

CITY OF WILDOMAR
PLANNING COMMISSION AGENDA

6:30 P.M. – REGULAR MEETING

APRIL 6, 2016

Council Chambers
23873 Clinton Keith Road, Suite 106



Veronica Langworthy, Chairman
Gary Brown, Vice-Chairman
Dan Bidwell, Commissioner
John Lloyd, Commissioner
Stan Smith, Commissioner

Matthew C. Bassi
Planning Director

Erica L. Vega
Assistant City Attorney

**WILDOMAR PLANNING COMMISSION
REGULAR MEETING AGENDA
APRIL 6, 2016**

ORDER OF BUSINESS: Public sessions of all regular meetings of the Planning Commission begin at 6:30 p.m.

REPORTS: All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, and on the City's website at <http://www.cityofwildomar.org/planning-commission-minutes.asp>. 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.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any items or matters within the jurisdiction of the Commission. The Chairman will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a Public Comment Card available at the Chamber door. The completed form is to be submitted to the Secretary prior to an individual being heard. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

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 Commission.

CONSENT CALENDAR: Consent Calendar items will be acted on by one roll call vote unless Commission members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

RIGHT TO APPEAL: Any decision of the Planning Commission may be appealed to the City Council provided the required appeal application and filing fee are submitted to the City Clerk ten (10) calendar days after the Planning Commission's action.

PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF FOR THE DURATION OF THE MEETING. YOUR COOPERATION IS APPRECIATED.

CALL TO ORDER – REGULAR MEETING - 6:30 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. State law allows the Commission to only talk about items that are listed on the agenda. **Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the Commission to discuss those issues during the meeting.** After hearing the matter, the Chairman will turn the matter over to the Planning Director who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the Secretary. **Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally.** The time limit established for public comments is three minutes per speaker. Prior to taking action on any item that is on the agenda, the public will be permitted to comment at the time it is considered by the Commission.

PLANNING COMMISSION COMMUNICATIONS

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Commission, the agenda can be reordered, added to, or have items tabled at this time.

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 to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Minutes – February 3, 2016 Regular Meeting

RECOMMENDATION: Staff recommends that the Planning Commission approve the Minutes as submitted.

2.0 PUBLIC HEARINGS

2.1 Parcel Map No. 37048 and Variance No. 16-0007:

Planning Commission review of a proposed "Schedule E" tentative parcel map to subdivide a 3.5 acre site into two (2) lots and a variance to reduce the required side yard setback for an existing office complex located at 36310 Inland Valley Drive (APN: 380-250-014).

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301(K) AND 15305(A) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVING TENTATIVE PARCEL MAP NO. 37048 TO SUBDIVIDE 3.5 ACRES INTO TWO (2) LOTS AND VARIANCE NO. 16-0007 TO REDUCE THE REQUIRED SIDE YARD SETBACK FOR AN EXISTING OFFICE COMPLEX LOCATED AT 36310 INLAND VALLEY DRIVE (APN: 380-250-014).

2.2 Zoning Ordinance Amendment No. 16-01:

Planning Commission review of a proposed amendment to the Wildomar Municipal Code to revise the provisions of Chapter 17.256 related to temporary event permits.

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2016-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 17.256 OF THE WILDOMAR MUNICIPAL CODE TO REVISE THE PROVISIONS OF CHAPTER 17.256 RELATED TO TEMPORARY EVENT PERMITS.

3.0 GENERAL BUSINESS

3.1 Darling Bundy Canyon Apartments – Study Session (PA 16-0006):

A presentation by Mr. Dick Darling (Applicant) of the site design and architecture of a proposed 140-unit multi-family apartment project on 28.8 acres located on the south side of Bundy Canyon Road about 800 feet east of Oak Canyon Drive (APN: 367-250-008).

RECOMMENDATION:

The Planning Department recommends the Planning Commission receive the presentation, take public input and provide comments to the Applicant.

3.2 Standrod General Plan Initiation Request (GPIP) - PA No. 16-0028:

Planning Commission review and discussion in accordance with Section 17.08.040.B of the Zoning Ordinance of a proposed General Plan Amendment (GPA) from Very Low Density Residential (VHDR) to High Density Residential (HDR) for a 2.01 acre site located at the southwest corner of Palomar Street and Corduroy Road (APN: 380-170-017).

RECOMMENDATION:

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

1. Receive public testimony from the Applicant and public; and
2. Discuss the proposed GPA and forward comments to the City Council for review and consideration.

PLANNING DIRECTOR REPORT

ASSISTANT CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURNMENT

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 that 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 City Clerk either in person or by phone at 951/677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

I, Matthew C. Bassi, Planning Director, do certify that on or before April 1, 2016, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

Wildomar City Hall, 23873 Clinton Keith Road
U.S. Post Office, 21392 Palomar Street
Wildomar Library, 34303 Mission Trail



Matthew C. Bassi
Planning Director