



## **CITY OF WILDOMAR PLANNING DIRECTOR HEARING AGENDA**

Planning Director – Matthew C. Bassi

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### **PLANNING DIRECTOR MEETING OF WEDNESDAY, April 24, 2013 AT 2:00 P.M.**

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

#### **CALL TO ORDER**

#### **PUBLIC COMMENTS**

This is the time for citizens to comment on issues not on the agenda. Under the provision of the Brown Act, the Planning Director is prohibited from discussing or taking action on items not on the agenda. Each speaker is asked to fill out a "Public Comments Card" (located on the table by the Chamber door) and give the card to the Planning Director prior to the start of the meeting. Lengthy testimony should be presented to the Planning Director in writing (3 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Planning Director encourages citizens to address them so the questions and/or comments can be heard.

#### **1.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine. There will be no separate discussion of these items unless the Planning Director, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

- March 20, 2013 Planning Director hearing minutes

#### **2.0 PUBLIC HEARINGS:**

##### **2.1 Plot Plan No. 11-0188:**

Planning Director consideration of a proposed Plot Plan for the construction of a 2,400 square-foot accessory structure for garage/storage purposes on 2.21 acres within the R-R (Rural Residential) zone located at 33205 Wilson Street (APN 382-220-018).

#### **RECOMMENDATION:**

Staff recommends the Planning Director adopt Resolution No. 13-02 entitled:

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303.E (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 11-0188 TO CONSTRUCT A 2,400 SQUARE-FOOT ACCESSORY STRUCTURE FOR GARAGE/STORAGE PURPOSES ON 2.21 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 33205 WILSON STREET (APN: 382-220-018)**

**STAFF COMMUNICATIONS**

This portion of the agenda is reserved for Planning Director to make comments on items not on the agenda, and/or for the Planning Director to request information from planning department staff.

**FUTURE AGENDA ITEMS**

**ADJOURNMENT**

The Planning Director meeting is hereby adjourned.

**RIGHT TO APPEAL:**

Any decision of the Planning Director may be appealed to the Planning Commission provided the required appeal application and the \$964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Director action on any given project.

**REPORTS:**

All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. Any writings or documents provided to the Planning Director regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

**ADDITIONS/DELETIONS:**

Items of business may be added to the agenda upon a decision of the Planning Director finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Planning Director.

**ADA COMPLIANCE:**

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

**POSTING STATEMENT:**

On April 19, 2013, a true and correct copy of this agenda was posted at the three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.

## 1.0 CONSENT CALENDAR



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**CITY OF WILDOMAR**  
**OFFICIAL PLANNING DIRECTOR HEARING MINUTES**  
**REGULAR DIRECTOR MEETING OF March 20, 2012**

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**CALL TO ORDER** The Director's Hearing was called to order by Planning Director Matthew Bassi at 2:00 P.M. at the Wildomar City Hall, Council Chambers.

Staff Present:           Matthew Bassi, Planning Director  
                                  Alfredo Garcia, Assistant Planner

**PUBLIC COMMENT:** There were no public comments.

**1.0   CONSENT CALENDAR:**

Approval of the November 7, 2012 Planning Director hearing minutes.

**2.0   PUBLIC HEARING ITEMS:** The Director of Planning will review the proposed request, receive public input and consider action for the following items:

**2.1   MINOR PLOT PLAN 12-0396:** An application to approve a proposed 960 square-foot detached accessory structure to be used for personal storage on a 0.46 acre site located at 32861 Ridge Oak Road, Wildomar, California (APN: 368-252-008).

Assistant Planner Alfredo Garcia made a brief presentation regarding the site plan and architecture.

David Glockner, Applicant spoke in favor of the project.

**PLANNING DIRECTOR ACTION:**

**2.2** Planning Director Bassi approved Minor Plot Plan 12-0396 subject to the findings and conditions for a proposed 960 square-foot detached accessory structure to be used for personal storage on a 0.46 acre site located at 32861 Ridge Oak Road, Wildomar, California (APN: 368-252-008).

**ADJOURNMENT**

The Director's Hearing was adjourned at 2:13 PM by Planning Director Bassi.

Minutes Approved By:

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Matthew Bassi, Planning Director

## 2.0 PUBLIC HEARINGS

**CITY OF WILDOMAR – PLANNING DIRECTOR MEETING**  
**Agenda Item # 2.1**  
**PUBLIC HEARING**  
**Meeting Date: April 24, 2013**

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**TO:** Planning Director

**FROM:** Alfredo Garcia, Assistant Planner

**SUBJECT:** **Plot Plan No. 11-0188 (McElrath Accessory Structure):**  
Planning Director consideration of a proposed Plot Plan for the construction of a 2,400 square-foot accessory structure for garage/storage purposes on 2.21 acres within the R-R (Rural Residential) zone located at 33205 Wilson Street (APN 382-220-018)

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**RECOMMENDATION:**

Staff recommends the Planning Director adopt Resolution No. 13-02 (Attachment A) entitled:

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303.E (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 11-0188 TO CONSTRUCT A 2,400 SQUARE-FOOT ACCESSORY STRUCTURE FOR GARAGE/STORAGE PURPOSES ON 2.21 ACRES WITHIN THE R-R (RURAL RESIDENTIAL) ZONE LOCATED AT 33205 WILSON STREET (APN: 382-220-018)**

