. The applicant shall review and sign below the Acceptance of Conditions of Approval provided by the Planning Department and return the singed page with an original signature to the Planning Department no later than March 7, 2012

a. \_\_\_\_\_

<b>Applicant's Signature</b>	<b>Date</b>
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4. The applicant shall indemnify, protect, defend and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local stature, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and the applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the

City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

### **Planning Department**

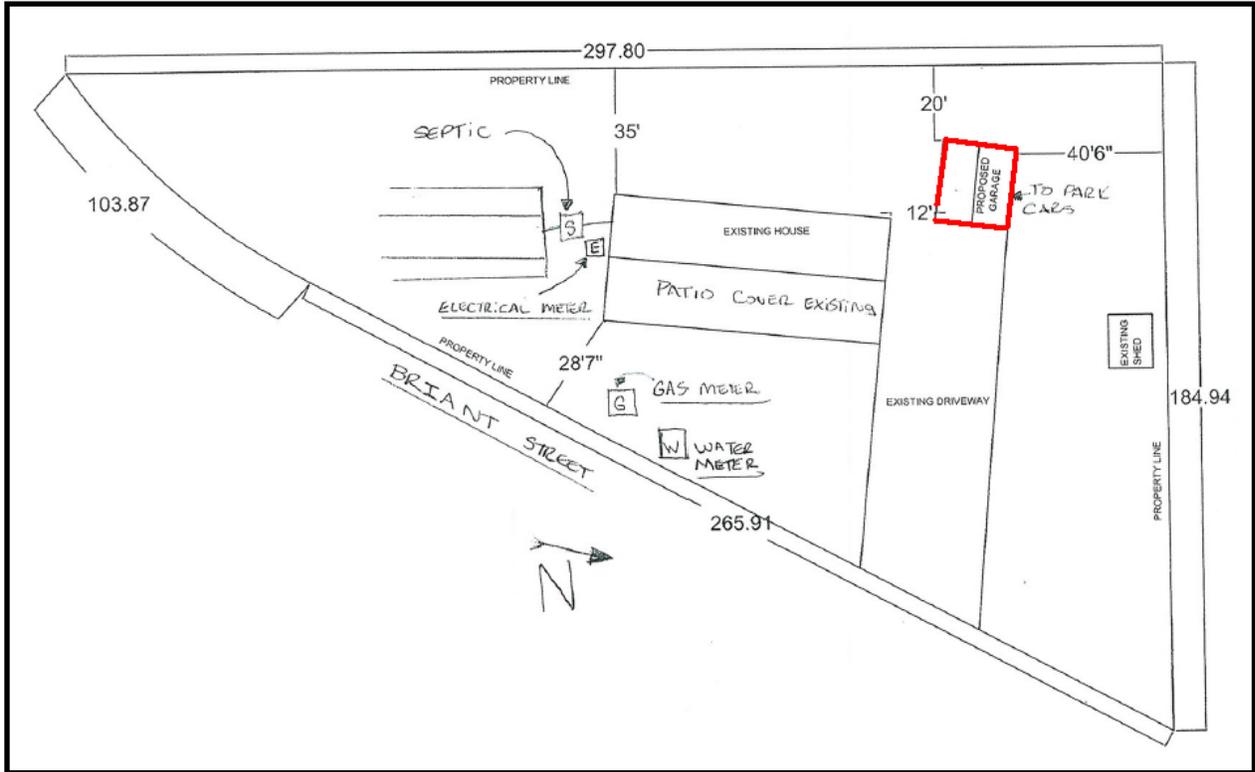
5. In accordance with Section 5.72.020 of the City of Wildomar Municipal Code, no home occupation or any business activities may occur from the accessory structure.
6. The applicant has advised staff that the garage will have Hardie Board Siding and will be painted "Swiss Coffee", the fascia will be painted "Forest Green" and the roof color will be "Shakewood" by Timberline which will match the existing dwelling.
7. Prior to the commencement of any construction, the applicant shall obtain all Building and/or Grading permits from the City of Wildomar Building and Safety Department and comply with all standards and regulations provided by the Building and Safety Department.
8. Prior to the issuance of Building Permits and final inspection, all outstanding balances with the City of Wildomar must be paid in full.
9. The site shall be developed in accordance with the approved site plan dated approved on February 29, 2012, on file in the Planning Department and the conditions contained herein. Any grading shall be in accordance with the California Building Code, the City Grading Ordinance, the approved grading plan, the soils report, and grading practices acceptable to the City.
10. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.

