

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



AGENDA SECTION 1.0

CONSENT CALENDAR ITEMS



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE REGULAR MEETING OF FEBRUARY 3, 2016**

CALL TO ORDER

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Langworthy at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL

Present: Veronica Langworthy Chairman, Gary D. Brown Vice-Chair,
Stan Smith, Commissioner, Dan Bidwell, Commissioner,
John Lloyd, Commissioner

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Alfredo Garcia, Assistant Planner
Sarah Harding, Assistant City Attorney

Absent: None

FLAG SALUTE

Commissioner Lloyd led the flag salute.

PUBLIC COMMENT:

None

PLANNING COMMISSION COMMUNICATIONS

None

APPROVAL OF AGENDA AS SUBMITTED

Commissioner Smith motioned to approve the agenda as submitted by staff. The motion was seconded by Vice Chairman Brown. Motion Carried, 5-0-0. The following vote resulted:

AYES: LANGWORTHY, BIDWELL, SMITH, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

1.0 CONSENT CALENDAR

1.1 Minutes – January 6, 2016 Special Meeting

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

Commissioner Lloyd motioned to approve the minutes with an amendment. The motion was seconded by Vice Chairmen Brown. Motion Carried, 5-0. The following vote resulted:

AYES: LANGWORTHY, SMITH, BROWN, BIDWELL, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.0 PUBLIC HEARINGS

None

3.0 GENERAL BUSINESS ITEMS:

3.1 Fire Station #61 – Finding of General Plan Consistency:

Planning Commission determination that the acquisition of Fire Station #61 from the County of Riverside is consistent with the Wildomar General Plan in accordance Government Code Section 65402(a), and is exempt from the provisions of the California Environmental Quality Act (CEQA Guidelines) in accordance with Section 15061(B)(3) and 15301 of CEQA.

Assistant City Manager Dan York made a presentation to the Commission.

Chairman Langworthy opened public comments hearing and asked for public comments.

With no public comments provided, Chairman Langworthy closed the public comments and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-12 entitled:

PC RESOLUTION NO. 2016-12

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) AND 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND MAKING A FINDING THAT THE ACQUISITION OF FIRE STATION #61 FROM THE COUNTY OF RIVERSIDE IS CONSISTENT WITH THE WILDOMAR GENERAL PLAN IN ACCORDANCE GOVERNMENT CODE SECTION 65402(A).

A Motion was made by Commissioner Smith and seconded by Commissioner Lloyd.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Planning Directors Report

Director Bassi informed the Commission that the March 2, 2016 Planning Commission meeting will be cancelled due to League of Cities Planning Commission Academy Conference.

Assistant City Attorney's Report

Assistant City Attorney Sarah Harding announced she will be working with Burke, Williams and Sorensen as the Assistant City Attorney.

Future Agenda Items

Commissioner Smith announced the Riverside County Fair and invited everyone to attend the festivities.

ADJOURNMENT

Chairman Langworthy adjourned the February 3, 2016 regular Planning Commission meeting at 6:40 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary



AGENDA SECTION 2.0

PUBLIC HEARING ITEMS



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: April 6, 2016

TO: Chairman and Members of the Planning Commission

FROM: Alfredo Garcia, Assistant Planner

SUBJECT: **Parcel Map No. 37048 / 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).

STAFF REPORT

STAFF RECOMMENDATION

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

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).

PROJECT DESCRIPTION

The Applicant (Stonecreek Company, Melinda Durham) is requesting Planning Commission consideration of a tentative parcel map and Variance for an existing office building complex. The proposed project consists of the following applications for review and consideration by the Planning Commission.

- 1) CEQA Exemption - The proposed project meets the requirements for a Categorical Exemption pursuant to Section 15301(k) and 15305(a) of the California Environmental Quality Act (CEQA) Guidelines.

- 2) Tentative Parcel Map (TTM No. 36672) - The Applicant proposes a tentative parcel map to subdivide the 3.5 acre site into two (2) lots consistent with the I-P zoning designation; and
- 3) Variance No. 16-0007 – The Applicant proposes a variance to reduce the required side yard setback for Building A by 6.88 feet and Building B by 6.82 feet from the required 19.88 feet (Building A) and 19.82 feet (Building B).

Project Location/Vicinity:

The project site encompasses approximately 3.5 acres and contains two (2) office buildings located at 36310 Inland Valley Drive (APN: 380-250-014). The aerial photo below shows the project site and surrounding area.

Vicinity/Location Map



Surrounding Land Uses:

The project site currently contains two, three story office buildings and is surrounded by vacant land to the north and east. The Inland Medical Plaza is located to the south while the Inland Valley Medical Center is located west of the project site. The table below summarizes the current uses, land use and zoning designations related to the

project site and surrounding properties. The exhibits following the table illustrate the general plan land use and zoning designations.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	Current Land Use	General Plan Land Use Designation	Zoning Designation
Subject Property	Stonebridge Medical Office / KB Homes	Light Industrial (LI)	Industrial Park (IP)
North	Vacant	Light Industrial (LI)	Industrial Park (IP)
South	Inland Medical Plaza	Light Industrial (LI)	Industrial Park (IP)
East	Vacant	Light Industrial (LI)	Industrial Park (IP)
West	Inland Valley Medical Center	Light Industrial (LI)	Industrial Park (IP)

Existing General Plan Land Use Exhibit (Light Industrial)



Existing Zoning Designation Use Exhibit (Industrial Park)



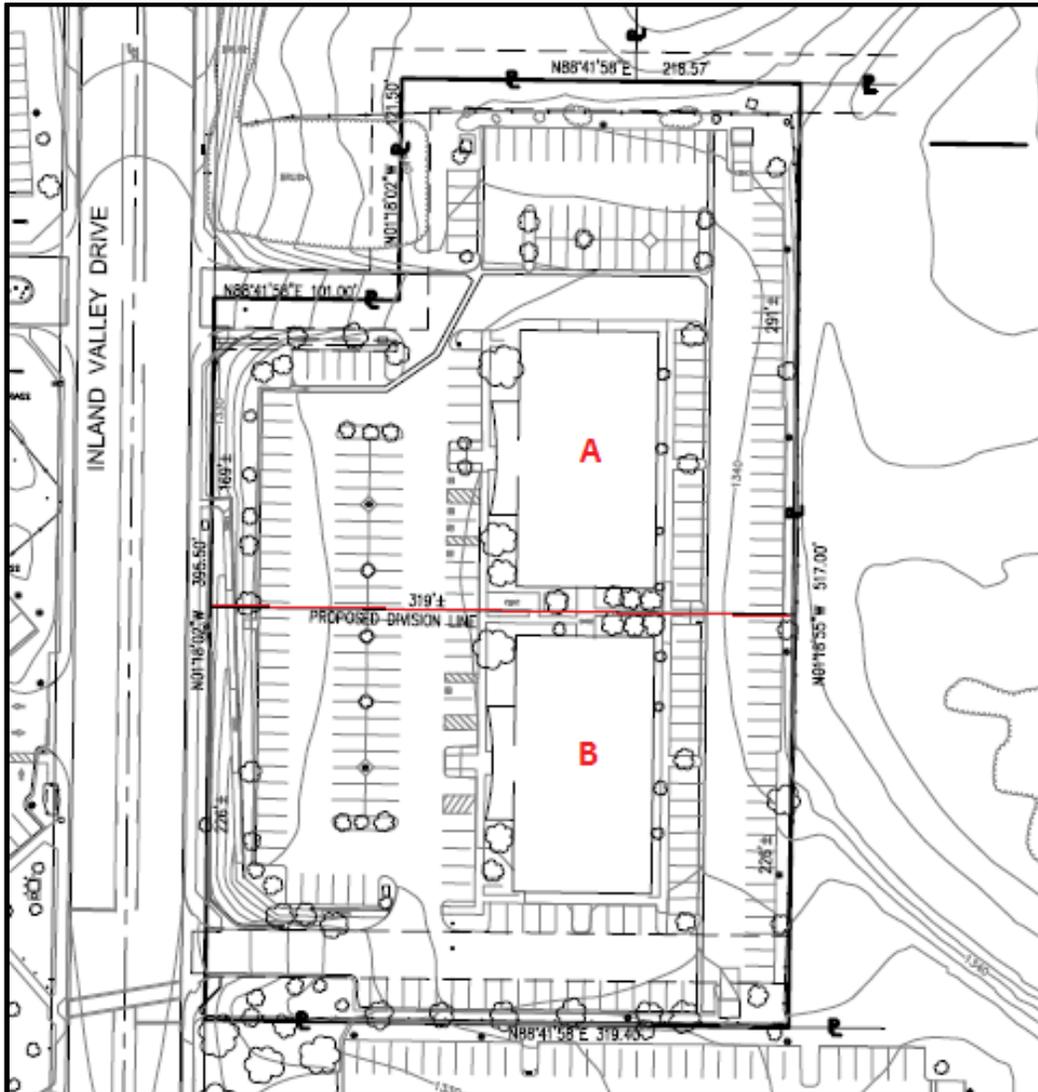
CEQA / Categorical Exemption:

In accordance with the California Environmental Quality Act (CEQA), the proposed parcel map and variance meets the requirements for a Categorical Exemption pursuant to Section 15301(k) and 15305(a) of the California Environmental Quality Act (CEQA) Guidelines. Section 15301(k) exempts the subdivision of existing commercial or industrial buildings where no physical changes are proposed, and section 15305(a) exempts minor alterations in land use limitations, including set back variances, which do not result in any changes in land use or density.