**PROJECT DESCRIPTION:**

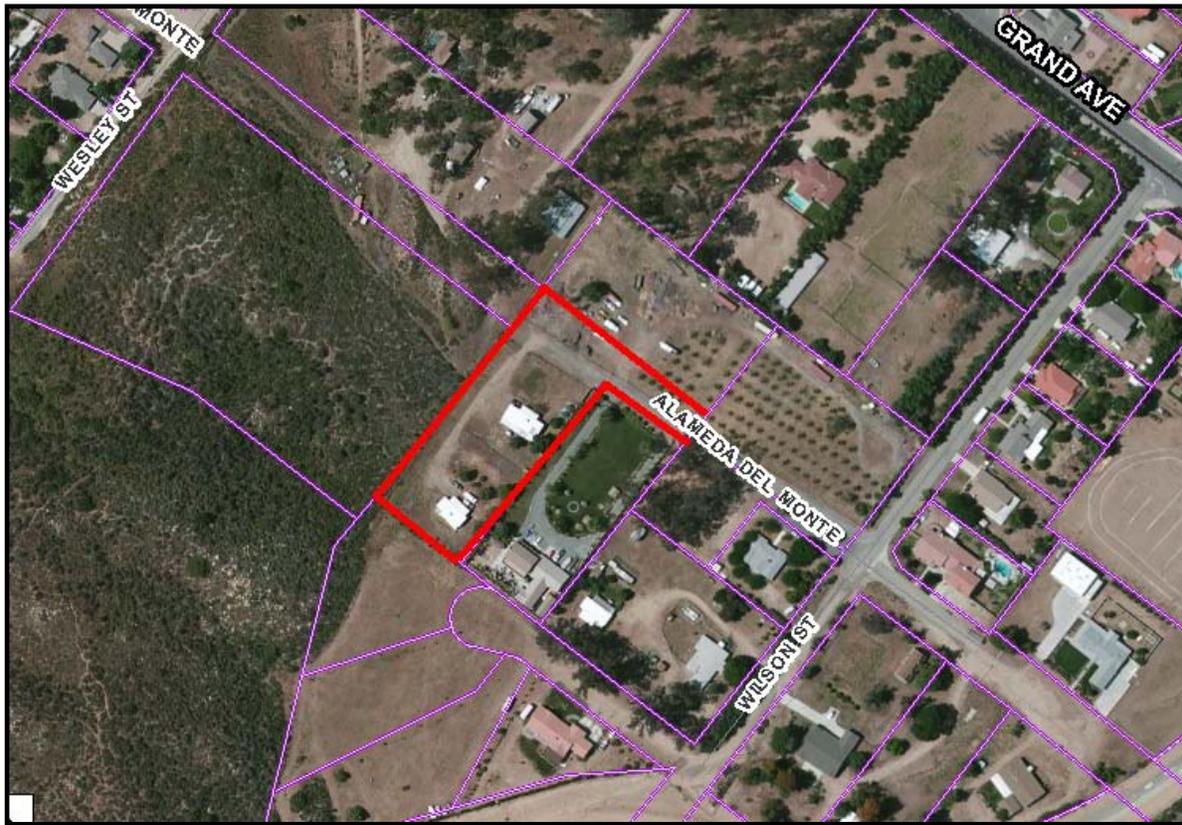
On June 8, 2011, the applicant representative submitted a plot plan application for a proposed two (2) story 2,400 square-foot-detached accessory structure. The owner currently has an existing 1,440 square foot dwelling and a second dwelling of the same size on the property and will be utilizing the structure to store personal items and recreational vehicles. The subject property is located at 33205 Wilson Street. (Attachment B, Site Plan).

**DISCUSSION / ANALYSIS:**

The proposed structure will be located on a parcel which is 2.21 acres. The building is 40 feet wide by 60 feet long and 35 feet in height. The building will be two story, wood framed with a stucco finish and will be enclosed with a 14 foot wide rolling garage door on the South elevation and three (3) 3-foot wide windows.; two (2); eight 8 foot-wide roll up doors with two (2) sliding glass doors on the second floor , which are six (6) feet in width located on the North elevation; six (6) fixed 2 x 2 windows on the East elevation and six (6) 2 x 2 fixed windows with two (2) three (3) foot wide doors on the West elevation (Attachment C, Elevations). The applicant has indicated that although currently there are two (2) mobile homes on the property. The applicant is in the process of developing working drawings for two stick built homes; which will all match

the proposed accessory structures building materials which will be Alexandria Beige for the stuccoed walls , Desert Shadows for the fascia and Monsier “S” tiles for the roof.

The following is an aerial view of the project site for reference.



The table below provides a compliance summary of the project as it relates to code requirements and standards:

**Table 1- Development Standards**

Development standard	Zoning Code Standard	Proposed Project Specifics	Meets Code Requirements
Font setbacks	20 feet	166 feet	Yes
Side setbacks	5 feet	44 and 67 feet	Yes
Rear setback	10 feet	103 feet	Yes
Building height	35feet	35 feet	Yes
Distance from main dwelling unit	10 feet	15 feet	Yes

The table and maps below outlines adjacent land uses as well as General Plan and Zoning information for the subject and surrounding properties.

