

**REGULAR MEETING
CITY OF WILDOMAR
PLANNING COMMISSION
MARCH 4, 2009**

1.0 CALL TO ORDER

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

1.1 ROLL CALL OF PLANNING COMMISSION

Present: Robert Devine, Chairman
Harv Dykstra, Vice-Chairman
Miguel Casillas, Commissioner
Scott Nowak, Commissioner
Gary Andre, Commissioner

Absent: None.

Staff Present: Gary Wayne, Planning Director
David Hogan, Assistant Planning Director
Thomas Jex, Assistant City Attorney
Jon Crawford, Supervising Engineer
Sean del Solar, Planner

1.2 PLEDGE OF ALLEGIANCE:

Commissioner Casillas led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

None.

3.0 APPROVAL OF MINUTES:

Commissioner Nowak moved to approve the Minutes of January 21, 2009, and February 18, 2009. The motion was seconded by Commissioner Casillas. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, Casillas, Nowak, and Andre.
NOES: None.
ABSENT: None.
ABSTAIN: None.

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

5.1 CONDITIONAL USE PERMIT NO. 03545 AND ENVIRONMENTAL ACTION NO. 08-0052.

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 a drug store with sale of alcoholic beverages and the development of approximately 45,638 square feet of commercial retail space 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.

Planning Director Wayne presented the project to the Commission and noted that an errata sheet had been added to clarify the indemnification clause in the resolution.

Chairman Devine asked if the Planning Commission had any questions for Staff.

Commissioner Nowak noted that the traffic study only addressed improvements on the north side of Clinton Keith and questioned why no improvements were included on the south side of Clinton Keith.

Planning Director Wayne responded that improvements on the south side of Clinton Keith were the responsibility of another project.

Supervising Engineer Crawford confirmed that between the two projects near full width street improvements would be made to Clinton Keith. He also advised the commission that the City would have the two developers coordinate the work on Clinton Keith to minimize the disruption to traffic.

Commissioner Nowak questioned if the first project could complete all the street improvements to Clinton Keith.

Planning Director Wayne responded that because the subject property did not have street frontage all the way to Inland Valley Drive, the project could not be required to make all the improvements to Clinton Keith.

Commissioner Nowak asked if the project would receive TUMF credits for the construction of Clinton Keith.

Supervising Engineer Crawford responded in the negative citing the fact the County has determined that the improvements made by the project to Clinton Keith do not qualify for TUMF fee credits.

Commissioner Nowak asked if a condition could be added that would require the first project in the area to complete all the improvements to Clinton Keith.

Supervising Engineer Crawford responded that the method in which the City approaches traffic control plans would encourage the two projects to coordinate street improvement work on Clinton Keith.

Commissioner Andre asked if the project's street improvements would include a deceleration and right turn lane to access the proposed development.

Supervising Engineer Crawford responded that there would be three west bound lanes and one of which would be a right turn lane for access to George.

Vice-Chairman Dykstra noted that the environmental document reported that the property drains into Murrieta Creek and then into Lake Elsinore. Vice-Chairman Dykstra stated that information was incorrect.

Planning Director Wayne acknowledged the error and affirmed that would be corrected.

Vice-Chairman Dykstra questioned why bicycle paths or lanes would not be included in the project and if there was sufficient space in the Clinton Keith right-of-way to provide bicycle lanes at a later date.

Supervising Engineer Crawford responded that the width of Clinton Keith does allow for bicycle lanes, but because there are no connecting bicycle lanes, the project would not be required to add bicycle lanes.

Commissioner Andre stated that in his work with the County he noticed a reluctance of the County to install bicycle lanes on roads with 6 lanes due to the potential for accidents. He also added that further west on Clinton Keith there were trails proposed.

Vice-Chairman Dykstra advised that the trails might not be ideal for bicycles.

Chairman Devine noted the overabundance of pharmacies in the area and asked if the City might be creating a problem if the application was approved.

Planning Director Wayne responded that regulating the use of a pharmacy was not possible because it was a permitted use in the zone and the only decisions before the commission were site design and a conditional use permit for the sale of alcohol.

Chairman Devine opened the Public Hearing.

The applicant's representative John Clement of Venture Point Development addressed the Commission.

Commissioner Nowak asked if the applicant had been in communication with the developers of the project across the street.

Applicant Clement responded that those conversations had begun and stressed the applicant's experience in coordinating street improvements with other developers.

Chairman Devine asked the applicant if he had received a copy of the conditions of approval and the errata sheet and if he had an opportunity to review them.

Applicant Clement indicated that he had a chance to review the documents.

Chairman Devine recognized Resident George Taylor.

Resident George Taylor asked if the proposed daycare center was considered a school and if so, how far away was the facility from the business selling alcohol.

Planning Director Wayne responded that the proposed daycare center was a commercial endeavor which was not the same as a school.

Applicant Clement added that the 500 foot radius around schools which normally prohibits the sale of alcohol was not required around a daycare center.

Chairman Devine closed the Public Hearing.

Vice-Chairman Dykstra requested that in the future bicycle transportation be discussed further and that more information should be provided about concurrent projects in the immediate area of projects before the Commission.

Commissioner Nowak also asked for renderings to be included in future staff reports disbursed to Commissioners.

Assistant City Attorney Jex provided clarification on the motions required to approve the resolutions for the proposed project.

