



CITY OF WILDOMAR

PLANNING COMMISSION AGENDA

Commission Members:

Chairman Harv Dykstra; Vice-Chairman Stan Smith
Michael Kazmier; Robert Devine ; Veronica Langworthy

REGULAR MEETING

WEDNESDAY, APRIL 6, 2011 AT 7:00 P.M.

Council Chambers, Wildomar City Hall, 23873 Clinton Keith Road, Wildomar, CA 92595

CALL TO ORDER - 7:00 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.

1.1 Approval of February 2, 2011 Planning Commission Minutes

2.0 PUBLIC HEARINGS

2.1 Plot Plan No. 10-0274:

Planning Commission consideration of an appeal of the Planning Director's decision to deny Plot Plan No. 10-0274 to establish a recycling facility on an existing commercial site located at 34395 Mission Trail (APN: 370-090-035).

RECOMMENDATION:

Adoption of Resolution No. 11-02 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA UPHOLDING THE PLANNING DIRECTOR'S DECISION TO DENY PLOT PLAN NO. 10-0274 TO ESTABLISH A RECYCLING FACILITY ON AN EXISTING COMMERCIAL ZONED SITE LOCATED AT 34395 MISSION TRAIL (APN: 370-090-035)

3.0 GENERAL BUSINESS ITEMS:

3.1 Study Session on the Golden Hills Residential Development

A study session presentation by Mr. Bill Lo (Applicant) on a proposal to amend the Farm Specific Plan to accommodate the development of 314 single family dwelling units with private parks and trails.

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.

➤ Rear Yard Building Setbacks in the Rural Residential (R-R) Zone:

Verbal report to be presented by the Planning Director Bassi and Commissioner Devine.

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 a joint-session meeting with the Wildomar City Council scheduled for April 20, 2011.

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, 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 April 1, 2011, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; the U.S. Post Office, 21392 Palomar Street; and the Mission Trail Library, 34303 Mission Trail.

AGENDA ITEM 1.0

CONSENT CALENDAR

**CITY OF WILDOMAR
PLANNING COMMISSION REGULAR MEETING MINUTES
February 2, 2011**

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
 Michael Kazmier, Commissioner
 Stand Smith, Commissioner
 Veronica Langworthy, Commissioner

Absent:

Staff Present: Mathew Bassi, Planning Director
 Thomas Jex, City Attorney
 Alfredo Garcia, Assistant Planner

1.2 PLEDGE OF ALLEGIANCE:

Chairman Devine led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

None.

3.0 CONSENT ITEMS:

3.1 Approval of January 5, 2011 Planning Commission Minutes

Planning Commissioner Smith motioned to approve Planning Commission minutes for January 5, 2011. Motioned seconded by Commissioner Langworthy. Motioned Carried, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy, Smith
NOES:
ABSENT:
ABSTAIN:

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

5.1 Conditional Use Permit No. 10-0274

RECOMMENDATION: Adopt a Resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR APPROVING CONDITIONAL USE PERMIT 10-0274 TO ESTABLISH A SMALL COLLECTION RECYCLING FACILITY ON THE EXISTING U-HAUL SITE LOCATED AT 34395 MISSION TRAIL (APN: 370-090-035)

Planning Director Bassi addressed to the Commission that staff recommended the item to be pulled from the agenda.

City Attorney Thomas Jex added to Director Bassi's statement that even though the item is being pulled from the agenda, members of the public are still welcomed to voice their comments on the project.

Chairman Dykstra asked if anyone in the audience had comments.

George Taylor commented in favor of the project.

Doug Lecht commented in favor of the project.

Vangon Boyadzhyour commented in favor of the project.

Steve Robinson commented in favor of the project.

Chairman Devine thanked everyone for their comments.

6.0 GENERAL BUSINESS ITEMS:

6.1 Election of Officers.

Chairman Devine nominated Harv Dykstra as Chairman of the Planning Commission.

Planning Commissioner Smith motioned to nominate Vice Chairman Harv Dykstra as the new Chairman of the Planning Commission. Motioned Carried, the following vote resulted:

AYES: Devine, Kazmier, Langworthy, Smith

NOES:
ABSENT:
ABSTAIN:

Vice Chairman Dykstra voted in as the new Chairman of the Planning Commission.

Commissioner Devine nominates Stan Smith for Vice Chairman

Chairman Dykstra motioned to nominate Stan Smith for Vice Chairman. Motioned carried, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Langworthy,

Planning Commissioner Stan Smith voted in as new Vice Chairman of the Planning Commission.

PLANNING DIRECTOR'S REPORT:

Planning Director Bassi informed the Planning Commission that staff is working hard in working with existing project applicants to move their projects forward and informing new applicants of the Cities development opportunities.

7.0 PLANNING COMMISSION COMMENTS:

Commissioner Devine asked staff if there is a group of people assigned to find potential business to come and invest in the City.

Director Bassi informed the Commission that our City Manager Frank Oviedo and Gary Nordquist City Assistant City Manager work with prospective businesses that inquire about developing in the City.

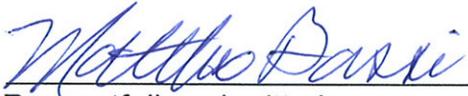
Vice Chairman Smith mentioned that perhaps the City should partnership with the Chamber of Commerce to help network new potential businesses.

Chairman Dykstra agreed with Vice Chairman Smith's previous comment.

Chairman Dykstra congratulated Robert Devine for his two years as Chairman of the Planning Commission.

8.0 ADJOURNMENT.

The February 2, 2011 regular meeting of the Planning Commission was adjourned at 7:18 P.M.



Respectfully submitted:
Matthew Bassi
Commission Secretary

AGENDA ITEM 2.0

PUBLIC HEARINGS

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item 2.1
PUBLIC HEARING
Meeting Date: April 6, 2011

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director 

SUBJECT: Plot Plan No. 10-0274 – Planning Commission consideration of an appeal of the Planning Director decision to deny Plot Plan No. 10-0274 (Lover Earth Recycling) to establish a recycling facility on an existing commercially zoned site located at 34395 Mission Trail (APN: 370-090-035).