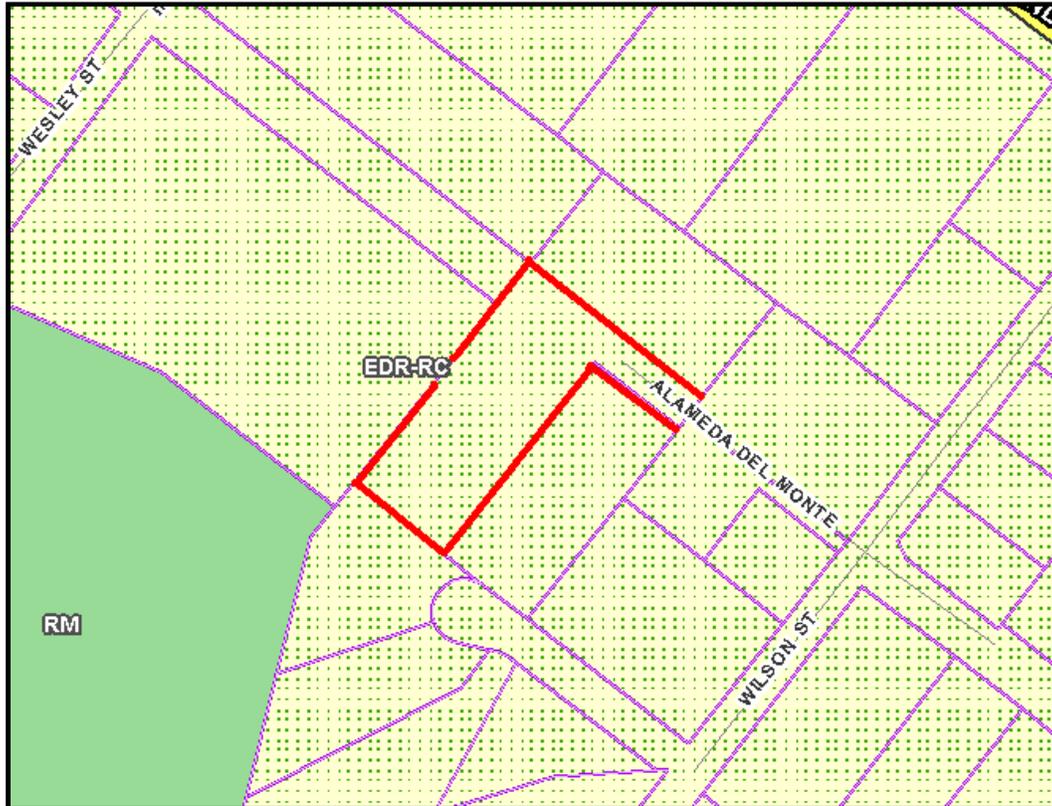
**Table 2- Property Survey**

ADJACENT ZONING AND LAND USE			
Location	Current Use	GPLUD	Zoning
Subject Property	Residential	EDR-RC	R-R
North	Vacant	EDR-RC	R-R
South	Residential	EDR-RC	R-R
East	Vacant	EDR-RC	R-R
West	Residential	EDR-RC	R-R

Zoning Map (Rural Residential)



General Plan Map (Estate Density Residential)



As a result, staff recommends that the Planning Director approve Plot Plan Application 11-0188, subject to the following findings:

**ENVIRONMENTAL ASSESSMENT:**

A review of the potential environmental impacts was conducted for Plot Plan No. 11-0188. The Planning Department recommends that the Planning Director hereby find and determine that Plot Plan No. 11-0188, to construct a 2,400 square-foot accessory structure in the R-R (Rural Residential) zone will not have a significant impact on the environment and is hereby Categorically Exempt in accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

**REQUIRED FINDINGS:**

- A. The proposed use is consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

The proposed use is consistent with the City of Wildomar General Plan and the Municipal Code. The applicant has submitted a plot plan application to propose a 2,400 square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Code, an accessory building is an allowed use in the Rural Residential (R-R) Zone provided

that the proposed structure meets the development standards. The building will be setback more than 20 feet from the front property line which is consistent with zone requirements. Additionally, the building will not be higher than the allowed 35 feet and it will be located more than 10 feet away from the main dwelling.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

The proposed construction by Plot Plan 11-0188 application consists of a 2,400 square foot proposed detached accessory structure to be used for storage purposes on a 2.21 acre site. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area. The structure will be built following all setback requirements for the property, main dwelling unit, and the existing septic system.

- C. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

- D. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

The proposed project has been designed to conform to a logical pattern of development as envisioned by the General Plan. The properties to the north, south, east and west have a General Plan Land Use Designation of Estate Density Residential and are zoned for Rural Residential.

### **STAFF RECOMMENDATION**

Staff recommends the Planning Director adopt Resolution No. 13-02 (Attachment A) approving a Categorical Exemption in accordance with Section 15303.E (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and approving Plot Plan No. 11-0188, subject to conditions.

Respectfully Submitted,

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Alfredo Garcia  
Assistant Planner

### **ATTACHMENTS:**

- A. Resolution No. 13-02, Approving Plot Plan No. 11-0188  
Exhibit 1 – Conditions of Approval

Plot Plan No. 11-0188  
April 24, 2013  
Page 6

- B. Site Plan
- C. Floor plan
- D. Elevations

## **ATTACHMENT A**

**Resolution No. 13-02**

**PC RESOLUTION NO. 13-02**

**A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A CATEGORICAL EXEMPTION PER SECTION 15303.E (NEW CONSTRUCTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING PLOT PLAN NO. 11-0188 TO CONSTRUCT A 2,400 SQUARE-FOOT ACCESSORY STRUCTURE FOR GARAGE/STORAGE PURPOSES ON 2.21 ACRES WITHIN THE R-R (RURAL AGRICULTURAL) ZONE LOCATED AT 33205 WILSON STREET (APN: 382-220-018)**

