



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, MARCH 4, 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 January 21, 2009 Regular Meeting Minutes.
- 3.2 Approval of the February 18, 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:

- 5.1 Case No:** [08-0052] Conditional Use Permit 03545
- Applicant:** Reza Kassraian, Pars Global, LLC
- Location:** Northeast corner of Clinton Keith Road and George Avenue (APN: 362-250-003).
- Proposals:** CUP03545: A conditional use permit is proposed for the sale of alcoholic beverages (off-sale) from a proposed drug store to be located within the commercial development. The proposed project Plot Plan consists of the development of approximately 45,638 square feet of commercial retail development and day care facility, parking facilities, street improvements and associated appurtenances on an approximate 4.74-acre site. The proposed commercial development includes an approximately 3,700 square foot (sf) fast-food restaurant, a series of three smaller commercial buildings totaling 7,800, 3,858, and 6,880 sf, a 14,400 sf anchor retail (drug store) building and a 9,000 sf of day care building. The proposed development also includes: 221 parking stalls, the expansion of the Clinton Keith Road right-of-way, landscaping, and related infrastructure.
- 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)

STAFF REPORT:

OPEN PUBLIC HEARING:

COMMENTS FROM APPLICANT:

COMMENTS FROM THE PUBLIC:

FINAL COMMENTS FROM THE APPLICANT:

CLOSE PUBLIC HEARING:

COMMENTS FROM COMMISSIONERS:

STAFF RECOMMENDATION: Staff recommends approval of Resolution PC09-001 adopting the Mitigated Negative Declaration and approval of Resolution PC09-002 approving revisions to the Conditional Use Permit.

COMMISSION VOTE: Ayes:

Noes:  
Absent:  
Abstain:

**5.2 Case No. [08-0027] Revised Plot Plan PP22461 and Revised Parcel Map 35219**

Applicant: MDMG, Inc.  
Location: North of Palomar Street, south of Stable Lanes Road, east of Clinton Keith Road, and west of Rock Elm Drive (APNs: 380-130-015 & 380-130-016)  
Proposals: PP22461 The site is currently under construction based on a plot plan already approved by the County of Riverside. The project Plot Plan proposes to revise the approved plot plan by eliminating a 2-story, 11,717 sq. ft. office building and an approximately 7,700 sq. ft. retail structure and replacing them with an approximately 26,000 sq. ft. car wash and auto service facility. The revised plot plan also includes architectural elevations for an approved drive-thru restaurant that was approved as a use and a pad. PM35219 The Parcel Map is a Schedule E map which proposes a revision to the approved parcel map to subdivide the site into seven parcels instead of eight. The zoning for the project site is general commercial (C-1/CP) and the General Plan Land Use Designation is Commercial Retail (CR).

Environmental

Action: In accordance with the California Environmental Quality Act (CEQA), although the proposed project could have a significant effect on the environment, there will not be a significant on the environment in this case because revisions in the project have been agreed to by the applicant or mitigation measures have been added to the project and a Mitigated NEGATIVE DECLARATION will be adopted.

Planner: David Hogan, [dhogan@cityofwildomar.org](mailto:dhogan@cityofwildomar.org)

STAFF REPORT:

OPEN PUBLIC HEARING:

COMMENTS FROM APPLICANT:

COMMENTS FROM THE PUBLIC:

FINAL COMMENTS FROM THE APPLICANT:

CLOSE PUBLIC HEARING:

COMMENTS FROM COMMISSIONERS:

STAFF RECOMMENDATION: Staff recommends approval of Resolution PC09-003 adopting the Mitigated Negative Declaration and approval of Resolution PC09-004 approving revisions to the Plot Plan & Parcel Map.

COMMISSION VOTE:           Ayes:  
                                      Noes:  
                                      Absent:  
                                      Abstain:

**6.0 GENERAL BUSINESS ITEMS:**

None.

**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.

**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**

The next regular meeting of the Wildomar of the Wildomar Planning Commission is on Wednesday, March 18 2009 at 7:00 P.M.

**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 February 27, 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.