Tentative Parcel Map No. 37048:

The Applicant's proposal to create two (2) lots requires Commission approval of a Tentative Parcel Map. TPM No. 37048 proposes to subdivide the 3.5 acre site into two (2) parcels. Parcel 1 is 1.85 acres (80,597 S.F.) in size and will contain Building A on the northern portion of the site. Parcel 2 is 1.65 acres (72,228 S.F.) in size and will contain Building B located on the southern portion of the site. The parcel map exhibit on the following page reflects the proposed subdivision. No changes to either office building is proposed with the project with the exception of a condition requiring a reciprocal access and parking agreement.

Proposed Parcel Map Exhibit



Vehicle Access/Streets/Parking:

The project is located on the east side of Inland Valley Drive. The parcel currently has two existing access points; one on the north end and one on the south end. Since the proposed project will subdivide the existing site into two (2) separate lots, reciprocal parking and access agreements will be required. The two existing access points and the existing parking meet the development standards required for the Industrial Park (IP) zone. Existing vehicular parking spaces and layout is in compliance with Chapter 17.188 of the Wildomar Zoning Ordinance.

Variance No. 16-0007:

Chapter 17.88.040 of the I-P zone states that, "Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for

each one foot in height that is in excess of 35 feet.” Once the parcel is subdivided into two lots, each building will have a 13-foot side yard setback from the new parcel line.

The height of Building A is 44.94 feet which means the standard side yard setback should be 19.88 feet. Given the 13-foot side yard setback resulting from the parcel split, a setback variance of 6.88 feet is needed. The height of Building B is 44.91 feet which means the standard side yard setback should be 19.82 feet. Given the 13-foot side yard setback resulting from the parcel split, a setback variance of 6.82 feet is needed.

PROJECT ANALYSIS

CEQA / Categorical Exemption:

The Tentative Parcel Map to subdivide the existing 3.5 acres into two (2) parcels and the variance request meets the findings for Categorical Exemption. In staff’s analysis, it was determined that Section 15301(k) and 15305(a) of the California Environmental Quality Act (CEQA) Guidelines apply to the proposed project. Section 15301(k) exempts the subdivision of existing commercial or industrial buildings where no physical changes are proposed, and section 15305(a) exempts minor alterations in land use limitations, including set back variances, which do not result in any changes in land use or density. Given this, staff is recommending the Planning Commission adopt a Categorical Exemption as noted herein.

Tentative Parcel Map No. 37048:

The proposed Parcel Map is required to meet minimum development standards outlined in Section 17.88.040.A of the I-P zone related to lot size and width. A summary of the 2 lot parcel map is provided in the table below. In terms of lot size and depth, the parcel map exceeds the minimum development standards of the I-P zone.

Parcel Map No. 37048 – Development Standard Table

PARCELS	LOT SIZE (ACRES)	MINIMUM LOT SIZE REQUIRED (S.F.)	PROPOSED LOT SIZE (ACRES)	MINIMUM LOT WIDTH (FEET)	PROPOSED LOT WIDTH	EXCEEDS MINIMUM STANDARDS
1	3.5	20,000	1.850	100	291	Yes
2	3.5	20,000	1.658	100	226	Yes

Variance No. 16-0007:

In analyzing the proposed side yard setback variance, staff believes, the reduced setbacks will not impact the existing use or its surrounding uses. Furthermore, it would be impractical to move the office buildings to meet the side setback requirement as a result of the parcel map. The specific findings supporting the variance requests is provided in the next section of this report.

REQUIRED FINDINGS OF FACT:

Tentative Parcel Map No. 37048 Findings of Fact:

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Department recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter find and determine as follows:

- A. The proposed Parcel Map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed Tentative Parcel Map No. 37048 is consistent with the City's General Plan in that the land use designation of Light Industrial (LI) is intended to provide for support and services land uses to the Wildomar community including but not limited to office buildings. The parcel map furthers the following General Plan goals and policies.

LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map and the Area plan Land Use Maps.

LU 4.2 Required property owners to maintain structures and landscaping to a high standard of design, health and safety.

LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County fiscal viability, economic diversity and environmental integrity.

LU 7.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities.

LU 24.1 Accommodate the continuation of existing and development of new industrial, manufacturing, research and development and professional offices in areas appropriately designed by General Plan and Area plan land use maps.

LU 24.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.

- B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision has been designed and approved by all City standards applicable to industrial / commercial subdivisions projects which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and constructed in conformance with County of Riverside and City standards. There is no specific plan governing this project.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The project site encompasses 3.5 gross acres. The tentative map proposes to subdivide the project area into two (2) lots to accommodate the existing office buildings. The density allowed by the Light Industrial (LI) Designation is 0.25 – 0.60 Floor Area Ratio which the project meets as the project has an FAR of 0.41. In terms of the commercial offices, the Industrial Park zone does have minimum lot size of 20,000 square feet and given that this parcel is 3.5 gross acres in size it is physically suitable for the project. In addition, each parcel will exceed the development standards as shown in development standard table and setback except for the side setback which is to the IP zone. Given these facts, the proposed tract map is physically suitable for the type and proposed density of development.

- D. The design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The proposed project requires adopting a categorical exemption pursuant to section 15301(k) (Existing Facilities) and 15305(a) (Minor Alterations in Land Use Limitations). The project does not propose any physical changes to its location or environments . Furthermore, the project is not proposing any changes in land use or density. Thus , there are no impacts to the environment.

- E. The design of the subdivision or type of improvements will not cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code and Subdivision Ordinance. The design and construction of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed tract map project meets this finding.

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements.

Variance No. 16-0007 Findings of Fact:

In accordance with Chapter 17.196, the Planning Commission must make four (4) findings to approve a Variance application. Thus, the Planning Department recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan and Zoning Ordinance, and any other evidence within the record or provided at the public hearing of this matter find and determine as follows:

- A. Finding: The Variance does not constitute a grant of special privilege that is inconsistent with the limitations upon other properties in the vicinity, and zone in which the property is situated.

Evidence: Approval of the proposed variance does not constitute a grant of special privilege because the existing office building site (which is zoned I-P) is unique in that the all setbacks and zone requirements are met, except for the side setback because the buildings which were originally approved by the County of Riverside (PP18049) are over 35 feet in height.

- B. Finding: There are special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, whereby the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

Evidence: As noted in Finding A above, the existing office building site meets all zoning requirements except for the side setback because of the Parcel Map and the development requirements regarding the buildings height. Since the buildings already exist, there would be a greater impact to move the buildings then to adopt a variance.

- C. Finding: The Variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

Evidence: Approval of this variance will not authorize a use that is not otherwise expressly authorized by the zone regulation governing the parcel of property. Offices are listed as an allowed use in the I-P zone. In addition, all development requirements have been met throughout the entitlement process of PP18049)

- D. Finding: The Variance will not be detrimental to the health, safety or general welfare of the community.

Evidence: The Variance will not be detrimental to the health, safety or welfare of the community because the project site has been designed to meet the development standards outlined in the Industrial Park Zone (17.88.040) and the California Building Code; which has been reviewed and inspected by the County of Riverside and Wildomar Building Departments for the protection of the public health, safety, and general welfare of the City . In addition, the project is not proposing any improvements.

PUBLIC NOTICING/COMMUNICATION:

In accordance with the Wildomar Municipal Code, the Planning Department on March 22, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying them of the April 6, 2016 Planning Commission meeting. In addition, the Planning Department on March 25, 2016 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the April 6, 2016 Planning Commission meeting. As of the date of this report, staff has not received any correspondence either for or against the proposed Variance.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS:

- A. PC Resolution No. 2016-13 for PM No. 37048 & Variance No. 16-0007
Exhibit 1 - Conditions of Approval Matrix
- B. Tentative Parcel Map No. 37048 Exhibit

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan
- City of Wildomar Zoning Ordinance (Title 17 of the WMC) City of Wildomar
- City of Wildomar Subdivision Ordinance (Title 16 of the WMC)

ATTACHMENT A

PC Resolution No. 2016-13

Parcel Map No. 37048 & Variance No. 16-0007

PC RESOLUTION NO. 2016-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTIONS 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).