**WHEREAS**, the Planning Department has received an application for Plot Plan No. 11-0188 to construct a 2,400 square-foot accessory structure on a 2.21 acre site located at 33205 Wilson Street filed by:

Applicant/Owner: Jeff Mcelrath  
Project Location: 33205 Wilson Street  
APN: 382-220-018  
Lot Area: 2.21 acres

**WHEREAS**, the City of Wildomar Planning Director has the authority in accordance with the provisions of the Wildomar Zoning Ordinance to take action on Plot Plan No. 11-0188; and

**WHEREAS**, on April 10, 2013, the City gave public notice of the April 24, 2013 Planning Director hearing by mailing said notice to adjacent property owners within 300-foot radius of the project site, notifying adjacent residents of a public hearing for the proposed Plot Plan No. 11-0188 to be considered at the Planning Director hearing; and

**WHEREAS**, on April 10, 2013, the City published a legal notice in The Californian, a newspaper local circulation, notifying the public of the holding of a public hearing for the proposed Plot Plan No. 11-0188 to be considered at the Planning Director hearing; and

**WHEREAS**, on April 24, 2013, the City of Wildomar held a noticed Planning Director public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Plot Plan No. 11-0188, and at which time the Planning Director considered the proposed Plot Plan.

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

**SECTION 1. ENVIRONMENTAL FINDINGS.**

A review of the potential environmental impacts was conducted for Plot Plan No. 11-0188. The Planning Department recommends that the Planning Director hereby find and determine that Plot Plan No. 11-0188, to construct a 2,400 square-foot accessory structure in the R-R (Rural Residential) zone will not have a significant impact on the environment and is hereby Categorically Exempt in accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

## **SECTION 2. REQUIRED FINDINGS.**

- A. The proposed use is consistent with the Zoning Code, General Plan, the Subdivision Ordinance and the City of Wildomar Municipal Code.

The proposed use is consistent with the City of Wildomar General Plan and the Municipal Code. The applicant has submitted a plot plan application to propose a 2,400 square-foot detached accessory structure to be used for storage purposes in the Rural Residential (R-R) zone. Pursuant to Section 17.172.130 of the Wildomar Zoning Code, an accessory building is an allowed use in the Rural Residential (R-R) Zone provided that the proposed structure meets the development standards. The building will be setback more than 20 feet from the front property line which is consistent with zone requirements. Additionally, the building will not be higher than the allowed 35 feet and it will be located more than 10 feet away from the main dwelling.

- B. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare.

The proposed construction by Plot Plan 11-0188 application consists of a 2,400 square foot proposed detached accessory structure to be used for storage purposes on a 2.21 acre site. The proposed project is designed with consideration for the protection of the public health, safety, and general welfare of the City of Wildomar and surrounding area. The structure will be built following all setback requirements for the property, main dwelling unit, and the existing septic system.

- C. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

## **SECTION 3. PLANNING DIRECTOR ACTIONS.**

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

1. Notice of Exemption. That the City Council make a determination that Plot Plan No. 11-0188 is Categorically Exempt in accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and direct the Planning Department to file a Notice of Exemption with the Riverside County Clerk; and
2. Approval of Plot Plan. That the Planning Director adopt Resolution No. 13-02 approving Plot Plan No. 11-0188, subject to conditions, attached hereto and incorporated herein by reference as Exhibit 1.

**PASSED, APPROVED AND ADOPTED** this 24th day of April, 2013 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Matthew C. Bassi  
Planning Director

**ATTEST:**

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Alfredo Garcia  
Minutes Secretary

# EXHIBIT 1

## CONDITIONS OF APPROVAL

<b>Planning Application Number:</b> Plot Plan Application 11-0188	
<b>Project Description:</b> A proposed Plot Plan for the construction of a 2,400 square-foot accessory structure for garage/storage purposes on 2.21 acres within the R-R (Rural Residential) zone located at 33205 Wilson Street	
<b>Assessor's Parcel Number(s):</b> APN 382-220-018	
<b>Approval Date:</b> April 24, 2013	<b>Expiration Date:</b> April 24, 2015

**General Requirements:**

1. Approval of Plot Plan No. 11-0188 shall expire on April 24, 2015 (2 years after project approval) if the building permits have not been issued, and work commenced on the accessory structure. The applicant may file for an Extension of Time provided a written request and required filing fee is submitted to the Planning Department at least 30 days prior to the expiration date.
2. No later than April 24, 2013, the applicant shall deliver to the Planning Department a cashier's check or money order made payable to the Riverside County Clerk in the amount of **\$50.00** as required by the Riverside County Clerk's office to file the Notice of Exemption which must be filed no later than April 29, 2013.
3. The applicant shall review and sign below the Acceptance of Conditions of Approval provided by the Planning Department and return the signed page with an original signature to the Planning Department no later than April 29, 2013

a. \_\_\_\_\_

<b>Applicant's Signature</b>	<b>Date</b>
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4. 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 resolution 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, 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. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and the applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the