### **Public Works/Engineering Department:**

11. Public Works has reviewed the above application and has no additional comments. Public Works did not receive a title report to review, and therefore cannot make a determination as to whether or not the proposed structure impacts existing easements. This may be required by the Building Department at the time of building permit application, and could result in relocating the structure.

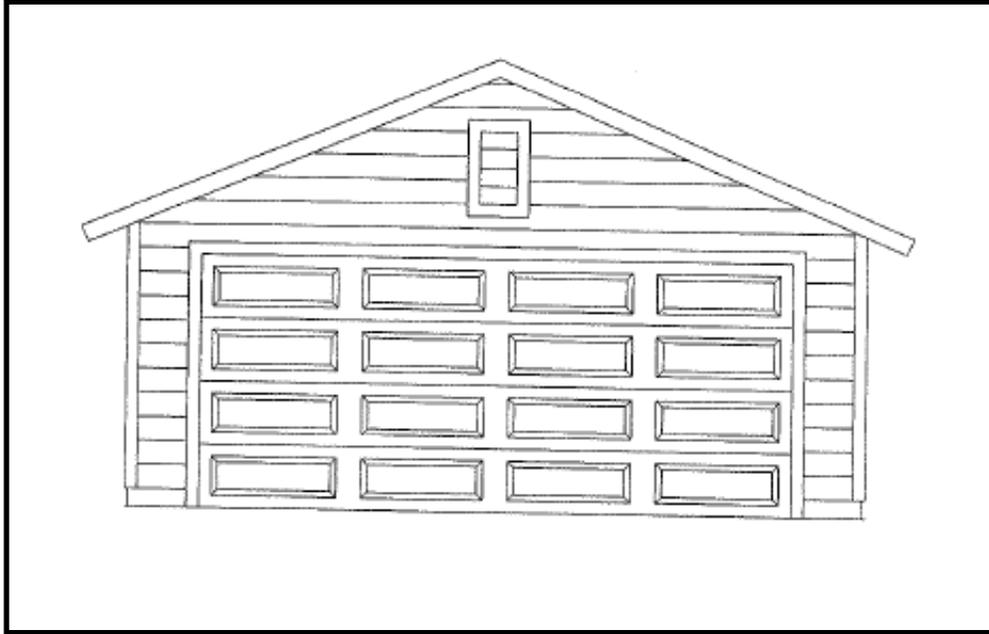
# ATTACHMENT B

## SITE PLAN

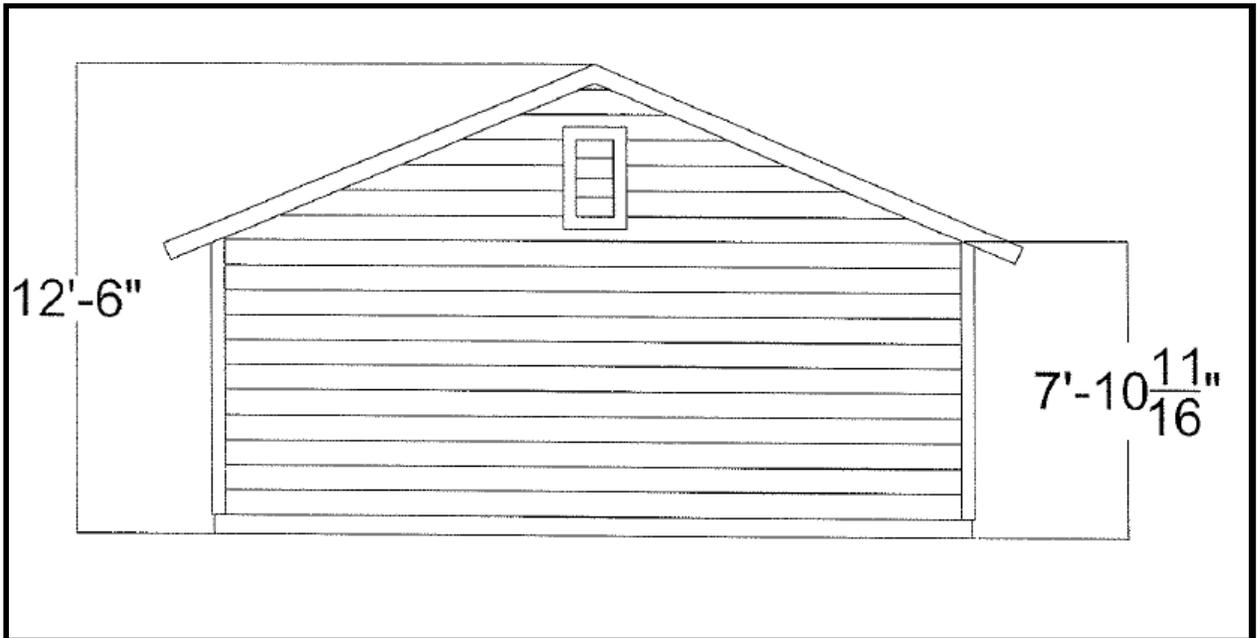