RECOMMENDATION:

It is recommended that the Planning Commission adopt Resolution No. 11-01 (Attachment A) titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA UPHOLDING THE PLANNING DIRECTOR'S DECISION TO DENY PLOT PLAN NO. 10-0274 TO ESTABLISH A RECYCLING FACILITY ON AN EXISTING COMMERCIAL ZONED SITE LOCATED AT 34395 MISSION TRAIL (APN: 370-090-035)

BACKGROUND

Plot Plan No. 10-0274 is a request to establish a recycling facility at an existing U-Haul rental facility located at 34395 Mission Trail. The location of the project site is illustrated in Attachment D (Vicinity Map). The recycling use has been in operation for a several months without the benefit of an approved Plot Plan. Consequently, the City initiated a code enforcement case against the property owner and applicant in April 2010.

The applicant was directed to submit a formal city application and work with staff to make the business legitimate. The applicant submitted their application to the Planning Department on September 21, 2010 and has been working with staff since then on the site planning and design of the facility.

On March 4, 2011, the Planning Director denied Plot Plan No. 10-0274 based upon findings of inconsistency with all the development standards outlined in 17.244.030.C of the Zoning Ordinance. A copy of the Director's denial letter is provided for the Commission as Attachment B. On March 14, 2011, the applicant submitted a formal appeal application which has been provided for the Commission as Attachment C. The appeal of the Director's decision to deny Plot Plan No. 10-0274 is the subject of this report.

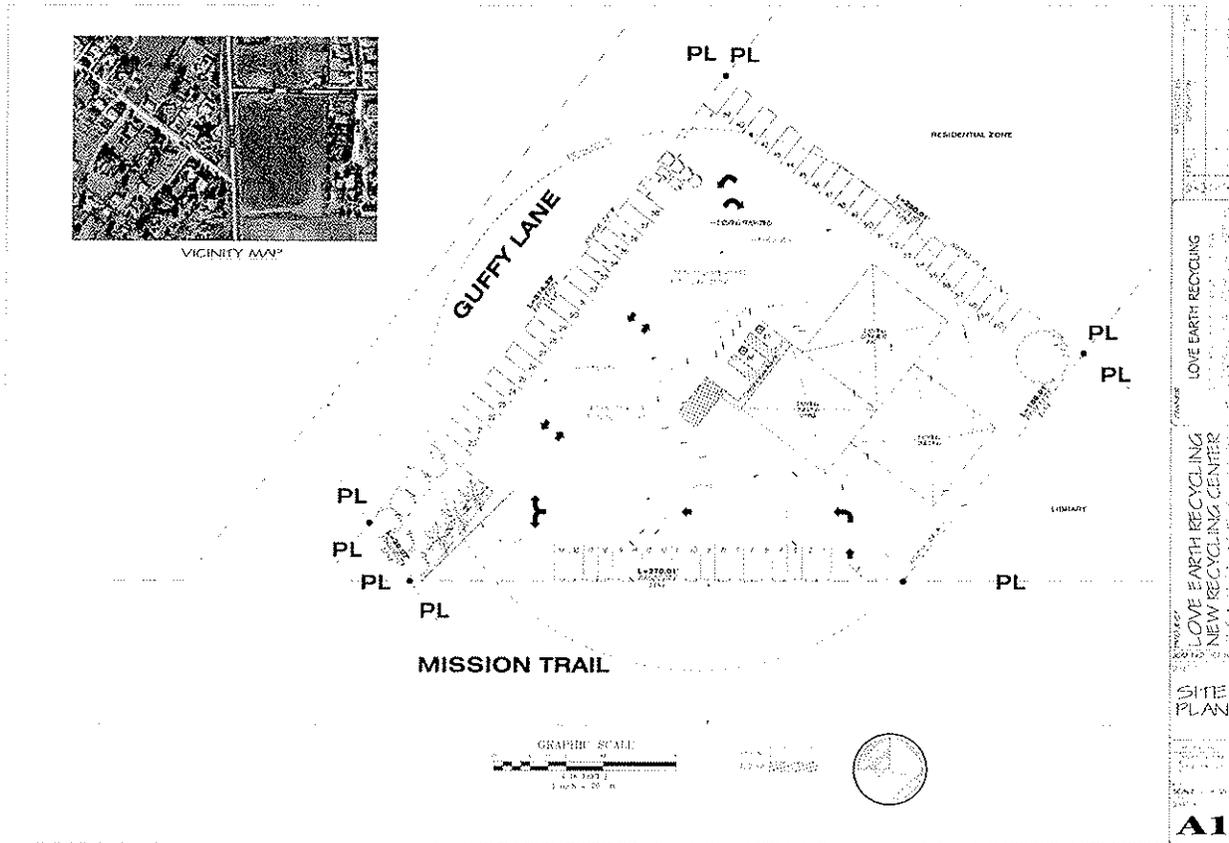
PROJECT DESCRIPTION

Site Plan:

The proposed recycling facility is located on the same site as an existing U-Haul business at 34395 Mission Trail. The current location of the recycling facility is within a multi-tenant building/structure that includes the U-Haul office and a plumbing contractor office. The facility is proposed to be relocated out of this structure to an area of the site located immediately west of the U-Haul office which is more accessible to patrons (refer to the proposed site plan).

Currently, the applicant is using two additional containers for recycling storage located north of the primary building. These two containers, as well as the drop-off area in the building, violate the distance separation requirements from a residential zone. Section 17.244.030.C.2.b of the Zoning Ordinance requires that recycling facilities be located at least 150 feet away from a residentially zoned property. The current containers are approximately 50 feet from the residential zone located immediately north of the site. The applicant is not proposing any upgrades to the existing site access, drive aisles/parking area or perimeter/on-site landscaping.