City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

**Planning Department**

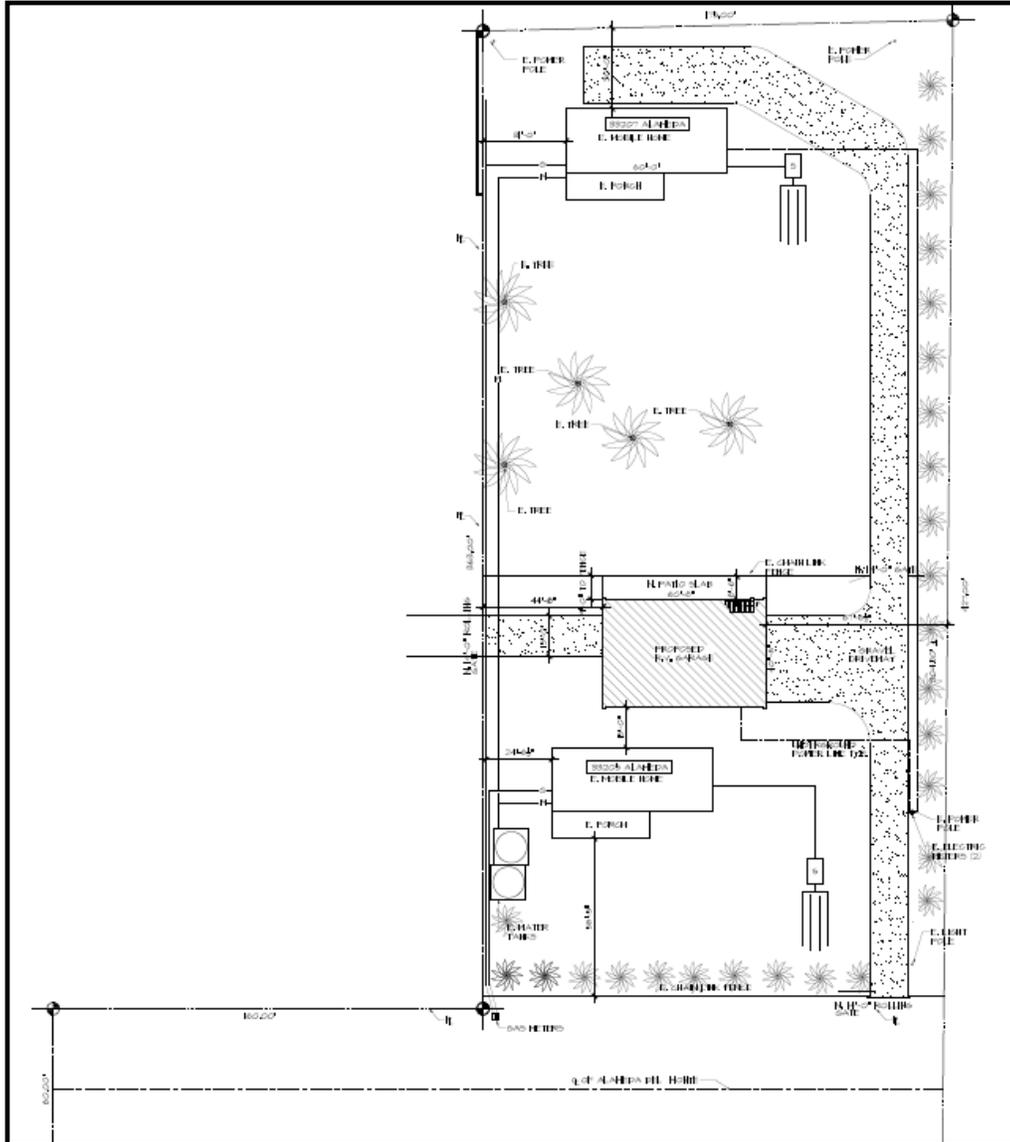
5. In accordance with Section 5.72.020 of the City of Wildomar Municipal Code, no home occupation or any business activities may occur from the accessory structure.
6. The applicant has advised staff that the structure will have stucco walls which will be painted Alexandria Beige. The roof material will be Monier "S" tile" which will all match with the existing main dwellings.
7. Prior to the commencement of any construction, the applicant shall obtain all Building and/or Grading permits from the City of Wildomar Building and Safety Department and comply with all standards and regulations provided by the Building and Safety Department.
8. Prior to the issuance of Building Permits and final inspection, all outstanding balances with the City of Wildomar must be paid in full.
9. The site shall be developed in accordance with the approved site plan dated approved on April 24, 2013, on file in the Planning Department and the conditions contained herein. Any grading shall be in accordance with the California Building Code, the City Grading Ordinance, the approved grading plan, the soils report, and grading practices acceptable to the City.
10. All building construction and design components shall comply with the provisions of the most recent City-adopted edition of the California Building, Plumbing and Mechanical Codes, California Electrical Code, California Administrative Code, and all appropriate City of Wildomar Standards and Codes.