# ATTACHMENT C

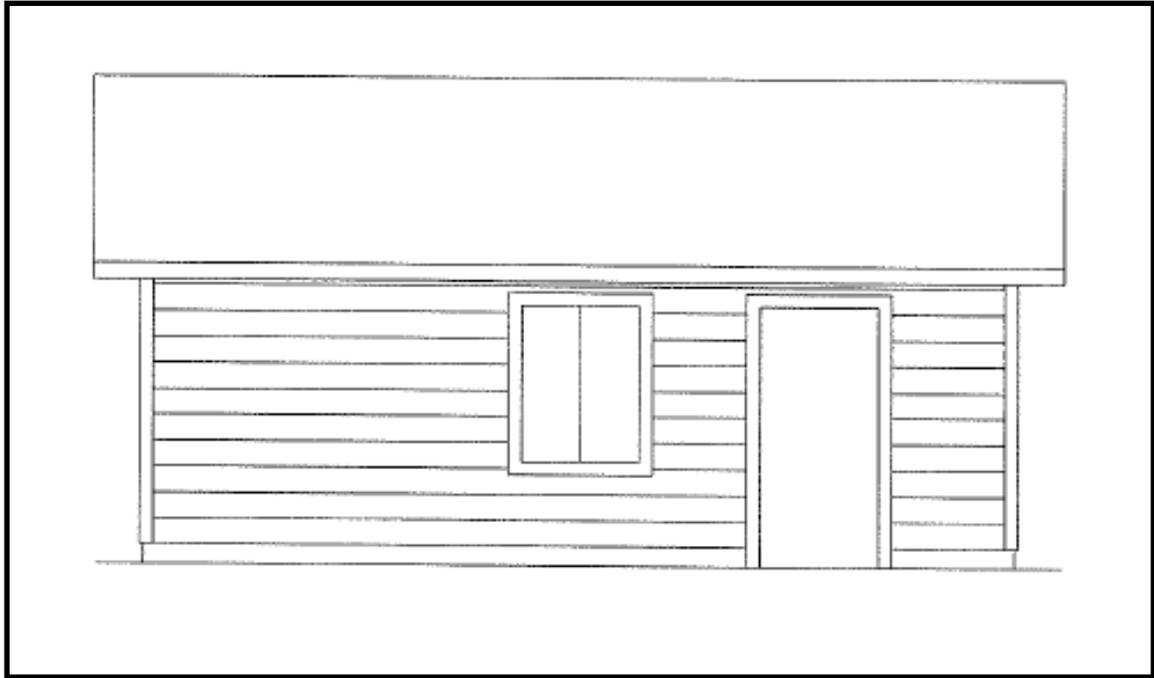
## ELEVATIONS AND FLOOR PLAN



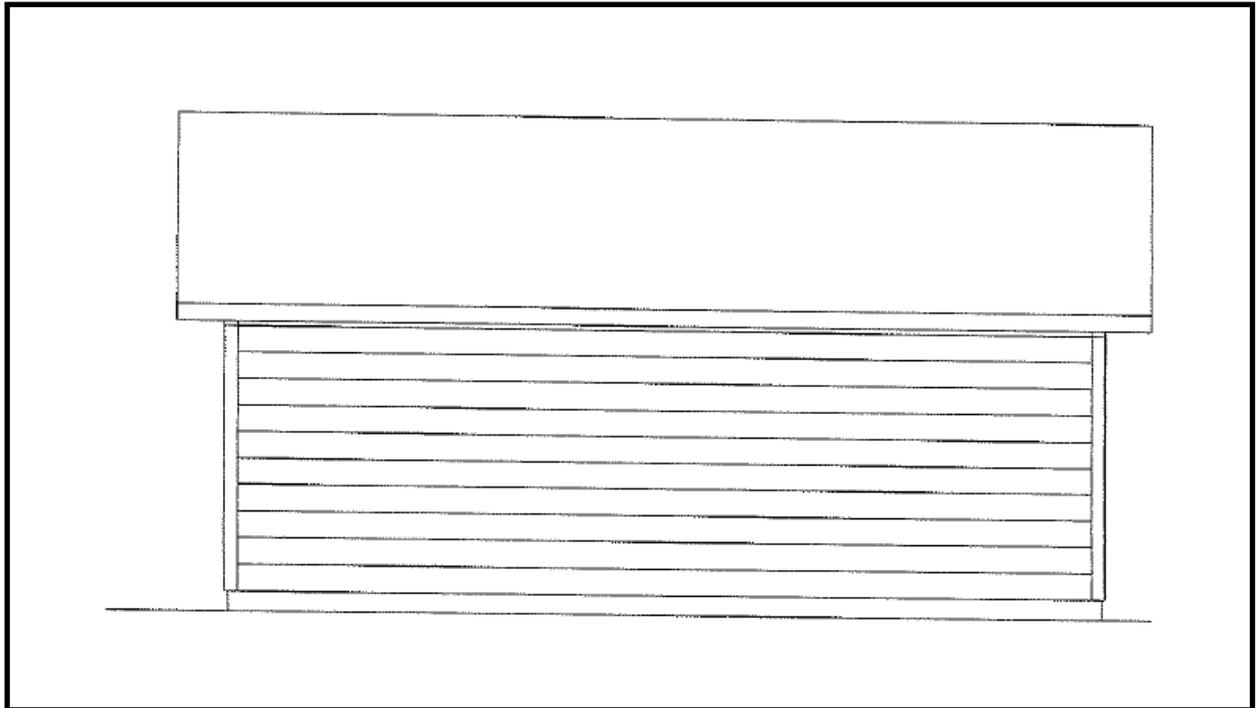
Front Elevation



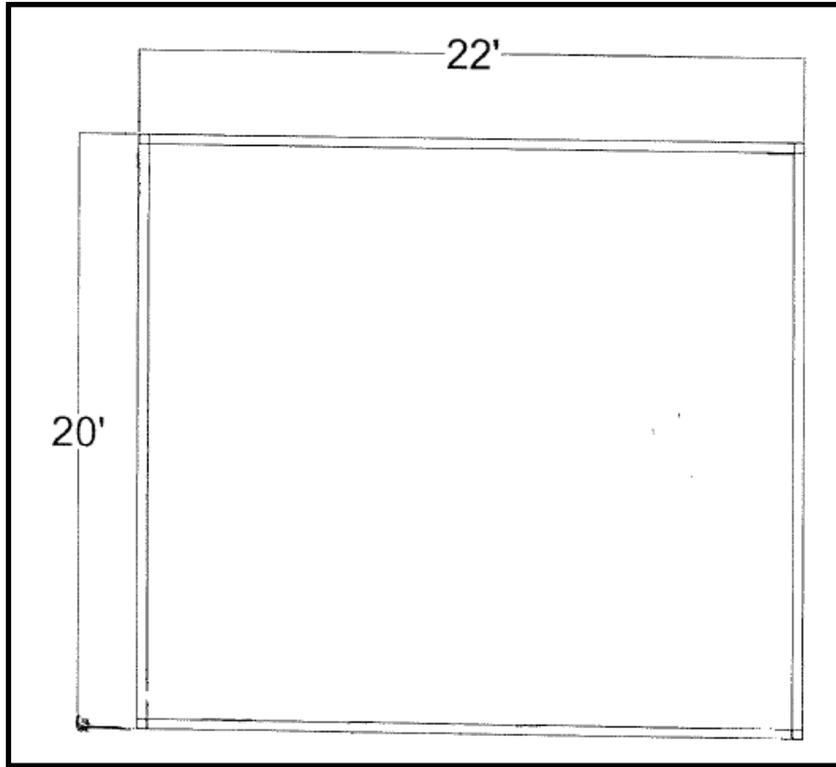
Rear Elevation



Side elevation



Side Elevation



Floor Plan