WHEREAS, the Planning Department has received an application for Tentative Parcel Map No. 37048 to subdivide 3.5 acres into two (2) lots and a Variance No. 16-0007) to reduce the required side yard setbacks for two (2) office buildings from:

Applicant/Owner:	Stonecreek Company (Melinda Durham)
Project Location:	36310 & 36320 Inland Valley Drive
APN:	380-250-014
Project Area:	3.5 Acres

WHEREAS, in accordance with the California Government Code Section 66452 – 66452.22 (Subdivision Map Act), the City of Wildomar Subdivision Ordinance (Title 16), and the City of Wildomar Zoning Ordinance (Title 17), the Planning Commission of the City of Wildomar, California, has the authority and has reviewed the proposed Tentative Parcel Map No. 37048; and

WHEREAS, in accordance with Chapter 17.196 of the Wildomar Zoning Ordinance, the Planning Commission of the City of Wildomar, California, has the authority and has reviewed the proposed variance No. 16-0007; and

WHEREAS, the applicant has requested approval of a Variance, pursuant to City of Wildomar Municipal Code Development Standard “B” under Section 17.88.040 (Industrial Park Zone) which states that, “Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet”; and

WHEREAS, once the parcel is split each office building will have a 13 foot side yard setback. The height of Building A is 44.94 feet and exceeds 35 feet by 19.88 feet. Therefore, Building A requires a 6.88 foot variance. While, the height of Building B is 44.91 feet and exceeds 35 feet by 19.82 feet. Therefore, Building B requires a 6.82 foot variance; and

WHEREAS, in accordance with Government Code Section 66452.3, the City has provided the applicant with a copy of the Planning Department staff report and resolution for Tentative Parcel Map No. 37048 containing staff's recommendation to the Planning Commission at least three (3) days prior to the below referenced noticed public hearing; and

WHEREAS, in accordance with Section 16.12.140 and 17.196 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on March 22, 2016 mailed a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for which the Tentative Parcel Map No. 37048 and Variance No. 16-0007 would be considered by the Planning Commission; and

WHEREAS, in accordance with Section 16.12.140 and 17.196 of the Wildomar Municipal Code, the City of Wildomar Planning Department, on March 25, 2016 published a legal notice in the "Press Enterprise", a local newspaper of general circulation, in compliance with State law notifying the general public of the public hearing for which Tentative Parcel Map No. 37048 and Variance No. 16-0007 would be considered by the Planning Commission; and

WHEREAS, in accordance with Section 16.12.140 and 17.196 of the Wildomar Municipal Code, the City of Wildomar Planning Commission on April 6, 2016 held said public hearing at which time the Planning Commission received public testimony from interested persons in support of, or opposition to, the proposed Tentative Parcel Map No. 37048 and Variance No. 16-0007.

NOW, THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine and order as follows:

SECTION 1. CEQA FINDINGS:

The Tentative Parcel Map to subdivide the existing 3.5 acres into two (2) parcels and the variance request meets the findings for Categorical Exemption. In staff's analysis, it was determined that Section 15301(k) and 15305(a) of the California Environmental Quality Act (CEQA) Guidelines apply to the proposed project. Section 15301(k) exempts the subdivision of existing commercial or industrial buildings where no physical changes are proposed, and section 15305(a) exempts minor alterations in land use limitations, including set back variances, which do not result in any changes in land use or density. Given this, the Planning Commission hereby adopt a Categorical Exemption as noted herein.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP):

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area.

SECTION 3. TENTATIVE PARCEL MAP FINDINGS.

In accordance with Wildomar Municipal Code Title 16 and Title 17, and Government Code § 66473.1, § 66473.5 and § 66474, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan, Subdivision Ordinance, Zoning Ordinance, standards for public streets and facilities, and any other evidence within the record or provided at the public hearing of this matter find and determine as follows:

- A. The proposed Parcel Map is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed Tentative Parcel Map No. 37048 is consistent with the City's General Plan in that the land use designation of Light Industrial (LI) is intended to provide for support and services land uses to the Wildomar community including but not limited to office buildings. The parcel map furthers the following General Plan goals and policies.

LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map and the Area plan Land Use Maps.

LU 4.2 Required property owners to maintain structures and landscaping to a high standard of design, health and safety.

LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County fiscal viability, economic diversity and environmental integrity.

LU 7.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities.

LU 24.1 Accommodate the continuation of existing and development of new industrial, manufacturing, research and development and professional offices in areas appropriately designed by General Plan and Area plan land use maps.

LU 24.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.

- B. The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed subdivision has been designed and approved by all City standards applicable to industrial / commercial subdivisions projects which are designed to provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and constructed in conformance with County of Riverside and City standards. There is no specific plan governing this project.

- C. The site is physically suitable for the type and proposed density of development.

Evidence: The project site encompasses 3.5 gross acres. The tentative map proposes to subdivide the project area into two (2) lots to accommodate the existing office buildings. The density allowed by the Light Industrial (LI) Designation is 0.25 – 0.60 Floor Area Ratio which the project meets as the project has an FAR of 0.41. In terms of the commercial offices, the Industrial Park zone does have minimum lot size of 20,000 square feet and given that this parcel is 3.5 gross acres in size it is physically suitable for the project. In addition, each parcel will exceed the development standards as shown in development standard table and setback except for the side setback which is to the IP zone. Given these facts, the proposed tract map is physically suitable for the type and proposed density of development.

- D. The design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The proposed project requires adopting a categorical exemption pursuant to section 15301(k) (Existing Facilities) and 15305(a) (Minor Alterations in Land Use Limitations). The project does not propose any physical changes to its location or environments. Furthermore, the project is not proposing any changes in land use or density. Thus, there are no impacts to the environment.

- E. The design of the subdivision or type of improvements will not cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code and Subdivision Ordinance. The design and construction of all improvements to accommodate the project have been conditioned to in accordance with all applicable City of Wildomar ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to stormwater runoff management and adopted public works standards. As the City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare, the proposed tract map project meets this finding.

- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: No easements of record or easements established by judgment of a court of competent jurisdiction for public access across the site have been disclosed in a search of the title records for the site and the City does not otherwise have any constructive or actual knowledge of any such easements.

SECTION 4. VARIANCE FINDINGS

In accordance with Chapter 17.196, the Planning Commission must make four (4) findings to approve a Variance application. Thus, the Planning Department recommends the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference therein, the City's General Plan and Zoning Ordinance, and any other evidence within the record or provided at the public hearing of this matter find and determine as follows:

- A. Finding: The Variance does not constitute a grant of special privilege that is inconsistent with the limitations upon other properties in the vicinity, and zone in which the property is situated.

Evidence: Approval of the proposed variance does not constitute a grant of special privilege because the existing office building site (which is zoned I-P) is unique in that the all setbacks and zone requirements are met, except for the side setback because the buildings which were originally approved by the County of Riverside (PP18049) are over 35 feet in height.

- B. Finding: There are special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, whereby the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

Evidence: As noted in Finding A above, the existing office building site meets all zoning requirements except for the side setback because of the Parcel Mao and the development requirements regarding the buildings height. Since the building already exist, there would be a greater impact to move the buildings then to adopt a variance.

- C. Finding: The Variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

Evidence: Approval of this variance will not authorize a use that is not otherwise expressly authorized by the zone regulation governing the parcel of property. Offices are listed as an allowed use in the I-P zone. In addition, all development requirements have been met throughout the entitlement process of (PP 18049)

- D. Finding: The Variance will not be detrimental to the health, safety or general welfare of the community.

Evidence: The Variance will not be detrimental to the health, safety or welfare of the community because the project site has been designed to meet the development standards outlined in the Industrial Park Zone (17.88.040) and the California Building Code; which has been reviewed and inspected by the County of Riverside and Wildomar Building Departments for the protection of the public health, safety, and general welfare of the City . In addition, the project is not proposing any improvements.

SECTION 5. PLANNING COMMISSION ACTION

Based on the findings above, the Planning Commission hereby adopts PC Resolution No. 2016-13 approving Tentative Parcel Map No. 37048 and Variance No. 16-0007, subject to conditions as provided herein and attached hereto to this Resolution as Exhibit 1.

PASSED, APPROVED AND ADOPTED this 6th day of April 2016, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Veronica Langworthy
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Erica L. Vega
Assistant City Attorney

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Inland Valley Parcel Map and Variance Project**

Project Application: Tentative Parcel Map No. 37048 & Variance No. 16-0007

APN: 380-250-014

**Planning Commission Approval Date:
Tentative Parcel Map No. 37048 – April 6, 2016**

**Project Expiration Date:
Tentative Parcel Map No. 37048 – April 6, 2019**

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	In compliance with CEQA Guidelines, a Notice of Exemption (NOE) shall be filed with the Riverside County Clerk within 5 working day of Planning Commission adoption of the NOE. The Applicant shall pay the required Riverside County Administrative fee to file the NOE in the amount of \$50.00. The Applicant shall submit a check in the amount of \$50.00 made payable to the Riverside County Clerk, and submit said check to the Planning Department prior to the Planning Commission hearing.	April 13, 2016	Planning Department	
2.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Wildomar Planning Department no later than April 20, 2016. <hr/> Applicant Signature: _____ Date: _____	April 20, 2016	Planning Department	
3.	The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify,		Planning Department	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Inland Valley Parcel Map and Variance Project

Project Application: Tentative Parcel Map No. 37048 & Variance No. 16-0007

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Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.

