CITY OF WILDOMAR

PLANNING COMMISSION AGENDA

Commission Members:

Chairman Harv Dykstra; Vice-Chairman Stan Smith

Michael Kazmier; Robert Devine ; Veronica Langworthy

REGULAR MEETING

WEDNESDAY, MAY 4, 2011 AT 7:00 P.M.

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

CALL TO ORDER - 7:00 PM

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time for citizens to comment on issues not on the agenda. Under the provision of the Brown Act the Planning Commission is prohibited from discussing or taking action on items not on the agenda. Each speaker is asked to fill out a "Public Comments Card" (located on the table by the Chamber door) and give the card to the Planning Commission Chairperson prior to the start of the meeting. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Commission encourages citizens to address them so the questions and/or comments can be heard.

APPROVAL OF AGENDA AS SUBMITTED

1.0 CONSENT CALENDAR

All maters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

1.1. Approval of the April 6, 2011 Planning Commission Minutes

2.0 PUBLIC HEARINGS

2.1 Conditional Use Permit No. 09-0301 (Waite Street Mobile Home Park)

A request by MDMG, Inc on behalf of John Reidy, to establish a 10-unit mobile home park, including adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, on a 1.9 acre site in the R-R (Rural Residential) zone located at 21517 & 21521 Waite Street in the City of Wildomar (APN: 366-182-001, 002, & 057).

RECOMMENDATION:
Staff recommends the Planning Commission adopt Resolution No. 11-03 entitled:

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM, AND APPROVING CONDITIONAL USE PERMIT 09-0301 FOR A 10-UNIT MOBILE HOME PARK LOCATED AT 21517 & 21521 WAITE STREET IN THE CITY OF WILDOMAR (APN 366-182-001, 002, & 057)"

2.2 Zoning Ordinance Amendment No. 11-01

A City initiated Zoning Ordinance Amendment to revise the existing rear yard setback for accessory structures in the R-R (Rural Residential) zone from 20 feet to 10 feet.

RECOMMENDATION:
Staff recommends the Planning Commission adopt Resolution No. 11-02 entitled:

"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 11-01 REVISING THE REAR YARD SETBACK FOR ACCESSORY STRUCTURES IN THE R-R (RURAL RESIDENTIAL) ZONE FROM 20 FEET TO 10 FEET."

3.0 GENERAL BUSINESS ITEMS:

There are no General Business Items to be Considered on the Agenda.

PLANNING DIRECTOR'S REPORT

This item is reserved for the Planning Director to comment or report on items not on the agenda. No action will be taken.

PLANNING COMMISSION COMMUNICATIONS

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

FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Wildomar Planning Commission hereby adjourns to a joint-session meeting with the Wildomar City Council scheduled for May 18, 2011.

RIGHT TO APPEAL: Any decision of the Planning Commission may be appealed to the City Council within ten (10) calendar days after the date of Planning Commission's action.

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

ADDITIONS/DELETIONS: Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Planning Commission.

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

POSTING STATEMENT: On April 29, 2011, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; the U.S. Post Office, 21392 Palomar Street; and the Mission Trail Library, 34303 Mission Trail.