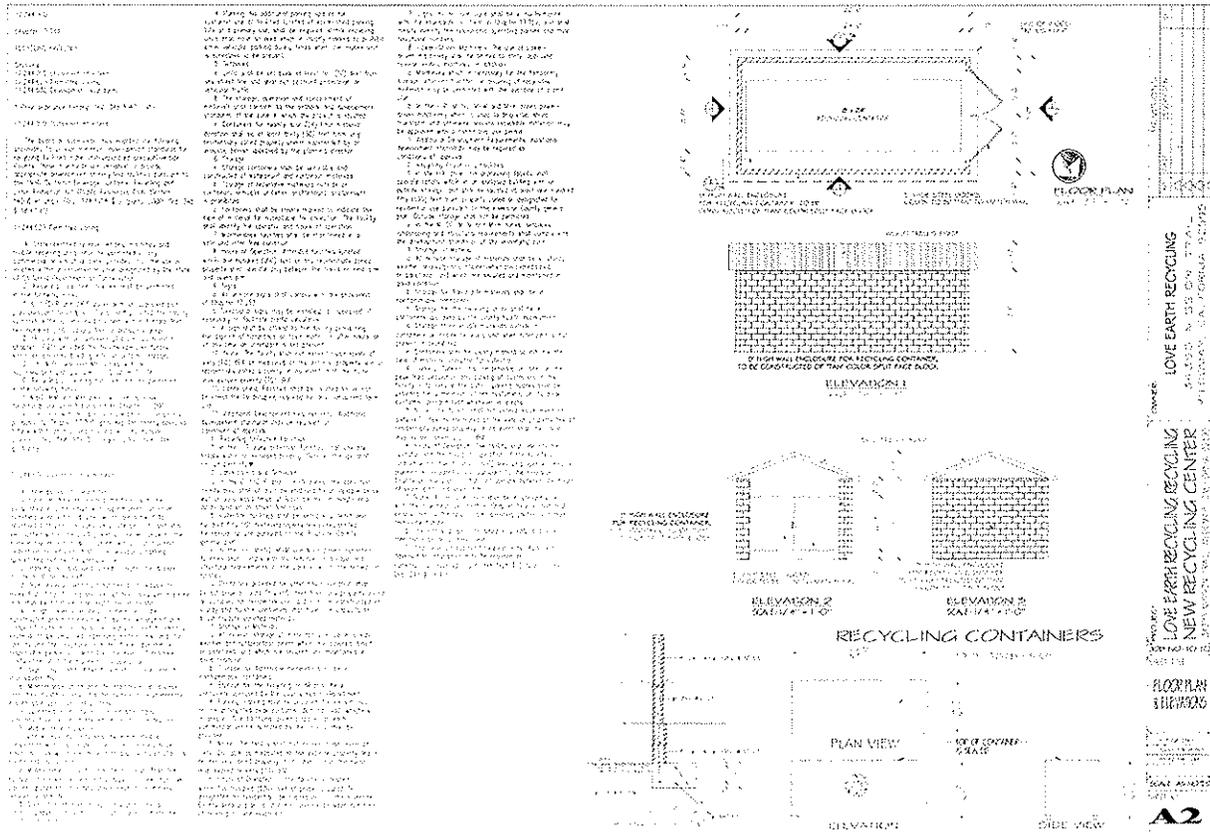
A copy of the site plan is shown below for Commission consideration.



Recycling Facility Design:

The recycling facility will be comprised of one (1) 8' x 24' foot metal container with two (2) metal doors (5' x 6') painted to match the enclosure. The metal container will be enclosed by a three-sided decorative block wall consisting of "split-face" block that is tan in color. The block wall will be nine (9) feet in height in order to fully hide the metal container. In addition, a pitched, lattice roof element will be placed on top of the block wall for decorative purposes. Staff believes that the roof structure must be a solid roof so it keeps water/rain from seeping into the container.

A copy of the design is provided on the following page for Commission consideration.



Recycling Materials:

The applicant has proposed to accept California CRV glass bottles, paper, plastic bottles, aluminum cans and scrap metal. Staff supports all the accepted recycling materials with the exception of the scrap metal. In commercial zones, it is more common that collection facilities are limited to glass, paper, plastic and aluminum cans/bottles similar to the small collection facility located in the parking lot behind city hall. The recycling of scrap metal is traditionally limited to industrially zoned areas because of the traffic impacts and large haulers that frequently recycle scrap metal. To avoid these kind of impacts, recycling of scrap metal should be prohibited if the Commission chooses to approve the Plot Plan.

Hours of Operation

The hours of operation for the recycling facility are proposed to be Monday – Friday (9 am to 5 pm), Saturday (9 am to 4 pm) and Sunday (9 am to 2 pm). Staff supports the hours of operation which are consistent with the requirements of Section 17.244 of the Zoning Ordinance.

PUBLIC CORRESPONDENCE

As part of the development review process, staff did receive public correspondence from several citizens opposed to the proposed recycling facility. These letters have been provided for Commission consideration (Attachment F).

PROJECT ANALYSIS

General Plan/Zoning:

The General Plan Land Use and Zoning designations, as well as the existing land uses for the project site and surrounding properties are provided in the following table.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS			
Location	Current Use	General Plan Land Use Designation	Zoning
Subject Property	Commercial	Commercial Retail	C-1/C-P (General Commercial)
North	Residential	Medium Density Residential	R-R (Rural Residential)
South	Vacant Lot	Medium Density Residential	R-R (Rural Residential)
East	Library	Public Facilities	R-R (Rural Residential)
West	Commercial	Medium Density Residential	R-R (Rural Residential)

Site Plan:

Staff believes that the proposed recycling facility would meet a community need by creating additional opportunity for small recycling in the general area. However, the Zoning Ordinance is clear that in order to approve a Plot Plan for a recycling facility, all the requirements and standards outlined in Section 17.244.C of the Zoning Ordinance, as well as the all findings outlined in Section 17.216.040 must be made. Based on review of the proposed recycling facility, and analyzing the required standards and findings, the Planning Director determined that the application did not meet these, and thus, denied the proposed application.

The specific standards the Planning Director cited to deny the Plot Plan application, are discussed below. The proposed location of the three containers violate the setback

requirement of a 150 feet from a residential zoned property. As noted previously, the setback proposed for the was 135 feet from the residential zone located north of the project site. In addition, the application did not meet the landscaping requirements outlined in Section 17.244.030C.2 which require landscaping along all street frontages. The site plan did not propose any landscaping along Mission Trial or Guffy Lane. Several site visits revealed that some existing landscaping exists in a few areas along the street, but these do not meet the definition of street landscaping which typically occurs with in the public right-of-way and along the street property lines.