4. Approval of ***Tentative Parcel Map No. 37048*** shall expire on April 6, 2019 (3 years after approval by the Planning Commission) if the final map has not been approved by the City Council and recorded with the

April 6, 2019

Planning Department

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Inland Valley Parcel Map and Variance Project

Project Application: Tentative Parcel Map No. 37048 & Variance No. 16-0007

APN: 380-250-014

Planning Commission Approval Date:
Tentative Parcel Map No. 37048 – April 6, 2016

Project Expiration Date:
Tentative Parcel Map No. 37048 – April 6, 2019

Conditions of Approval

**Timing /
Implementation**

**Enforcement /
Monitoring Dept.**

**Verification (Date
and Signature)**

	Riverside County Clerk. The Applicant may apply in writing for a Extension of Time (EOT) for review and approval of the Planning Commission in accordance with Section 16.12.240 of the Wildomar Municipal Code. Said extension of time application and required fee must be submitted to the Planning Department at least 30 days prior to the expiration date (3/6/19).			
5.	In accordance with Section 66020.d.1 of the Government Code, the Applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.	July 6, 2016	Planning Department	
6.	Within 60 days of approval of TPM No. 30748 and Variance No. 16-0007) by the Planning Commission, the Applicant shall pay any outstanding deposit account balances. Failure to pay the outstanding balance by the due date may result in delays in the submittal of final map, grading plans, improvement plans and/or building/construction plans.	June 6, 2016	Planning Department	
7.	Applicant hereby understands and agrees that failure to comply with all Conditions of Approval may result in the Planning Commission taking action resulting in a modification to the Conditions of Approval and/or suspension or revocation of the plot plan and/or conditional use permit.	On-Going	Planning Department	
8.	The project shall be subdivided in accordance with the approved tentative parcel map approved by the Planning Commission on April 6, 2016. The Applicant may request a modification/revision to the approved project, if needed, in accordance with Sections 16.12.210 and/or 16.12.220 of the Wildomar Municipal Code.	On-Going	Planning Department	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Inland Valley Parcel Map and Variance Project

Project Application: Tentative Parcel Map No. 37048 & Variance No. 16-0007

APN: 380-250-014

Planning Commission Approval Date: Tentative Parcel Map No. 37048 – April 6, 2016	Project Expiration Date: Tentative Parcel Map No. 37048 – April 6, 2019
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Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
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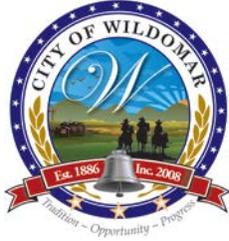
Prior to Recordation of the Final Map

9.	<p>Prior to City Council review of the final parcel map, the Applicant shall submit for review and approval by the Public Works and Planning Director's, a draft Reciprocal Access and Parking Agreement for the project area. Said reciprocal access and parking agreement shall be recorded concurrently with the final parcel map. A copy of the recorded agreement shall be submitted to the Planning Department within 30 days of recordation.</p>	<p>Prior to Final Map Approval and Recordation of the Final Map</p>	<p>Planning Department</p>	
10.	<p>Prior to final map approval by the City Council, the Applicant shall submit to the Planning Director and City Attorney for review and approval detailed Covenants, Conditions, and Restrictions (CC&Rs) for both buildings. The CC&Rs shall include liability insurance and methods of maintaining landscaping, parking areas, private roads, exterior of all buildings (if applicable), and all landscaped and open areas including parkways, as well as a provisions indicating that the homeowners association may not be terminated or dissolved without the permission of the City. The CC&Rs shall be in the form and content approved by the City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents. Approved CC&R's shall be recorded concurrently with the final parcel map.</p>	<p>Prior to Recordation of the Final Map</p>	<p>Planning Dept.</p>	

End

ATTACHMENT B

Tentative Parcel Map No. 37048 Exhibit



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.2
PUBLIC HEARING
Meeting Date: April 6, 2016

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **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.

STAFF REPORT

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.

DESCRIPTION/ANALYSIS:

The Planning Department is recommending a couple of minor revisions to Chapter 17.256 related to temporary events. Some of the changes are needed to remove reference to Riverside County staff positions and replace them Wildomar staff positions. Other changes are being proposed to add “farmers markets” to the list of temporary events and to consolidate the standards into one section without distinguishing between a “major” and “minor” events. The proposed changes will make processing temporary events straightforward for both staff and the public.

The proposed changes are found in the draft City Council ordinance (Attachment A, Exhibit 1). For reference purposes, staff has provided a *redline* / ~~strikeout~~ version of the current regulations (Attachment B).

CEQA DETERMINATION:

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. (“CEQA”)), a review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 16-01. Based on this review, the Planning Department has determined that the adoption of the proposed amendment has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 16-01 meets the criteria to be exempt from CEQA pursuant to Section 15061(b)(3) which states “that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” Therefore, the Planning Department recommends the Planning Commission make a recommendation to the City Council to adopt this CEQA Exemption for Zoning Ordinance Amendment No. 16-01.

FINDINGS OF FACT – ZOA NO. 16-01

In accordance with the provisions of Chapter 17.280 of the Zoning Ordinance, the Planning Department is recommending the Planning Commission consider the following findings in support of a recommendation to the City Council for approval of Zoning Ordinance Amendment No. 16-01.

- A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will further implement the provisions and standards for temporary events consistent with the current procedures. The changes being proposed are minor in nature and do not affect the intent of Chapter 17.256 in regulating temporary events. Given this, the proposed code amendment (ZOA No. 16-01) is consistent with the Wildomar General Plan.

PUBLIC NOTICING:

In accordance with Chapter 17.04 of the Wildomar Municipal Code, the Planning Department published a legal notice in the Press Enterprise, a local newspaper of general circulation, on March 25, 2016 (a minimum of 10 days prior to the hearing) notifying the general public of the Planning Commission public hearing for the proposed Zoning Ordinance Amendment No. 16-01. As of the date of this report, staff has not received any public comments on the proposed amendment.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS:

- A. PC Resolution No. 2016-14
Exhibit 1 – Draft Council Ordinance
- B. **Redline** / ~~Strikeout~~ Version of existing Chapter 17.256

ATTACHMENT A

PC Resolution No. 2016-14

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.

WHEREAS, the Planning Department has proposed to amend Chapter 17.256 regarding temporary events and permits within the City of Wildomar; and

WHEREAS, in accordance with Section 17.280 of the Wildomar Municipal Code, the City of Wildomar Planning Commission has the authority to take action on, and make a recommendation to the City Council, for approval of Zoning Ordinance Amendment No. 16-01; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Department, on March 25, 2016, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of a public hearing set for April 6, 2016 regarding Zoning Ordinance Amendment No. 16-01; and

WHEREAS, in accordance with Wildomar Municipal Code, the City of Wildomar Planning Commission conducted the duly noticed public hearing on April 6, 2016, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 16-01, and at which time the Planning Commission received public testimony concerning Zoning Ordinance Amendment No. 16-01, and has made a recommendation to the City Council regarding said amendment.

NOW THEREFORE, the Planning Commission of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 16-01. Based on this review, the Planning Commission has determined that the adoption of the proposed amendment has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 16-01 meets the criteria to be exempt from CEQA pursuant to Section 15061(b)(3) which states "that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity

is not subject to CEQA.” Therefore, the Planning Department hereby recommends the City Council adopt this CEQA Exemption for Zoning Ordinance Amendment No. 16-01.

SECTION 2. REQUIRED ZOA FINDING.

In accordance with the provisions of the Wildomar Zoning Ordinance, the following finding is offered for Planning Commission consideration in recommending approval of Zoning Ordinance Amendment No. 16-01 to the City Council.

- A. The proposed amendment is consistent with the City of Wildomar General Plan and Zoning Ordinance.

The proposed amendment is consistent with the City of Wildomar General Plan in that the proposed amendment will further implement the provisions and standards for temporary events consistent with the current procedures. The changes being proposed are minor in nature and do not affect the intent of Chapter 17.256 in regulating temporary events. Given this, the proposed code amendment (ZOA No. 16-01) is consistent with the Wildomar General Plan.

SECTION 3. PLANNING COMMISSION ACTION.

Based on the foregoing finding, and on substantial evidence in the whole of the record, the Planning Commission hereby adopts PC Resolution No. 2016-14 recommending the City Council approval of an Ordinance, attached hereto and incorporated herein by reference as Exhibit 1, approving Zoning Ordinance Amendment No. 16-01.

PASSED, APPROVED AND ADOPTED this 6th day of April, 2016 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Veronica Langworthy
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Erica L. Vega
Assistant City Attorney

EXHIBIT 1
Draft City Council Ordinance

DRAFT ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING 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.

WHEREAS, the Planning Department has proposed to amend Chapter 17.256 regarding temporary events and permits within the City of Wildomar; and

WHEREAS, in accordance with Section 17.280 of the Wildomar Municipal Code, the City Council has the authority to take action on Zoning Ordinance Amendment No. 16-01; and

WHEREAS, the Planning Commission held a public hearing on April 6, 2016 for Zoning Ordinance Amendment No. 16-01, and adopted PC Resolution No. 2016-14 recommending City Council approval of Zoning Ordinance Amendment No. 16-01; and

WHEREAS, in accordance with the Wildomar Municipal Code, the Planning Department, on April 29, 2016, published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of a public hearing set for May 11, 2016 regarding Zoning Ordinance Amendment No. 16-01; and

WHEREAS, in accordance with Wildomar Municipal Code, the City Council conducted a duly noticed public hearing on May 11, 2016, at which time interested persons had an opportunity to testify in support of, or opposition to Zoning Ordinance Amendment No. 16-01, and at which time the Planning Commission received public testimony concerning Zoning Ordinance Amendment No. 16-01, and has made a recommendation to the City Council regarding said amendment.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1: CEQA/ENVIRONMENTAL DETERMINATION.