**Public Works/Engineering Department:**

11. Public Works has reviewed the above application and has no additional comments.

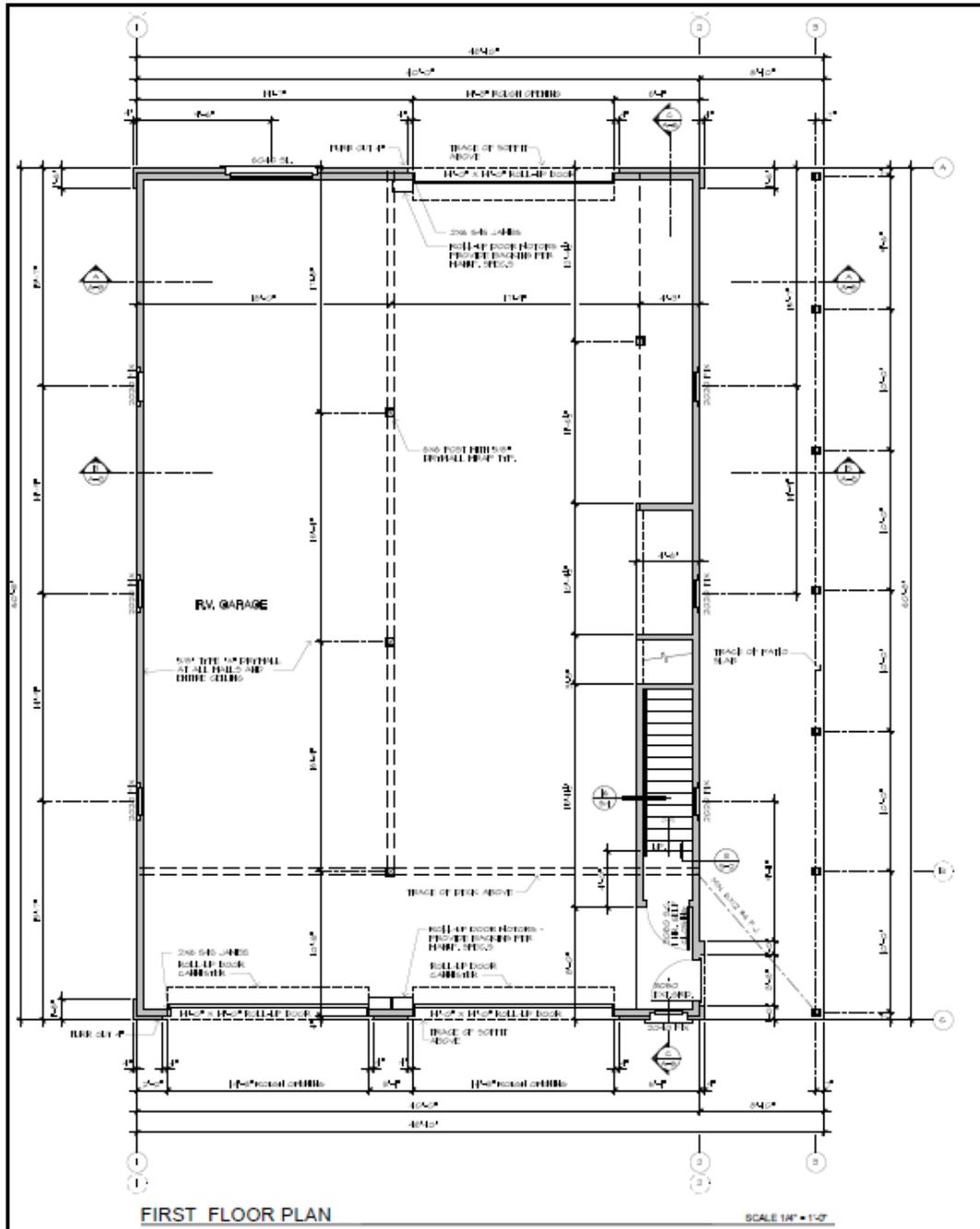
# ATTACHMENT B

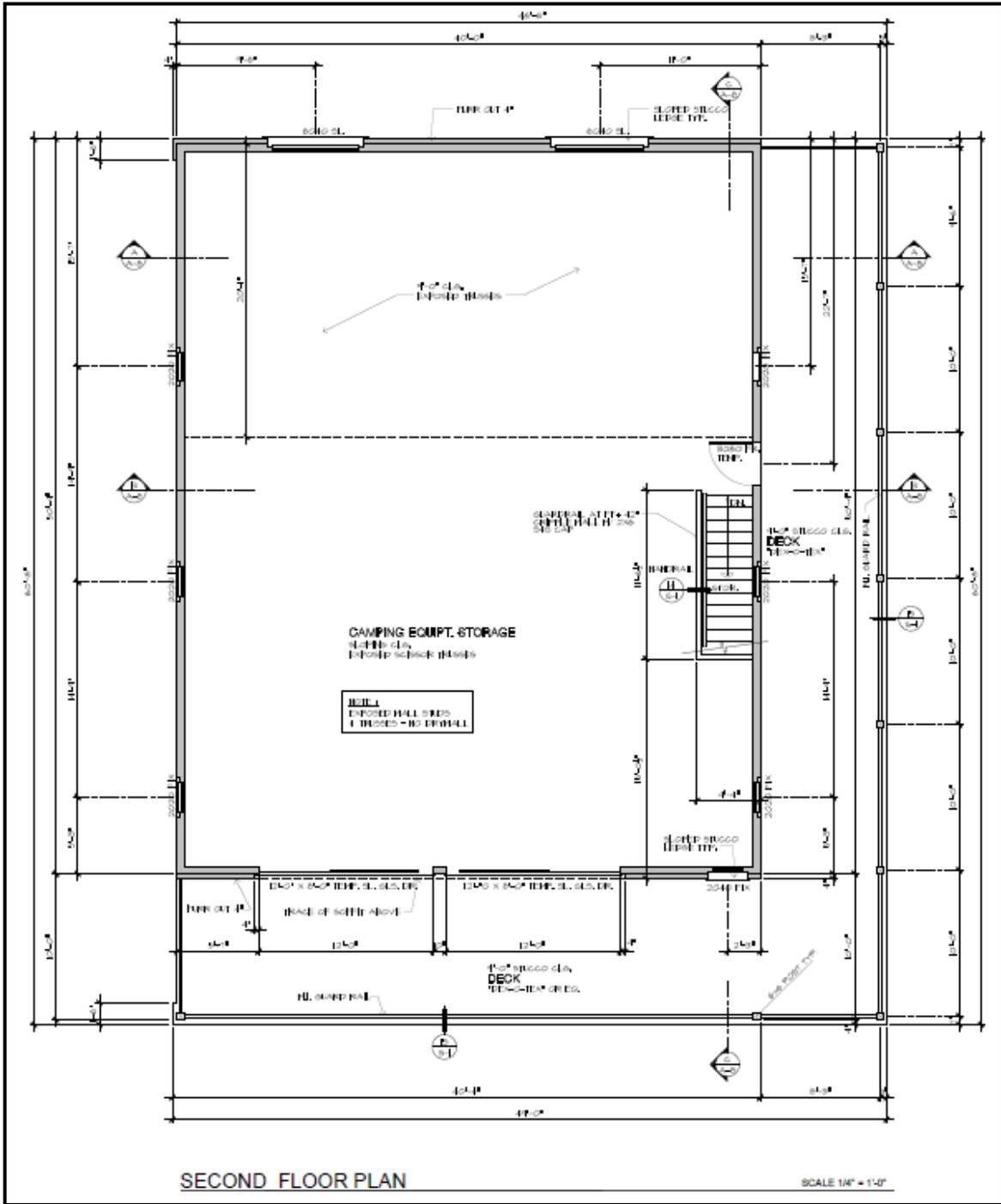
