



# **CITY OF WILDOMAR PLANNING COMMISSION AGENDA**

Commission Members:

Chairman Stan Smith, Vice-Chairman Michael Kazmier,  
Commissioner Veronica Langworthy, Commissioner Robert Devine Commissioner  
Bobby L. Swann III

---

## **REGULAR PLANNING COMMISSION MEETING OF WEDNESDAY, MARCH 6, 2013 AT 6:30 P.M.**

Wildomar City Council Chambers, 23873 Clinton Keith Road, Suite #110, Wildomar, CA 92595

**CALL TO ORDER - 6:30 PM**

**ROLL CALL**

**FLAG SALUTE**

**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 Commission 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 Commission Chairperson prior to the start of the meeting. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Commission encourages citizens to address them so the questions and/or comments can be heard.

**APPROVAL OF AGENDA AS SUBMITTED**

## 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 specific items be removed from the Consent Calendar for discussion and/or separate action.

- No Consent Items for the Agenda

## 2.0 PUBLIC HEARINGS:

### 2.1 Oak Creek Canyon Project (Planning Application No. 11-0261):

A proposal by Sunbelt Communities, Inc. (Applicant) to amend The Farm Specific Plan for the development of the Oak Creek Canyon Residential/Commercial project consisting of an Environmental Impact Report, General Plan Amendment No. 11-0261, Change of Zone No. 11-0261, Specific Plan Amendment No. 4 to Farm Specific Plan No. 116-C/W and Tentative Tract Map No. 36388 for the subdivision into 275 lots for future single family residential development with private parks/recreational amenities, open space/trails, including an approximate 5.0 acre parcel for future commercial/retail development located within Phase/Planning Areas Nos. 9, 17A, 18 & 19 of the Farm Specific Plan No. 116-C/W.

### RECOMMENDATION:

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

1. Adopt PC Resolution No. 13-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2012031064) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT CONSISTING OF GENERAL PLAN AMENDMENT NO. 11-0261, CHANGE OF ZONE NO. 11-0261, FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 (PLANNING APPLICATION NO. 11-0261) AND TENTATIVE TRACT MAP NO. 36388**

2. Adopt PC Resolution No. 13-06 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 11-0261 TO 1) AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL FOR PHASE/PLANNING AREAS NO. 9 AND 18; AND 2) TO AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (ON A PORTION OF APN: 362-080-004) TO COMMERCIAL RETAIL FOR PHASE/PLANNING AREA NO. 19 AND 3) INCREASE THE SIZE OF PHASE/PLANNING AREA NO. 19 FROM 1.0 ACRES TO 5.0 ACRES AND RELOCATE THE PHASE/PLANNING AREA TO THE SOUTHWEST CORNER OF BUNDY CANYON ROAD AND SUNSET AVENUE (ON A PORTION OF APN: 362-080-004) FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT**

3. Adopt PC Resolution No. 13-07 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE NO. 11-0261 TO CHANGE THE ZONING MAP FROM: 1) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 9; 2) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 18; AND 3) C-P-S (SCENIC HIGHWAY COMMERCIAL) TO C-1/C-P (GENERAL COMMERCIAL) FOR PHASE/PLANNING AREA NO. 19 FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT**

4. Adopt PC Resolution No. 13-08 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 TO ESTABLISH SPECIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT**

5. Adopt PC Resolution No. 13-09 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36388 FOR THE SUBDIVISION OF APPROXIMATELY 151.23 ACRES INTO 275 LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT (WITH PRIVATE PARKS, OPEN SPACE/TRAILS, AND RECREATIONAL AMENITIES), AND ONE (1) LOT FOR FUTURE COMMERCIAL/RETAIL DEVELOPMENT SUBJECT TO CONDITIONS FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT**

### **3.0 GENERAL BUSINESS ITEMS:**

- No General Business Items for this Agenda.

#### **PLANNING DIRECTOR'S REPORT**

This item is reserved for the Planning Director to comment or report on items not on the agenda. No action by the Planning Commission is needed.

#### **CITY ATTORNEY'S REPORT**

This item is reserved for the Planning Director to comment or report on items not on the agenda. No action by the Planning Commission is needed.

#### **PLANNING COMMISSION COMMUNICATIONS**

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.

## **FUTURE AGENDA ITEMS**

### **ADJOURNMENT**

The City of Wildomar Planning Commission hereby adjourns to the regularly scheduled Planning Commission meeting of April 3, 2013 beginning at 6:30 P.M.

### **RIGHT TO APPEAL:**

Any decision of the Planning Commission may be appealed to the City Council provided the required appeal application and the \$964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Commission's 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 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.

### **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 or before March 1, 2013, 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.