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department for Zoning Ordinance Amendment No. 16-01. Based on this review, the City Council has determined, upon recommendation from the Planning Commission, that adoption of the proposed zoning ordinance amendment has no potential to cause a significant adverse impact on the environment whatsoever. Therefore, Zoning Ordinance Amendment No. 16-01 meets the criteria to be exempt from CEQA pursuant to Section 15061(b)(3) which states "that if an activity is covered by the general rule that CEQA applies only to

projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” Therefore, the City Council hereby adopt this CEQA Exemption for Zoning Ordinance Amendment No. 16-01.

SECTION 2: AMENDMENT TO THE ZONING ORDINANCE

Chapter 17.256 (Temporary Events) of the Wildomar Municipal Code is hereby amended in its entirety to read as follows:

“Chapter 17.256 TEMPORARY EVENTS

17.256.010 Intent.

The City Council has enacted the following provisions to regulate and control, in a content-neutral manner, temporary events that are conducted in the City. (Ord. 18 § 2, 2008, WMC § 17.256.010)

17.256.020 Definitions.

The following definitions shall have the following meanings for the purposes of this chapter:

“Temporary event” means an event held, either indoors or outdoors, on no more than four (4) consecutive days, to which the public is invited, with or without charge. Temporary events include, but are not limited to, farmers markets, music festivals, stage or theatrical shows, sports events, fairs, carnivals, rodeos, automobile sales, shows or races, off-road vehicle sales, shows or races, animal sales, shows or races, heavy equipment auctions and tent revival meetings. Temporary events are classified as follows:

17.256.030 Appropriate venue.

A temporary event may be held in any location within the City that is of the appropriate size and has the appropriate infrastructure to serve the anticipated number of attendees, as determined by the Planning and Public Works Directors.

17.256.035 Temporary Event Standards.

Temporary events are allowed provided a temporary event permit is approved and which meets the following standards:

- A. Permit Application. An application for a temporary event permit shall be made to the Planning Director in accordance with Chapter 17.216 (Plot Plans) at least 60 days before the event. All the procedural provisions of Chapter 17.216 shall apply to the application, except Section 17.216.040 (relating to requirements for

approval), Section 17.216.060 (relating to appeals) and Section 17.216.070 (relating to use of the permit after the application is approved).

- B. Application Limitations. An application for a temporary event permit shall not be processed and shall be summarily denied if 12 temporary events have already occurred at the location in question during the past 12 months.
- C. Requirements for Approval. The Planning Director shall approve an application for a temporary event permit if all the following are met:
 - 1. The application limitation discussed in subsection B of this section has not been exceeded;
 - 2. There is no pending code enforcement action on the property underlying the proposed event location;
 - 3. An access and parking plan has been approved by the Public Works Director;
 - 4. A fire protection and emergency medical services plan has been approved by the Riverside County Fire Chief;
 - 5. A security operations plan has been approved by the Riverside County Chief of Police;
 - 6. A sewage disposal, potable water and food service operation plan, if applicable, has been approved by the Riverside County Health Services Agency Director; and
 - 7. A noise, dust and lighting mitigation plan, if applicable, has been approved by the Planning Department.
 - 8. A building permit for all temporary structures needed for the temporary event, if applicable, has been issued by the Building Official.
- D. Hours of Operation. Any activity for which a temporary event permit is issued shall not be allowed to operate between the hours of 2:00 a.m. and 6:00 a.m.
- E. Appeals. An applicant or, any interested person, may appeal the decision of the Planning Director to the City Council within 10 days of the date of the decision. The appeal shall be made on the forms provided by the Planning Department and shall be accompanied by the filing fee set forth in Chapter 3.44. Upon receipt of a completed appeal form, the City Clerk shall set the matter for hearing before the City Council not less than five nor more than 30 days thereafter and shall give written notice of the hearing to the appellant and the Planning Director. The City Council shall render its decision within 30 days following the close of the appeal hearing. (Ord. 18 § 2, 2008, WMC § 17.256.030)

17.256.040 Bond and insurance.

The Planning and Public Works Director may require an applicant for a temporary event permit to post a bond or to otherwise financially secure that the event location is restored to its original condition and that the City is fully reimbursed for any unanticipated law enforcement or emergency medical expenses. The Planning and Public Works Director shall determine the amount of the bond or other security and the applicant shall post it with the Building Official. The Planning and Public Works Director may also require an applicant for a temporary event permit to obtain indemnity or liability insurance naming the City as the insured. (Ord. 18 § 2, 2008, WMC § 17.256.040)

17.256.050 Advertising/ticket sales.

No person shall advertise, sell or furnish tickets for a temporary event until a temporary event permit has been first obtained for the event in accordance with this chapter. (Ord. 18 § 2, 2008, WMC § 17.256.050)

17.256.060 Revocation.

A temporary event permit may be revoked pursuant to and in accordance with Chapter 17.220. (Ord. 18 § 2, 2008, WMC § 17.256.060)

SECTION 3. SEVERABILITY.

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.”

SECTION 4 EFFECTIVE DATE.

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 5. PUBLICATION.

The city clerk is directed to certify the adoption of this ordinance and cause it to be published in the manner required by law.

SECTION 6. CITY CLERK ACTION

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Section 36933(a) or, to

cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Section 39633(c).

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2016

Bridgette Moore
Mayor

APPROVED AS TO FORM:

ATTEST:

Thomas D. Jex
City Attorney

Debbie A. Lee, CMC
City Clerk

ATTACHMENT B

Redline / ~~Strikeout~~ Version of Chapter 17.256

Chapter 17.256 TEMPORARY EVENTS

17.256.010 Intent.

The City Council has enacted the following provisions to regulate and control, in a content-neutral manner, temporary events that are conducted in the City. (Ord. 18 § 2, 2008, WMC § 17.256.010)

17.256.020 Definitions.

The following *definitions* terms shall have the following meanings for the purposes of this chapter:

~~“Established facility” means an existing, legally permitted facility *and/or building* that is designed and constructed to accommodate 2,000 or more people.~~

“Temporary event” means an event held, either indoors or outdoors, on no more than *four (4)* consecutive days, to which the public is invited, with or without charge. Temporary events include, but are not limited to, *farmers markets*, music festivals, stage or theatrical shows, sports events, fairs, carnivals, rodeos, automobile sales, shows or races, off-road vehicle sales, shows or races, animal sales, shows or races, heavy equipment auctions and tent revival meetings. Temporary events are classified as follows:

- ~~1. “Major event” means a temporary event which 2,000 or more people are expected to attend.~~
- ~~2. “Minor event” means a temporary event which less than 2,000 but more than 200 people are expected to attend. (Ord. 18 § 2, 2008, WMC § 17.256.020)~~

17.256.030 Appropriate venue.

~~Notwithstanding any other provision of this chapter to the contrary, a Major event and minor events are is permitted as a matter of right in any established facility/building, but may not occur during the hours of 2:00 a.m. to 6:00 a.m. A Major event may not be held at any location other than an established facility. A minor event may be held at a location other than an in an established facility/building, or outdoors, but only if a minor event permit has first been obtained in accordance with this chapter. *A temporary event may be held in any location within the City that is of the appropriate size and has the appropriate infrastructure to serve the anticipated number of attendees, as determined by the Planning and Public Works Directors.*~~

17.256.035 Temporary Event Standards.

Temporary events are allowed provided a temporary event permit is approved and which meets the following standards:

- A. Permit Application. An application for a *temporary* ~~minor~~ event permit shall be made to the Planning Director in accordance with Chapter 17.216 (*Plot Plans*) at least 60 days before the event. All the procedural provisions of Chapter 17.216 shall apply to the application, except Section 17.216.040 (relating to requirements for approval), Section 17.216.060 (relating to appeals) and Section 17.216.070 (relating to use of the permit after the application is approved).
- B. Application Limitations. An application for a *temporary* ~~minor~~ event permit shall not be processed and shall be summarily denied if ~~12~~ *40* *temporary* ~~minor~~ events have already occurred at the location in question *during the past 12 months*.
- C. Requirements for Approval. The Planning Director shall approve an application for a *temporary* ~~minor~~ event permit if *all the following are met*:
1. The application limitation discussed in subsection B of this section has not been exceeded;
 2. There is no pending code enforcement action on the property underlying the proposed event location;
 3. An access and parking plan has been approved by the *Public Works Transportation* Director;
 4. A fire protection *and emergency medical services* plan has been approved by the *Riverside County* Fire Chief;
 5. A security operations plan has been approved by the *Riverside County* Chief of Police;
 - ~~6. An emergency medical services plan has been approved by the Health Services Agency Director;~~
 - 6.* A sewage disposal, potable water and food service operation plan, *if applicable*, has been approved by the *Riverside County* Health Services Agency Director; *and*
 - 7.* A noise, dust and lighting mitigation plan, *if applicable*, has been approved by the Planning Department.
 - 8. A building permit for all temporary structures needed for the temporary event, if applicable, has been issued by the Building Official.*
- D. Hours of Operation. Any activity for which a *temporary* ~~minor~~ event permit is issued shall not be allowed to operate between the hours of 2:00 a.m. and 6:00 a.m.