MOTION: Vice-Chairman Dykstra made a motion to adopt environmental action 08-0052 with resolution PC09-001. The motion was seconded by Commissioner Nowak. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, Casillas, Nowak, and Andre.
NOES: None.
ABSENT: None.
ABSTAIN: None.

MOTION: Commissioner Casillas made a motion to approve Conditional Use Permit 03545 subject to the attached Conditions of Approval as modified at the hearing, with resolution PC09-002. The motion was seconded by Vice-Chairman Dykstra. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, Casillas, Nowak, and Andre.
NOES: None.
ABSENT: None.
ABSTAIN: None.

5.2 REVISED PLOT PLAN NO. 22461 AND REVISED PARCEL MAP NO. 35219, PL08-0027.

Applicant: MDMG, Inc.

Location: East of Palomar Street, west of Stable Lanes Road, south of Clinton Keith Road, and north 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.

Planning Director Wayne made the staff report.

Chairman Devine asked if the Planning Commission had any questions for Staff.

Vice-Chairman Dykstra noted that the environmental document made a reference to the project location as in the city of Murrieta. He requested that the document be corrected.

Planning Director Wayne acknowledged the error and made the corrections.

Vice-Chairman Dykstra also noted that the site plan could be more inclusive of surrounding developments and uses. He went on to ask if bicycle lanes would be included in the proposed project.

Supervising Engineer Crawford responded that the segment of Clinton Keith where the project is located was not originally designed to accommodate bicycle lanes.

Chairman Devine opened the Public Hearing.

The applicant, James Bach of MDMG addressed the Commission.

Chairman Devine asked the applicant if he had received a copy of the conditions of approval and the errata sheet and if he had an opportunity to review them.

Applicant Bach indicated that he had a chance to review the documents.

Commissioner Andre noted that the fence on top of the retaining wall was 42 inches high. He went on to indicate that it may be too low and asked the applicant if the fence could be higher.

Applicant Bach responded that the areas near the fence in question were not places easily accessible to the public.

Commissioner Andre also expressed concern with an open pipe at the construction site and requested that the applicant take steps to secure the construction site.

Applicant Bach responded that he would look into the issues and ensure that the site would be secure.

Commissioner Nowak asked if the carwash utilized a system of recycled water and if the hardscape surfaces around the carwash would use permeable materials.

Applicant Bach responded that the Carwash did utilize a water recycling system and also that the hardscape surfaces around the carwash were impervious, however they were addressed in the WQMP.

Chairman Devine asked about the traffic circulation around the subject site.

Applicant Bach demonstrated a carwash patron's path of travel through the subject site.

Vice-Chairman Dykstra questioned if the shopping center entrance would have a traffic control device.

Applicant Bach replied in the affirmative and discussed the details of the device.

Supervising Engineer Crawford added that the widening of Clinton Keith by the proposed project has enabled the removal of the "U" turn prohibition at the shopping center entrance.

Commissioner Andre noted the absence of a two-story building that was originally proposed and thanked the applicant for the changes.

Resident Enola Mena inquired about the Carwash's hours of operation and requested additional information on the landscaping.

Applicant Bach responded that the Carwash's hours of operation would be typical hours of operation. He went on to clarify that while the project illustration showed palm trees, no palm trees would be included in the final product.

Resident George Taylor questioned the stability of the retaining wall in the event of an earthquake and asked for additional information on the structure of the wall.

Applicant Bach responded that the design and construction of the retaining wall was overseen by engineers and that several redundant systems provided a very safe wall. The applicant then discussed each system used to reinforce the retaining wall.

Chairman Devine closed the Public Hearing.

MOTION: Commissioner Nowak made a motion to adopt environmental action 08-0027, approve revised parcel map 35219 and approve revised plot plan revision 22461 subject to the attached Conditions of Approval as modified at the hearing, with resolution PC09-003. The motion was seconded by Commissioner Casillas. Motion carried, the following vote resulted:

AYES:	Devine, Dykstra, Casillas, Nowak, and Andre.
NOES:	None.
ABSENT:	None.
ABSTAIN:	None.

6.0 GENERAL BUSINESS ITEMS:

None.

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

8.0 PLANNING DIRECTOR'S REPORT:

Planning Director Wayne informed the Commission that at the last meeting of the City Council the Bella Rosa project (08-0168) General Plan Amendment and Zone Change requests were both approved, however the plot plan was referred back to staff for further design review to address the access issues on Depasqualle Road.

9.0 PLANNING COMMISSION COMMENTS:

Vice-Chairman Dykstra requested that future projects that come before the Commission include site design information on the surrounding area.

Planning Director Wayne recognized Vice-Chairman Dykstra's concerns and responded that surrounding area information should be available and that staff would work to include that information in the future.

Vice-Chairman Dykstra also requested that staff create and make available to the public maps of the new CalFire high fire hazard areas.

Planning Director Wayne responded that the City had copies of the draft maps and when CalFire approves the new maps, the City would be able to better disseminate the information.

Commissioner Casillas inquired about the status of the I-15 / Clinton Keith Overpass expansion.

Supervising Engineer Crawford discussed the status of the project and responded that at best, construction would not begin on the project until 2010 or 2012.

10.0 ADJOURNMENT:

The March 3, 2009 regular meeting of the Wildomar Planning Commission adjourned at 8:15 P.M.

Respectfully submitted:

Gary Wayne
Commission Secretary