Based on the Planning Director's review and analysis of the proposed Plot Plan application, the followings are being presented for Commission consideration.

REQUIRED FINDINGS:

Pursuant to Section 17.216.040 of the Wildomar Zoning Ordinance, the following findings are provided for Commission consideration:

1. The proposed use must conform to the to all the requirements of the City of Wildomar General Plan and all applicable requirements of state law and the Ordinances of the City of Wildomar.

The proposed recycling collection facility does not comply with the above finding because it does not conform to the requirements of the Wildomar Zoning Ordinance as outlined in Section 17.244.020.C. The specific development standards are described as follows:

- a. Section 17.244.030.C.2.a – This section states that the project site the collection facility is located on shall provide landscaping along all street frontages. Based on staff's analysis, the site is bounded by Mission Trial and Guffy Lane. The proposed site plan provided by the applicant does not provide for any landscaping along these street frontages as part of the proposed recycling facility use. Therefore, the project does not comply with this provision and the finding of support can not be made.
- b. Section 17.244.020.C.2.b - This section states that collection facilities shall be setback at least 150 feet from property zoned or designated for residential use pursuant to the Wildomar General Plan. In review of the proposed site plan and various visits to the site, the proposed recycling collection facility structure and the two existing recycling containers used for storage of recycling materials are located approximately 137 feet and 50 feet, respectively from the residential land use designation immediately north of the site (APN: 370-090-033). Therefore, the project does not comply with this provision and the finding of support can not be made.

- c. Section 17.244.020.C.4 - This section states that collection facilities shall provide parking for six (6) vehicles, including one additional space for each commercial vehicle operated by the facility. Based on several visits to the site, the proposed project does not provide parking spaces to meet this requirement. While the site plan shows parking stalls, the project site does not provide any existing striped parking stalls. Further, the area designated for parking stalls on the site plan (i.e., around the perimeter of the site) is covered by existing U-Haul trailer rental vehicles so that there is no [parking spaces for the proposed use. Therefore, the project does not comply with this provision and the finding of support can not be made.

ENVIRONMENTAL ASSESSMENT:

Staff has looked at the proposed project in accordance with the California Environmental Quality act (CEQA) guidelines. Based on Section 15270 (Projects which are Disapproved), the project would not be subject to the provisions of CEQA because the project is being recommended for denial. The Resolution provides additional detail on the CEQA determination.

PLANNING COMMISSION ALTERNATIVES

If the Planning Commission does not uphold the Planning Director's decision to deny Plot Plan No. 10-0274, the Commission at their discretion may take the following alternative actions.

1. The Commission could vote to approve Plot Plan No. 10-0274 subject to conditions. This action would require modifications to the proposed project to make the site plan and use consistent with the development standards outlined in Section 17.244.020.C of the Zoning Ordinance. It would also be necessary for staff to prepare a new Resolution with Conditions of Approval for Commission consideration at a future meeting; or
2. The Planning Commission could continue action on the appeal request and direct the applicant to provide additional information for Commission consideration at a future meeting.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 11-01 upholding the Planning Director's denial of Plot Plan No. 10-0274 based upon the findings contained in this report.

Plot Plan No. 10-0274
Love Earth Recycling
April 6, 2011
Page 8

Respectfully Submitted,



Matthew C. Bassi
Planning Director

PC ATTACHMENTS:

- A. PC Resolution No. 11-01 for Plot Plan No. 10-0274
- B. Planning Director Denial Letter (dated March 4, 2011)
- C. Copy of Applicant's Appeal Letter (dated March 14, 2011)
- D. Aerial Photo Exhibit of the Project Site
- E. Pictures of the Project Site
- F. Copy of Public Correspondence
- G. Project Plans (full size – under separate cover)

ATTACHMENT A

PC Resolution No. 11-01

PC RESOLUTION NO. 11-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA UPHOLDING THE PLANNING DIRECTOR'S DECISION TO DENY PLOT PLAN NO. 10-0274 TO ESTABLISH A RECYCLING FACILITY ON AN EXISTING COMMERCIAL ZONED SITE LOCATED AT 34395 MISSION TRAIL (APN: 370-090-035)

WHEREAS, a Plot Plan application to establish a small recycling facility at an existing U-Haul rental facility located at 34395 Mission Trail has been filed by:

Applicant:: Arutyun Boyadzhyan
Property Owner: Steve Robinson
Project Location: 34395 Mission Trail, Wildomar, CA
APN Number: 370-090-035

WHEREAS, the Planning Commission has the authority per Chapter 17.216.060 of the Wildomar Municipal Code to take action on the appeal of the Planning Director's denial of Plot Plan No. 10-0274 to establish a small collection recycling facility at an existing U-Haul rental facility located at 34395 Mission Trail; and

WHEREAS, Plot Plan No. 10-0274 was submitted for review by the Planning Department, and on March 4, 2011, said Plot Plan was denied by the Planning Director based upon findings outlined in Section 17.244.020.C of the City of Wildomar Zoning Ordinance; and

WHEREAS, on March 14, 2011, the applicant filed a formal appeal of the Planning Director's decision to deny Plot Plan No. 10-0274; and

WHEREAS, on March 26, the City of Wildomar gave public notice by mailing to adjacent property owners within a 300-foot radius of the project site, and by publishing a legal notice in the Californian, a newspaper local circulation, notifying the public of the holding of a public hearing by the Wildomar Planning Commission to consider and discuss said appeal of Plot Plan No. 10-0274; and

WHEREAS, on April 6, 2011, the Wildomar Planning Commission held the noticed public hearing at which time the applicant and interested persons had an opportunity to testify in support of, or opposition to, the appeal of Plot Plan No. 10-0274 and at which time the Planning Commission considered the appeal; and

WHEREAS, the Planning Director has reviewed the project's potential effects on the environment resulting from Plot Plan No. 10-0274.

NOW THEREFORE, the Planning Commission of the City of Wildomar does Resolve, Determine, Find and Order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS.