- E. Appeals. An applicant or, any interested person, may appeal the decision of the Planning Director to the City Council within 10 days of the date of the decision. The appeal shall be made on the forms provided by the Planning Department and shall be accompanied by the filing fee set forth in Chapter 3.44. Upon receipt of a completed appeal form, the City Clerk shall set the matter for hearing before the City Council not less than five nor more than 30 days thereafter and shall give written notice of the hearing to the appellant and the Planning Director. The City Council shall render its decision within 30 days following the close of the appeal hearing. (Ord. 18 § 2, 2008, WMC § 17.256.030)

17.256.040 Bond and insurance.

The Planning *and Public Works* Director may require an applicant for a *temporary* ~~minor~~ event permit to post a bond or to otherwise financially secure that the event location is restored to its original condition and that the City is fully reimbursed for any unanticipated law enforcement or emergency medical expenses. The Planning and *Public Works* Director shall determine the amount of the bond or other security and the applicant shall post it with the Building *Official* ~~and Safety Director~~. The Planning and *Public Works* Director may also require an applicant for a *temporary* ~~minor~~ event permit to obtain indemnity or liability insurance naming the City as the insured. (Ord. 18 § 2, 2008, WMC § 17.256.040)

17.256.050 Advertising/ticket sales.

No person shall advertise, sell or furnish tickets for a *temporary* ~~minor~~ event until a *temporary event* permit has been *first* obtained for the event in accordance with this chapter. (Ord. 18 § 2, 2008, WMC § 17.256.050)

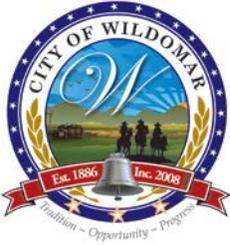
17.256.060 Revocation.

A *temporary* ~~minor~~ event permit may be revoked pursuant to and in accordance with Chapter 17.220. (Ord. 18 § 2, 2008, WMC § 17.256.060)



AGENDA SECTION 3.0

GENERAL BUSINESS ITEMS



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: April 6, 2016

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: 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).

STAFF REPORT

STAFF RECOMMENDATION

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

PROJECT DESCRIPTION

The Applicant (Mr. Dick Darling) submitted a development proposal on January 12, 2016 which consists of the following development applications:

- 1) Environmental Impact Report (EIR) - The proposed project requires the preparation, review and certification of an Environmental Impact Report (“EIR”) in accordance with Public Resources Code § 21080(d) and § 21082.2(d);
- 2) Change of Zone (CZ) - The proposed project requires the approval of a change of zone to change the existing zoning designation from R-R (Rural Residential) to R-3 (General Residential) on the entire 28.8 acre site to accommodate the proposed project; and
- 3) Plot Plan (PP) - The proposed project requires the approval of a plot plan to develop a 140-unit multi-family apartment complex (90 apartments & 50 townhomes) on approximately 10.5 acres of the 28.8 acre site, with related site amenities and improvements.

The vicinity/location map on the following page shows the project site/surrounding area.

Vicinity/Location Map



The project proposes to develop all 140 units in a “cluster-style” design on approximately 10.5 acres of the 28.8 acre site. This design concept is proposed to preserve about 18 acres of hillside views, open space and jurisdictional waterways existing on the site. The General Plan encourages this type of design when preservation of natural resources is desired. The overall density of the project is about 4.86 units/acre which falls within the density range allowed by the Medium Density Residential (MDR) land use designation.

Staff completed its first design review (site plan, architecture, landscaping, etc.) of the proposed project and forwarded those comments to the Applicant. In reviewing the proposed architecture, staff raised questions to the Applicant about the proposed design theme. Staff felt it did not truly reflect the rural/ranch design theme desired by our community and the 2008 Visioning document.

In a design review meeting with the Applicant, the architect felt the project did reflect a rural design theme. Since we could not come to a mutual agreement on this, it was agreed that staff would bring the proposed architectural design to a study session with the

Planning Commission. This would allow the Applicant to present the project and get feedback from the Planning Commission, specifically on the architectural design.

It is staff's intent for this study session to be informative. The Commission may not "approve or "deny" the proposed architectural theme, but they may provide feedback and specific comments. The Applicant intends to provide a power point presentation for Commission and the general public.

Staff has provided the colored elevations for Commission consideration in Attachment A & B.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS

- A. Proposed Site Plan Exhibit
- B. Proposed Architectural Elevation Exhibits (Colored Elevations)

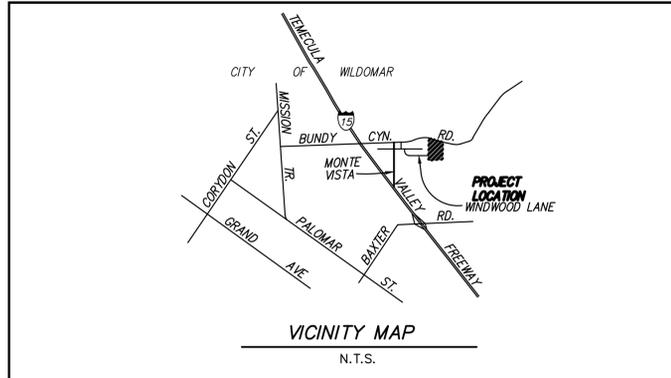
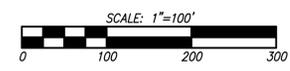
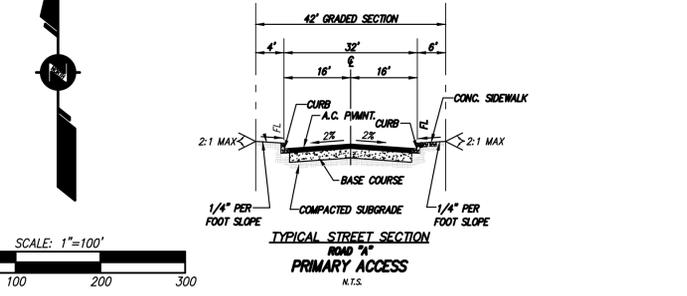
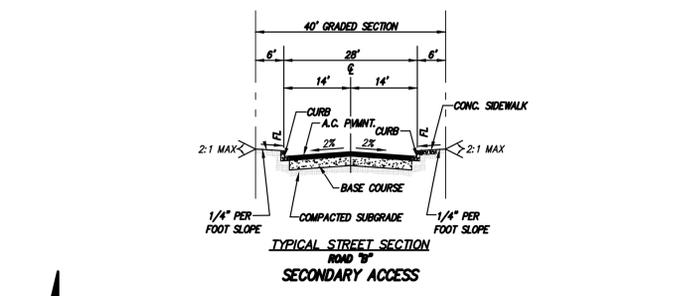
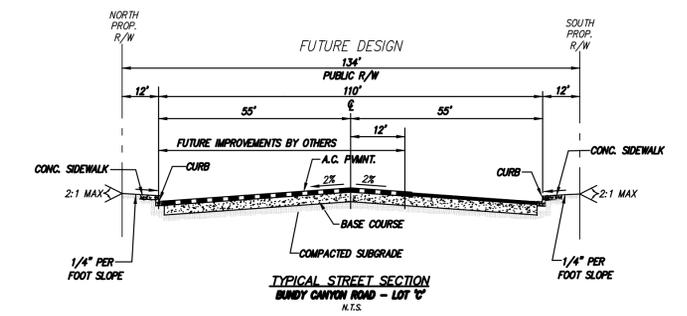
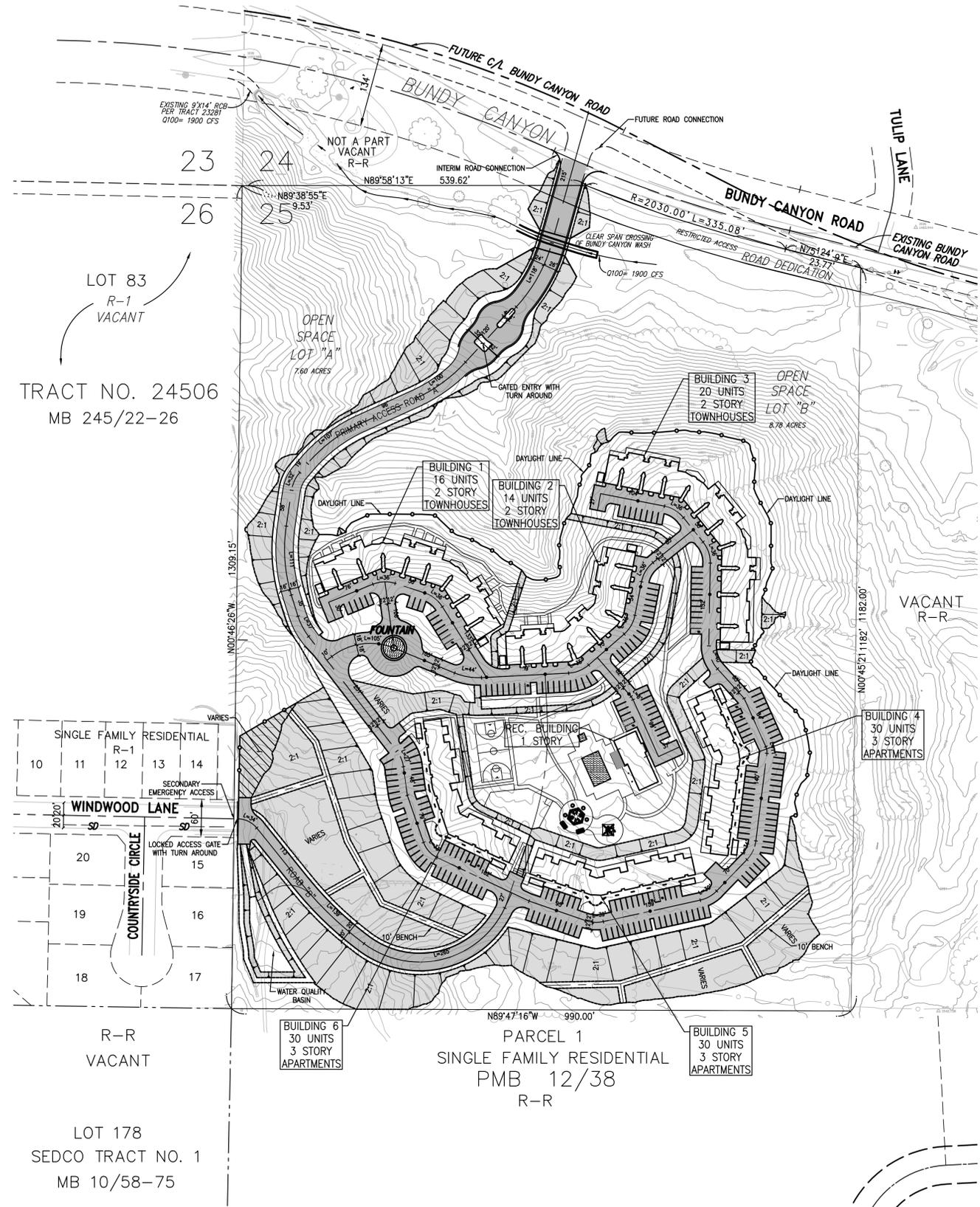
ATTACHMENT A
SITE PLAN EXHIBITS