## SITE PLAN

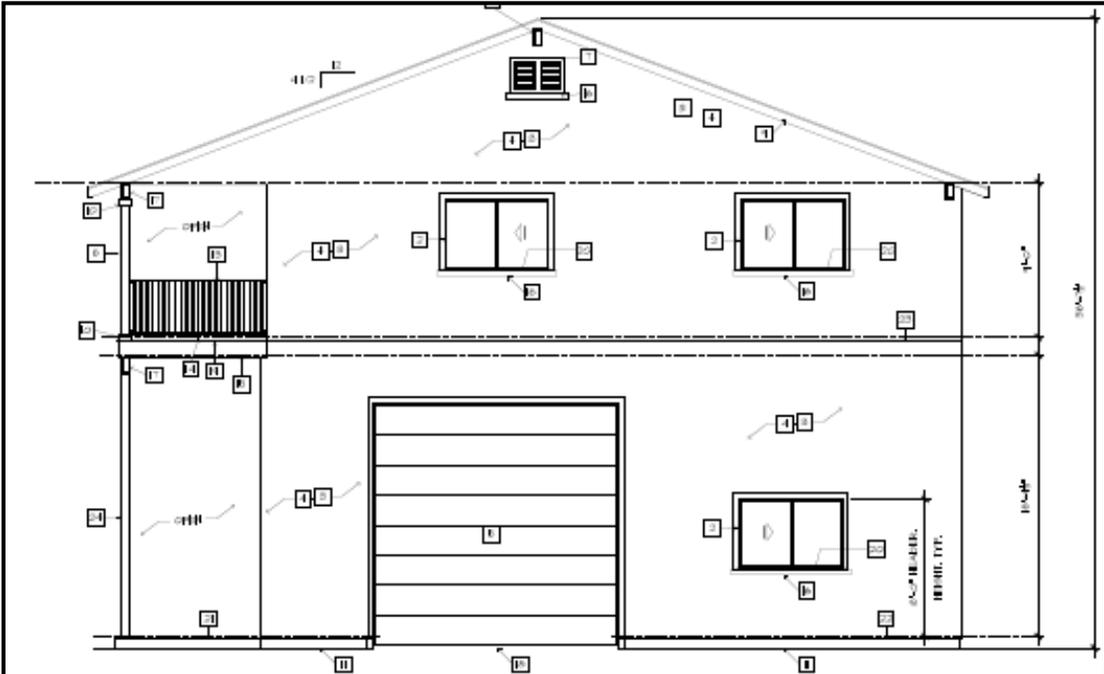


# ATTACHMENT C

## FLOOR AND ELEVATION PLAN

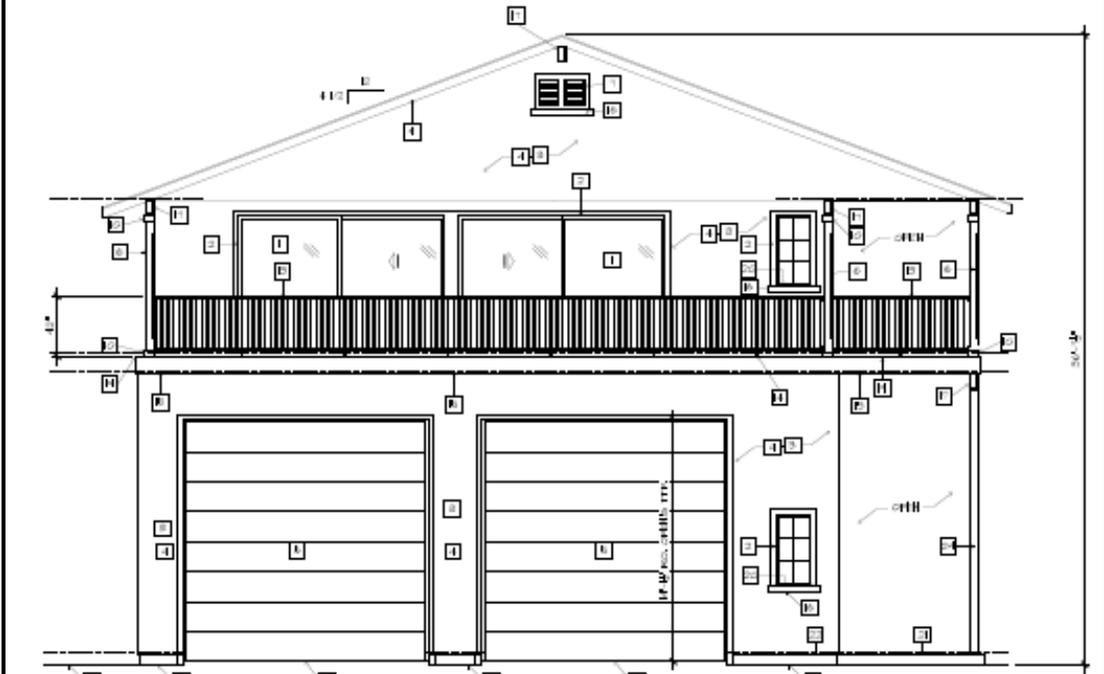






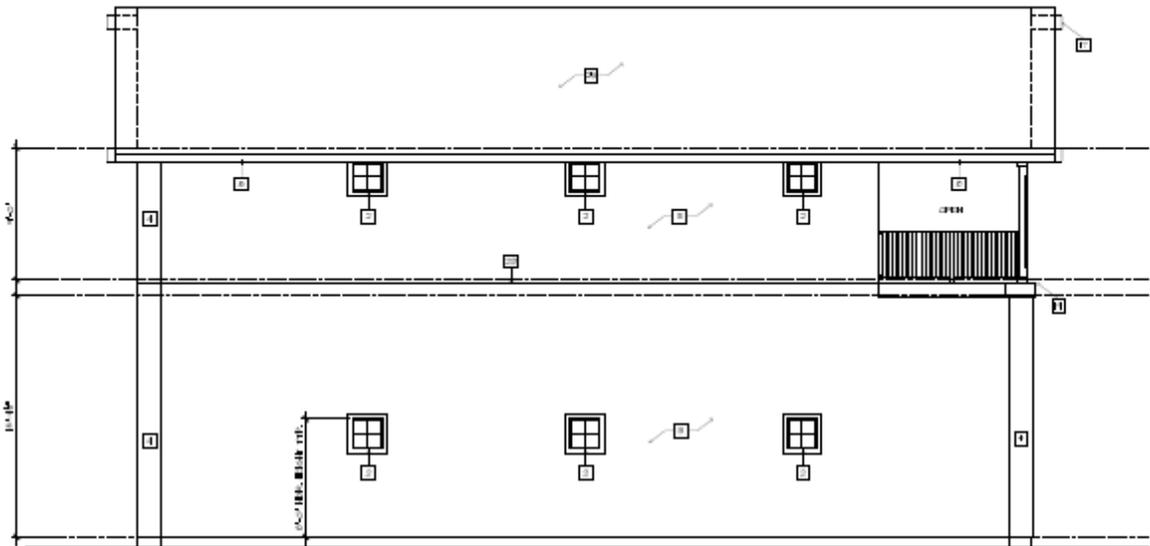