The Planning Commission, in light of the whole record before it, including but not limited to, the City's Local CEQA Guidelines and Thresholds of Significance, In accordance with Section 15270 (Projects which are Disapproved), the Planning Commission hereby makes a determination that Plot Plan No. 10-0274 is not subject to the requirements of CEQA since Plot Plan No. 10-0274 is disapproved.

SECTION 2. REQUIRED FINDINGS.

2. The proposed use must conform to the to all the requirements of the City of Wildomar General Plan and all applicable requirements of state law and the ordinances of the City of Wildomar.

The proposed recycling collection facility does not comply with the above finding because it does not conform to the requirements of the Wildomar Zoning Ordinance as outlined in Section 17.244.020.C. The specific development standards are described as follows:

- d. Section 17.244.020.C.2.a – This section states that the project site the collection facility is located on shall provide landscaping along all street frontages. Based on staff's analysis, the site is bounded by Mission Trail and Guffy Lane. The proposed site plan provided by the applicant does not provide for any landscaping along these street frontages as part of the proposed recycling facility use. Therefore, the project does not comply with this provision and the finding of support can not be made.
- e. Section 17.244.020.C.2.b - This section states that collection facilities shall be setback at least 150 feet from property zoned or designated for residential use pursuant to the Wildomar General Plan. In review of the proposed site plan and various visits to the site, the proposed recycling collection facility structure and the two existing recycling containers used for storage of recycling materials are located approximately 137 feet and 50 feet, respectively from the residential land use designation immediately north of the site (APN: 370-090-033). Therefore, the project does not comply with this provision and the finding of support can not be made.
- f. Section 17.244.020.C.4 - This section states that collection facilities shall provide parking for six (6) vehicles, including one additional space for each commercial vehicle operated by the facility. Based on several visits to the site, the proposed project does not provide parking spaces to meet this requirement. While the site plan shows parking stalls, the project site does not provide any existing striped parking stalls. Further, the area designated

for parking stalls on the site plan (i.e., around the perimeter of the site) is covered by existing U-Haul trailer rental vehicles so that there is no [parking spaces for the proposed use. Therefore, the project does not comply with this provision and the finding of support can not be made.

SECTION 3. PLANNING COMMISSION ACTIONS.

The Planning Commission hereby takes the following action for Plot Plan No. 10-0274:

1. Adopt Resolution No. 11-01 upholding denial of Plot Plan No. 10-0274 by the Planning Director (on March 4, 2011), based upon the findings contained in this Resolution.

PASSED, APPROVED AND ADOPTED this 6th day of April, 2011 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Harv Dykstra,
Planning Commission Chairman

ATTEST:

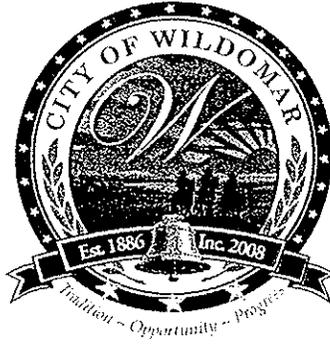
Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Thomas Jex, Assistant City Attorney

ATTACHMENT B

Planning Director Denial Letter (Dated 3/4/11)



Marsha Swanson, Mayor
Ben Benoit, Mayor Pro Tem
Bob Cashman, Council Member
Bridgette Moore, Council Member
Timothy Walker, Council Member

23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595
951.677.7751 Phone
951.698.1463 Fax
www.CityofWildomar.org

March 4, 2011

Mr. Arutyun Boyadzhyan
1826 N. Wilton Place, #14
Los Angeles, CA 90028

Subject: Plot Plan No. 10-0274 (Love Earth Recycling):

A request to establish a recycling collection facility in accordance with Section 17.244.020 of the Wildomar Zoning Ordinance located in the C-1/CP zone at 34395 Mission Trail (APN: 370-090-035)

Dear Mr. Boyadzhyan,

On behalf of the Wildomar Planning Department, I thank you for your project application to establish a recycling collection facility in accordance with the Zoning Ordinance at 34395 Mission Trail in the City of Wildomar. Your project application to establish a recycling collection facility has been reviewed for compliance with the provisions and development standards of Section 17.244.020 of the Wildomar Zoning Ordinance.

Based on my review of these provisions and standards, your project application (Plot Plan No. 10-0274) has been denied based on the findings outlined in Section 17.216.040 of the Zoning Ordinance. The following finding and discussion support the Planning Directors decision for denial.

Plot Plan Findings:

1. The proposed use must conform to the to all the requirements of the City of Wildomar General Plan and all applicable requirements of state law and the ordinances of the City of Wildomar.

The proposed recycling collection facility does not comply with the above finding because it does not conform to the requirements of the Wildomar Zoning Ordinance as outlined in Section 17.244.020.C. The specific development standards are described as follows:

- a. Section 17.244.020.C.2.a - This section states that the project site the collection facility is located on shall provide landscaping along all street frontages. Based on staff's analysis, the site is bounded by Mission Trail and Guffy Lane. The proposed site plan provided by the applicant does not provide for any landscaping along these street frontages as part of the proposed recycling facility use. Therefore, the project does not comply with this provision and the finding of support can not be made.
- b. Section 17.244.020.C.2.b - This section states that collection facilities shall be setback at least 150 feet from property zoned or designated for residential use pursuant to the Wildomar General Plan. In review of the proposed site plan and various visits to the site, the proposed

recycling collection facility structure and the two existing recycling containers used for storage of recycling materials are located approximately 137 feet and 50 feet, respectively from the residential land use designation immediately north of the site (APN: 370-090-033). Therefore, the project does not comply with this provision and the finding of support can not be made.

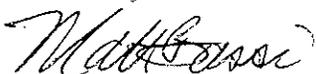
- c. Section 17.244.020.C.4 - This section states that collection facilities shall provide parking for six (6) vehicles, including one additional space for each commercial vehicle operated by the facility. Based on several visits to the site, the proposed project does not provide parking spaces to meet this requirement. While the site plan shows parking stalls, the project site does not provide any existing striped parking stalls. Further, the area designated for parking stalls on the site plan (i.e., around the perimeter of the site) is covered by existing U-Haul trailer rental vehicles so that there is no [parking spaces for the proposed use. Therefore, the project does not comply with this provision and the finding of support can not be made.