PLOT PLAN NO. 16-00XX

CITY OF WILDOMAR

PROJECT INFORMATION

OCCUPANCY	R3 (DWELLINGS)			
	U (GARAGES)			
TYPE OF CONSTRUCTION	VA			
INDIVIDUAL UNITS	60 ONE BEDROOM / 1 & 1/2 BATH (APARTMENTS)			
	30 TWO BEDROOM / 2 BATH (APARTMENTS)			
	35 TWO BEDROOM / 2 & 1/2 BATH (TOWNHOMES)			
	15 THREE BEDROOM / 2 & 1/2 BATH (TOWNHOMES)			
	140 TOTAL RENTABLE APARTMENTS			
BUILDING	LEVEL	UNITS	AREA (S.F.)	TOTAL (S.F.)
BUILDING # 1 TOWNHOMES	1 & 2	16	21,337	21,337
BUILDING # 2 TOWNHOMES	1 & 2	14	18,737	18,737
BUILDING # 3 TOWNHOMES	1 & 2	20	26,640	26,640
BUILDING # 4 APARTMENTS	1, 2 & 3	30	27,018	27,018
BUILDING # 5 APARTMENTS	1, 2 & 3	30	27,018	27,018
BUILDING # 6 APARTMENTS	1, 2 & 3	30	27,717	27,717
SUBTOTAL		140	148,467	148,467
TOTAL (6 RESIDENTIAL)				148,467
BUILDING # 7 CLUBHOUSE		1	3,178	3,178
ATTACHED GARAGES		65	16,250	16,250
GRAND TOTAL				167,895



OWNER: BOB TAGHDIRI ET. AL.
3112 BOSTONIAN DRIVE
LOS ALAMITOS, CALIFORNIA
(310) 596-9125

APPLICANT: DICK DARLING - HUFSDAR INVESTORS, LLC.
P.O. BOX 6579
WEST LAKE VILLAGE, CA 91359
(805) 241-5007

ENGINEER AND EXHIBIT PREPARER:
GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA. 92596
PHONE: (951) 288-0601

ASSESSOR'S PARCEL NUMBER:
367-250-008 - 28.28 ACRES TOTAL PROJECT AREA

UTILITIES PURVEYORS:

AGENCY SERVING THE AREA	FACILITIES PRESENT	LOCATION
ELECTRIC: SOUTHERN CALIFORNIA EDISON	YES	BUNDY CANYON & WINDWOOD
GAS: SOUTHERN CALIFORNIA GAS CO.	YES	BUNDY CANYON & WINDWOOD
TELEPHONE: VERIZON	YES	BUNDY CANYON & WINDWOOD
CABLE TV: TIME WARNER	YES	BUNDY CANYON & WINDWOOD
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES	BUNDY CANYON & WINDWOOD
SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES	BUNDY CANYON & WINDWOOD
SCHOOL DIST: LAKE ELSINORE UNIFIED SCHOOL DISTRICT		BUNDY CANYON & WINDWOOD

LEGAL DESCRIPTION:
BEING A PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EARTHWORK:
THIS PROJECT WILL BE A "BALANCED EARTHWORK" DESIGN OF 400,000 CY ± WITH NO EXPORT OR IMPORT OF GRADING MATERIAL.

ZONING:

EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL
EXISTING ZONING: R-R
PROPOSED ZONING: R-3
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 2 TO 5 D.U. / ACRE

GENERAL NOTES:

DEVELOPMENT WILL CONSIST OF 140 RENTAL DWELLING UNITS - 50 TOWNHOMES AND 90 APARTMENTS. THESE UNITS WILL BE PROCESSED AS A PLOT PLAN.

DRAINAGE: DEVELOPMENT OF SITE WILL PERPETUATE EXISTING DRAINAGE PATTERNS. DEVELOPMENT WILL DRAIN TO WATER QUALITY BASINS AND BUNDY CANYON WASH WILL BE BRIDGED AND NOT BE DISTURBED.

GRADING: GRADING WILL CONFORM TO THAT SHOWN ON THIS PLOT PLAN.

STREETS: ALL STREETS WITHIN THIS TRACT WILL BE CONSTRUCTED PER THE CITY OF WILDOMAR STANDARDS.

LIGHTING: ALL LIGHTING WILL CONFORM TO CHAPTER 8.64 LIGHT POLLUTION CODE.

PREPARED: DECEMBER 2015.

PROJECT IS NOT LOCATED IN SPECIFIC PLAN, NOT IN SPECIAL STUDIES ZONE OR SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS. NO WELLS EXIST ON PROPERTY.

OPEN SPACE MAINTENANCE
OPEN SPACE LOTS WILL BE MAINTAINED BY PROPERTY MANAGEMENT.

AERIAL TOPOGRAPHY
THE TOPOGRAPHY IS BASED ON FLOWN TOPOGRAPHIC MAPPING 2003 AND FIELD VERIFIED IN 2015.

FLOOD PLAIN DESIGNATION
THIS SITE IS IN FLOOD ZONE "X" - FEMA PANEL 06065C 2044G
THIS PROJECT IS IN THE SANTA MARGARITA WATERSHED DRAINAGE AREA.
THIS LAND IS NOT SUBJECT TO OVERFLOW AND INUNDATION OR FLOOD HAZARD.

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

All that portion of the Northwest Quarter of the Northwest quarter of section 25, Township 6 South, Range 4 West, San Bernardino Base and Meridian, and particularly described as follows:

Beginning at the Northwest corner of the Northwest quarter of the Northwest quarter of section 25; thence Southerly along the Westerly line of the Northwest quarter of the Northwest quarter, 1320 feet to the Southwest quarter thereof; thence East along the Southerly line thereof, 990 feet; thence Northerly and parallel to the Westerly line of section 25, to the centerline of Bundy Road; thence Northwesterly along the centerline of said road to its intersection with the Northerly line of said section 25; thence Westerly along the Northerly line of said section to the point of beginning; Excepting therefrom that portion thereof included in roads. APN: 367-250-008

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

MARK BY	DATE	REVISIONS	APPR. DATE	CITY



CITY OF WILDOMAR

ACCEPTED BY: Daniel A. York, Director of Public Works
City Engineer, PE 43212

Date: 12/31/2017

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL

GRANT W. BECKLUND
C 23737
Exp. 12/31/2017
CIVIL
STATE OF CALIFORNIA

GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA 92596
(951) 288-0601

PREPARED BY: GRANT W. BECKLUND
R.C.E. No. 23737
EXP. 12/31/2017

BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS PERFORMED ON (date) BY (surveyor) L.S. (number), EXP. (date)