REAR ELEVATION

SCALE 1/4" = 1'-0"



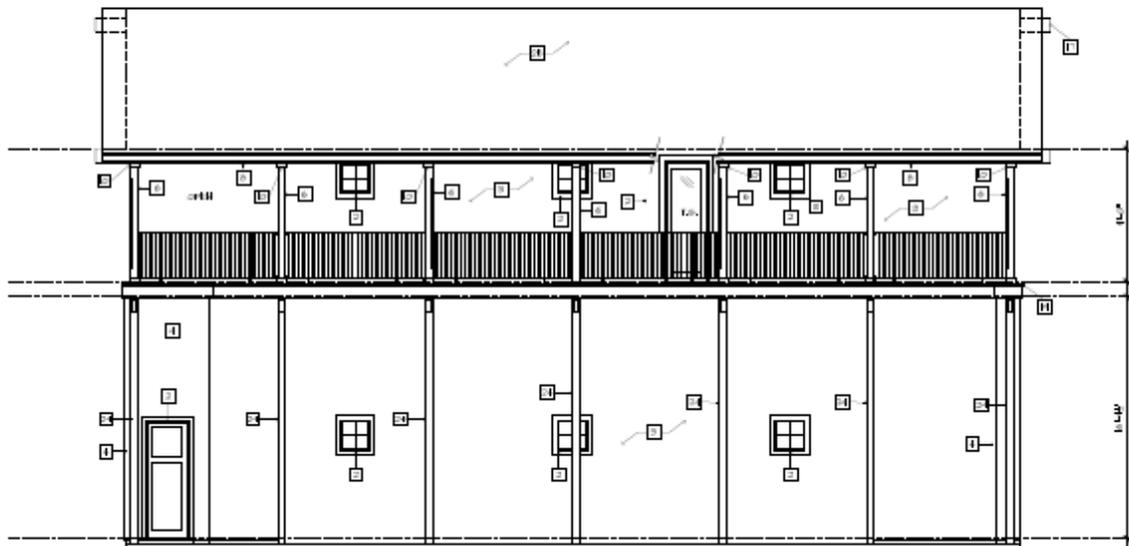
FRONT ELEVATION

SCALE 1/4" = 1'-0"



**LEFT ELEVATION**

SCALE 1/4" = 1'-0"



**RIGHT ELEVATION**

SCALE 1/4" = 1'-0"