While not part of the findings for denial, in several site visits made by city staff during the course of the project being reviewed it became clear that there may be several code violations at the project site. Staff noticed that there are recreational vehicles, personal vehicles & trailers, boats and other ancillary structures and items that exist and/or being stored on the site that have not received required city approval in compliance with Section 17.72 of the Zoning Ordinance. Further, there appears to be security guard living in a recreational vehicle, even though the site is zoned solely for commercial activities. Staff also noticed that the existing dirt driveways are not improved to city standards, as well as the site is only partially paved with asphalt which have the potential of creating public health and safety issues.

Since the Plot Plan application is being denied, in accordance with Section 17.216.060.A (Appeals), the applicant or any interested party may appeal the decision of the Planning Director provided a written appeal (including the \$964 filing fee) is submitted to the Planning Department within 10 days of the decision. Thus, if an appeal is not received by March 14, 2011, the decision of the Planning Director will be final. I have included a copy of the appeal form for your reference.

If you have any questions regarding the decision on your Plot Plan application, please contact me at your earliest convenience. I can be reached at 951-677-7751 or at mbassi@cityofwildomar.org.

Sincerely,



Matthew C. Bassi
Planning Director
City of Wildomar

Cc: Frank Oviedo, City Manager
Tom Jex, Assistant City Attorney
Steve Robinson (Property Owner), PO Box 1528, Wildomar, CA 92595
Doug Lecht, U-Haul Facility, 34395 Mission Trail, Wildomar, CA 92595

ATTACHMENT C

Copy of Applicant's Appeal Letter (dated March 14, 2011)

RECEIVED

MAR 14 2011



CITY OF WILDOMAR
23873 Clinton Keith Road #201
Wildomar, CA 92595
Tel. (951) 677-7751 Fax. (951) 698-1463

For office use only.
10-0274
Project Account Number

APPLICATION FOR APPEAL

In accordance with City of Wildomar Municipal Code Section 17.192.070, an appeal may be filed within 10 days after the notice of decision is made on an associated application. The appeal application must be accompanied by the applicable fee deposit as set forth in City of Wildomar Ordinance No. 671 along with the required Public Hearing Notice Label requirements.

APPEAL INFORMATION

Appeal of Application Case No(s): <i>Plot Plan 10-0274</i>
Appealing the Decision of (specify Director of Planning, Director's Hearing, or Planning Commission) and Decision Date: <i>Planning Director decision</i>
Please state the basis for the appeal and include any supporting evidence if applicable (please attach additional sheets if necessary). a. Applicant agrees to landscape Mission Trail frontage per attached landscape plan. Applicant states Buffy Lane is currently landscape. See plan. Applicant feels it is his responsibility of the city to eliminate health and safety issues on Buffy Lane. b. Applicant agrees to remove recycling containers and store product inside building. Applicant request variance of 150 setback with approval of property owner on West Property Lane. c. Applicant agrees to designate and clearly make required parking spaces.