SCALE: H: As Noted v: As Noted

PLOT PLAN NO. 16-00XX
CITY OF WILDOMAR
BUNDY CANYON RESORT APARTMENTS
DATE PREPARED DECEMBER 2015

SHEET No. **1**
OF 1 SHTS

ATTACHMENT B

COLORED ARCHITECTURAL ELEVATION EXHIBITS



RESIDENTIAL COMPOUND
140 UNITS BUNDY CANYON
ROAD & TULIPE LANE,
WILDOMAR, CALIFORNIA

OWNER
HUSDAR INVESTORS, LLC.
30770 RUSSEL RANCH ROAD.
WESTLAKE VILLAGE, CALIFORNIA

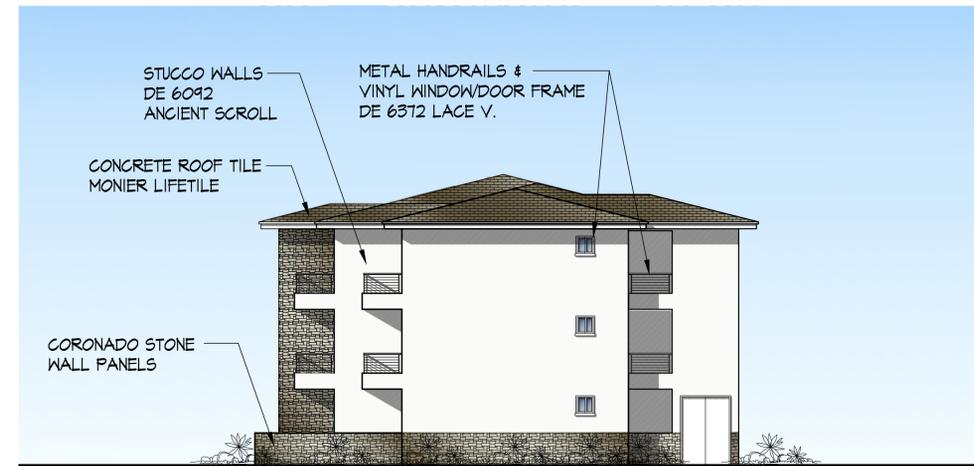
ARCHITECT: GIORGIO DAZZAN & ASSOCIATES
9424 DAYTON WAY
BEVRLY HILLS, CALIFORNIA



FRONT COLORED ELEVATION BLDG 4 (TYPICAL)
SCALE: 3/32" = 1'-0"



RIGHT COLORED ELEVATION BLDG 4 (TYPICAL)
SCALE: 3/32" = 1'-0"



LEFT COLORED ELEVATION BLDG 4 (TYPICAL)
SCALE: 3/32" = 1'-0"



REAR COLORED ELEVATION BLDG 4 (TYPICAL)
SCALE: 3/32" = 1'-0"

**RESIDENTIAL
COMPOUND OF
140 UNITS**

Bundy Canyon Road
at Tulip Lane
City of Wildomar, CA.

Owner
Husdar Investors, LLC.
Richard Darling, Manager

30770 Russel Ranch Road,
Suite 1
West Lake Village, CA. 91362

Architect
**Giorgio Dazzan &
Associates**

9424 Dayton Way, Suite 217
Beverly Hills, California 90210
Tel.(310)247-8563

All Ideas, designs, arrangements and plans indicated or represented by this drawing are owned by Giorgio Dazzan & Associates and were created, evolved and developed for use on and in connection with the specific project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Giorgio Dazzan & Associates.

Civil Engineer
Grant Becklund

30811 Garbani Road
Winchester, CA. 92596
Tel.(951) 288-0601

Landscape Architect
Alhambra Group

41635 Enterprise Circle N. Ste C
Temecula, CA 92590
Tel.(951) 296-6802

REVISION : DATE :

SHEET TITLE :
COLORED ELEVATIONS
(TYPICAL)

APARTMENTS
BUILDING #4 TOTAL 30 UNITS

SCALE : AS SHOWN

DRAWN : LEVI

DATE : 12.11.15

PROJECT NO. : 15-111

SHEET NO.



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.2
GENERAL BUSINESS
Meeting Date: April 6, 2016

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: 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 (VLDR) 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).

STAFF REPORT

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.

BACKGROUND/DESCRIPTION:

The Applicant, Mr. Dennis Standrod, has submitted a Pre-Application Review (PAR) for a proposed General Plan Amendment (GPA) on a 2.01 acre site located at the southwest corner of Palomar Street and Corduroy Road (APN: 380-170-017). The Preliminary proposal consists of a land use change from the existing designation of Very Low Density Residential (VLDR, 1 unit/acre) to High Density Residential (HDR, 8 – 14 units/acre).

The general plan amendment is needed to facilitate a proposed 24 unit multi-family apartment project just north of World Harvest Church. The project would result in an overall density of about 12 units/acre which represents about a 1200% increase over the existing/allowed density.

A vicinity map/exhibit showing the site location is provided on the following page.

Vicinity/Location Map



PROJECT ANALYSIS

As discussed in these sections, the initiation of a general plan amendment by a property owner/applicant first requires the order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council. Prior to making a decision on the general plan amendment initiation by the City Council, the Planning Commission must first have an opportunity to review the request and provide specific comments/concerns to the Council.

Hence, staff has brought this request forward to the Commission for review and comment. Once the Council adopts an order to initiate a general plan amendment, the amendment process then follows the standard process outlined by state law and Section 17.08.010 and 17.08.100 of the Zoning Ordinance in processing a general plan amendment and any other applicable applications.

General Plan Amendment Proposal:

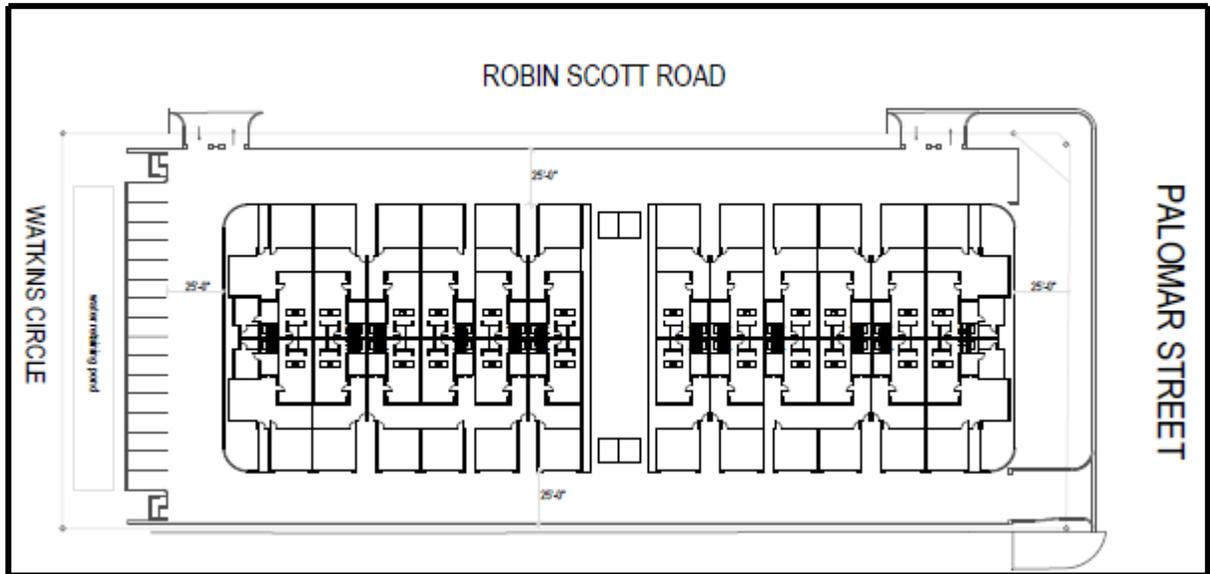
The proposal from VLDR to HDR desired by the Applicant is needed to accommodate a potential 24 unit multi-family apartment project. The proposed project would also require a Change of Zone from R-R (Rural Residential) to R-3 (General Residential), a Plot Plan for development of the site, and a complete CEQA analysis. The exhibit below shows the existing general plan land use designation for the site and surrounding areas.

Existing Gen. Plan Land Use Designation Exhibit



While not part of the GPIP proposal/review, a copy of the preliminary site plan provided by the Applicant is shown below for reference.

Preliminary Site Plan/Floor Plan Exhibit



Four architectural floor plan diagrams are shown, arranged in two rows of two. The top row shows two different unit layouts, and the bottom row shows two more. Each diagram illustrates the room divisions, including bedrooms, bathrooms, living areas, and kitchen spaces. The diagrams are technical drawings showing walls, doors, and furniture placement.

PROJECT DESCRIPTION	
USE: Apartments	STYLE: Craftsman
TYPE Two story unit w/interior stairway adjacent two car garage.	MATERIAL Stucco w/ Ledgerstone veneer

Unit breakdown	PROJECT DATA	Site Area Calcs.
2 bedroom units 20	1st floor 680 sq. ft.	Building 1: 15,744 sq. ft.
2 bedroom units	2nd floor 594 sq. ft.	Building 2: 15,744 sq. ft.
3 bedroom units 4	1st floor 908 sq. ft.	Garages: 10,368 sq. ft.
3 bedroom units	2nd floor 594 sq. ft.	
Detach 2 garage 24	Garage 432 sq. ft.	
PARKING		PROPOSED 41,856 sq. ft.
48 Covered	Lot area 87555.6 sq. ft.	
24 Open	Lot Lfp area 41,856 sq. ft.	
72 Total	41,856 sq. ft. is 47.8 percent of 87,555.06	

In providing comments to the City Council on this proposed general plan amendment, the Commission may consider the planning issues described below and other issues/concerns it deems important to share with the Council. For example:

- Land use and density compatibility with surrounding properties;
- Proposed density increase from VLDR (1 unit/acre) to HDR (12 units/acre) in a predominantly low to medium density neighborhood;
- Traffic impacts resulting from a higher density, multi-family apartment project;
- Environmental concerns associated with higher density residential development on this site.

Any direction given to the applicant does not imply that the proposed amendment will be supported by staff or approved by the Commission and Council. The applicant can move forward at his/her own risk. The general plan amendment application, and all other applicable development applications, are required to go through the complete development review process, and is subject to a full public hearing before the Planning Commission and City Council, along with the CEQA environmental review document, and community meetings.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica Vega
Assistant City Attorney

ATTACHMENTS

none