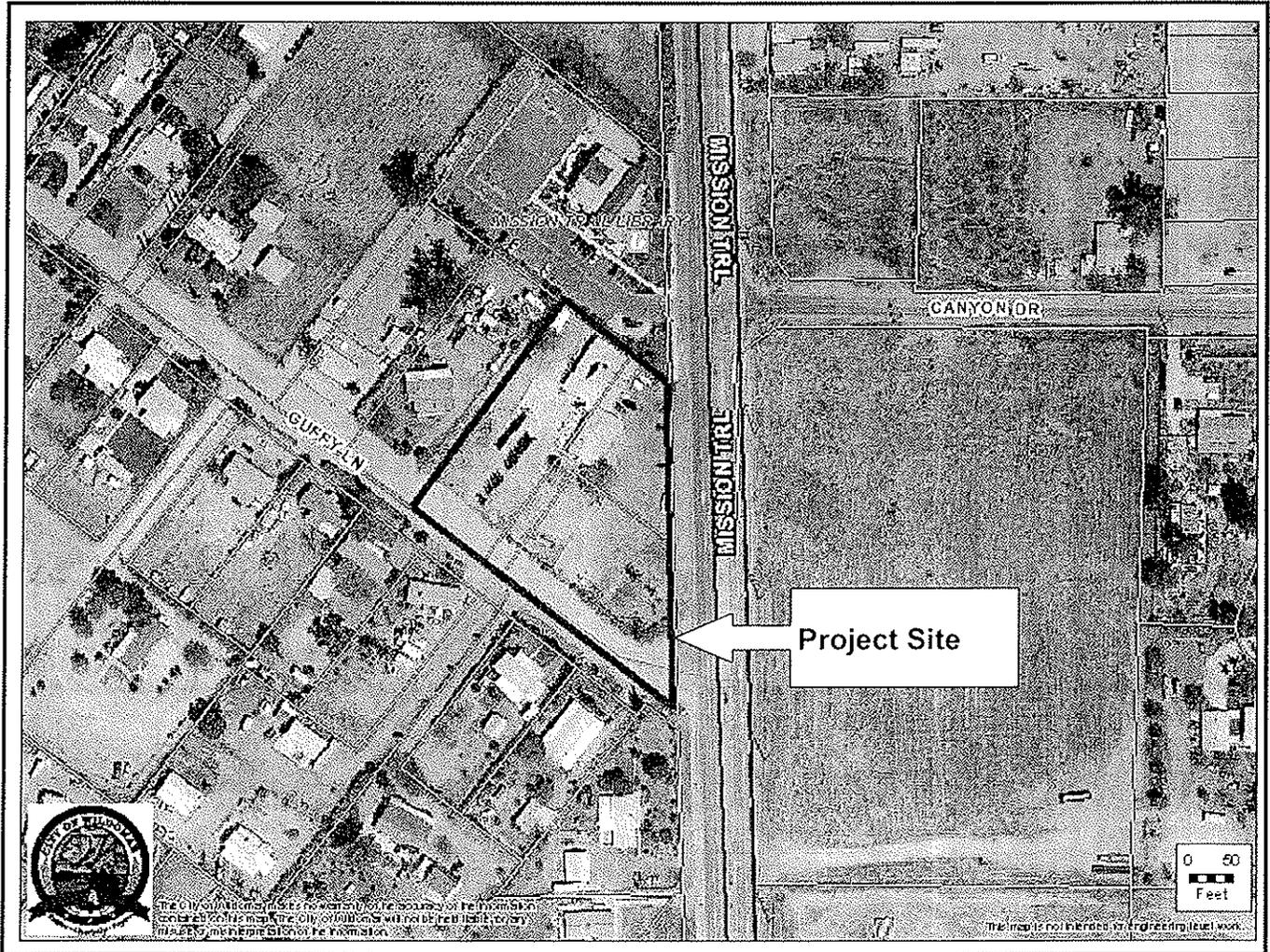
APPELLANT CONTACT INFORMATION

Name <i>Arutyun Boyadzhyan</i>		
Mailing Address <i>1826 N. Wilton Pl. #14 Los Angeles, CA 90028</i>		
Telephone <i>(323) 821-8891</i>	Fax <i>(323) 466-1984</i>	Email <i>loveearthrecycling@yahoo.com</i>
I hereby authorize the filing of this appeal in my name.		
Signature of Appellant <i>[Signature]</i>		Date <i>3/10/11</i>

ATTACHMENT D

Project Aerial Photo/Vicinity Map

Project Aerial Photo/Vicinity Map



ATTACHMENT E

Pictures of the Project Site





SALE 2007

RECYCLING

SALE 2007

MOVING?
\$19.95
\$29.95
\$39.95
U-HAUL
TRUCK RENTAL

Wideman Plumbing & Drain
951-452-7886

U-HAUL
TRUCK RENTAL

TRUCKS & TRAILERS
FOR RENT U-HAUL









Widomar Plumbing & Drain
51-905-7886

U-HAUL
RENTALS

MOVING
19'
22'
29'
39'
U-HAUL

U-HAUL
RENTALS

OPEN

BOCES





ATTACHMENT F

Public Correspondence

CORRESPONDENCE

“A”

RECEIVED
FEB 02 2011
CITY OF WILDOMAR

-----Original Message Follows-----

From: steve robinson

To: Sheryl Ade

Subject: Re: Re Feedback on Property

Date: Wed, 25 Jan 2006 11:58:02 -0800 (PST)

Sheryl - I have the property next to the library on Mission Trail and would like to discuss this at your next meeting. Let me know when the enxt meeting is scheduled.

Sincerely,
Steve Robinson
951-505-4439

Sheryl Ade wrote:

Dear Steve:

Thank you for contacting our WIN website. Your email regarding property was forwarded to me for a response. I am Chair of the Wildomar Land Development Review Committee. We are an adhoc committee that started up three years ago to review review all projects that have been submitted for application to the County. We send advisories to the Project Planner, Director of Planning, County Planning Commission and Board of Supervisors. We also attend Planning Director Hearings, Planning Commission Hearings and BOS Hearing on related projects.

The Wildomar Land Development Review Committee holds meetings at the Mission Trail Library (usually the first and third Thursday of the month). Our first meeting in January will be Thursday, January 19th at 7:00 pm.

If you would like to come to our meeting to get a sense of how they are run, please do so (they are open to the public). If you have a conceptual idea for a piece of property, we would urge you to consider making an informal presentation at our workshop, so you can get feedback from the community. We have had a number of developers who have come to us with conceptals prior to making application to the County.

We look forward to hearing from you. Please contact me at either of the numbers below.

Sheryl Ade
Chair, Wildomar Land Development Review
vxd120@hotmail.com
Home/Office: 951-461-7543
Cell: 909-434-4344

Sheryl Ade wrote:

Steve:

The next Wildomar Land Development Review meeting is scheduled for Thursday, February 2, 2006 at 7:00 pm at the Mission Trail Library in the Community Room. Do you me to pencil you in on the agenda?

Sheryl Ade
Chair, Wildomar Land Development Review Committee

-----Original Message Follows-----

From: steve robinson
To: Sheryl Ade
Subject: Re: Re Feedback on Property
Date: Thu, 2 Feb 2006 13:01:52 -0800 (PST)

Sheryl - I noticed the development meeting is not on the website and a Chamber mixer is scheduled. Is this correct?

Thanks,
Steve

Sheryl Ade <vxd120@hotmail.com> wrote:

Steve:

It wasn't on the Events & Meetings Calendar. You need to click on LOCAL RESOURCES and then click on Land Development Review.

The meeting is noted there and the agenda as well.

The next meeting is Feb. 16. Do you want me to schedule you?

Sheryl Ade

From : steve robinson <westernstatesrealty@yahoo.com>
Sent : Friday, February 3, 2006 4:58 PM
To : Sheryl Ade <vxd120@hotmail.com>
Subject : Re: Re Feedback on Property

Sheryl - Oops. Lets try again next time, I'll be there.

Thanks,

Steve

CORRESPONDENCE "B"

RECEIVED

FEB 02 2011

CITY OF WILDOMAR

Dear Sheryl:

Nancy Johnson is the Chief County Librarian. You can reach her through the Executive Office.

Sincerely,

Wendy Kolk

-----Original Message-----

From: Sheryl Ade [mailto:vx120@hotmail.com]

Sent: Thursday, August 24, 2006 4:09 PM

To: Kolk, Wendy

Subject: Ques re Mission Tr Library

Wendy:

Is there a facilities director for the County Library system? Would this person make decisions about the Mission Trail library expansion? Would they have direct input on the ingress/egress of the library -- or would that come from transportation?

Steve Robinson, a Wildomar resident, owns the property just to the south of the library. He wants to develop the property with a business that would serve the community (a daycare center was one of the possibilities mentioned). He came to our LDR to get our input. We told him to make an appointment with the County to find out what requirements he might face. He did that and has now hired an architect.

The reason I'm asking about the library facilities director is if the library expands (more traffic) and Steve develops his property (more traffic) -- I'm wondering if it would be possible for the library and his property to share a joint entryway. The reason for this is that the library aligns to Canyon and a traffic signal could be installed at Canyon. The traffic circulation would work better if both the library and his business could use the signal (and a joint driveway would allow that).

Sheryl Ade
Wildomar

CORRESPONDENCE

"C"

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CITY OF WILDOMAR

Wildomar Land Development Review Workshops

(Meetings typically scheduled for first and third Thursday of each month –
7:00 pm at the Mission Trail Library (Community Room) in Wildomar
Check Library for Meeting Notification Postings

The Wildomar Land Development Review (LDR) Committee was formed in 2003. It is an ad-hoc committee of concerned and educated citizens who review plans for new development projects within Wildomar once application has been made to the Riverside County Planning Department. Meetings are open to the public and community members are encouraged to attend and give input.

The purpose of this all-volunteer committee is to provide feedback to the County and developers regarding project-specific and community issues of concern. This is done as early in the development process as possible in order to allow the County and developer to effect cost-effective mitigation and efficient and appropriate project design amendments. Some developers chose to come out to the community with conceptual plans in order to get community feedback prior to submitting an application to the County.

Applicants and their representatives are encouraged by the County to contact the LDR Committee and schedule a presentation at one of the Workshops. The LDR Committee communicates concerns to appropriate Transportation and Land Planning personnel as well as submitting advisory letters to the County Planning Department and Board of Supervisors. LDR representatives attend Planning Commission and Board of Supervisor Hearings to speak on issues of concern and/or support proposed development.

Notice of the Workshop meetings posted on the WIN webpage and at the Mission Trail Library. These meetings are open to the public and we encourage the folks in Wildomar to attend, educate themselves on what future developments are being proposed for Wildomar and then attend and speak at County public hearings.

Sheryl Ade, Chair
Wildomar Land Development Review
Home/Office (951) 461-7543

CORRESPONDENCE
"D"

RECEIVED

FEB 02 2011

CITY OF WILDOMAR

-----Original Message Follows-----

From: steve robinson

To: vxd120@hotmail.com

Subject: Land development

Date: Tue, 23 May 2006 18:57:54 -0700 (PDT)

Sheryl - This is regarding the property next door to the library. I think I want to attend the next land development meeting and ask for feedback on my plans. I have submitted a PAR application with the county and they have raised questions regarding ingress/egress off of Mission Trail and I would like the groups input. Let me know dates and if I can be on agenda.

Thank you,

Steve Robinson

Sheryl Ade <vxd120@hotmail.com> wrote:

Steve:

Our next LDR workshop is Thursday, June 1, 2006 @ 7:00 pm.

Thus far we have one company presenting (Glen Daigle, Oak Grove Equities).

I will add you to our agenda.

Sheryl Ade

Chair, Wildomar LDR Committee

cc Gary Andre, Vice Chair

From : steve robinson westernstatesrealty@yahoo.com

Sent : Wednesday, May 24, 2006 2:05 PM

To : Sheryl Ade vxd120@hotmail.com

Subject : RE: Land developmen

Thank you.

CORRESPONDENCE

"E"

RECEIVED
FEB 02 2011
CITY OF WILDOMAR

-----Original Message Follows-----

From: steve robinson

To: vxd120@hotmail.com

Subject: mission trail library

Date: Tue, 7 Nov 2006 06:54:06 -0800 (PST)

Hi Sheryl - Do you have any contact information at the County for the Library property? One of my grading plan options involves some runoff water going across the library parking lot and I need to find out if this is a possibility.

Thanks,

Steve Robinson

Sheryl Ade <vxd120@hotmail.com> wrote:

Steve:

Happy Election Day...I hope you exercised your right to vote.

Nancy Johnson is the Chief County Librarian. You can reach her through the County Executive Office @ 951-6180.

Have you met with Riverside County Flood Control yet? They will be the ones to direct you on what you can and can't do regarding runoff. (951-955-1250 Stu McKibbin or Bob Cullen)

Would this be sheet flow across the parking lot?

What type of q's are you talking about?

Where will the water go once it flows across their parking lot and what will be the impact to that property?

You'll probably be pulling your hair out by the time you get done trying to develop this property. Small developers have a long row to hoe with the County and it's very expensive to meet all the requirements and conditions.

The WIN is pushing for a vote in June 2007 (with incorporation effective Oct. 1, 2007); but if LAFCO and the BOS don't cooperate, we still have Nov. 2007 to fall back on (incorp. effective Jan. 2008) .

Please let me know if you need further info or help,

Regards,

Sheryl Ade

Community of Wildomar

Home/Office: 951-461-7543

From : steve robinson <westernstatesrealty@yahoo.com>
Sent : Tuesday, November 7, 2006 8:18 PM
To : Sheryl Ade <vxd120@hotmail.com>
Subject : RE: mission trail library

Sheryl - Thanks for your help - Go Wildomar. Yes I have been meeting with Flood on my project. It was their suggestion to either drain to street (uphill) or across library with permission. My engineer is working on the calculations but I don't think we are talking about very much water flow. We'll have to see.

Thanks,

Steve

ATTACHMENT G

Project Plans – Under Separate Cover

AGENDA ITEM 3.0

GENERAL BUSINESS ITEMS

CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item 3.1
GENERAL BUSINESS ITEM
Meeting Date: April 6, 2011

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Pre-Application (PAR) No. 10-0349:**
A study session presentation by Mr. Bill Lo (Applicant) on a proposal to amend the Farm Specific Plan to accommodate the development of 314 single family dwelling units with private parks and trails.

PROJECT DESCRIPTION

The Planning Department has recently received a pre-application request from Mr. Bill Lo, Sunbelt Communities, to amend "The Farm Specific Plan" to accommodate a the future development of 314 lot residential development, including several private parks and trails. This proposal was recently presented to The Farm Board of Directors which received positive feedback.

As this is a study session, the Planning Commission can only provide feedback to the applicant regarding the pre-application. The applicant intends to provide the Commission with a power point presentation at the meeting. Staff has provided a copy of the proposed site plan map as well as a colored exhibit pamphlet for Commission consideration.

RECOMMENDATION

Staff is recommending the Planning Commission provide feedback and receive and file this report.

Respectfully Submitted,



Matthew C. Bassi
Planning Director

PC ATTACHMENTS:

- A. Project Applicant Site Plan/Brochure (under separate cover)

ATTACHMENT A

Project applicant Materials (under separate cover)