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## CITY OF WILDOMAR OFFICIAL PLANNING COMMISSION REGULAR MEETING MINUTES OF May 4, 2011

### CALL TO ORDER

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Dykstra at 7:00 P.M. at Wildomar City Hall, Council Chambers.

### ROLL CALL

Present: Harv Dykstra, Chairman  
Stan Smith, Vice-Chairman  
Michael Kazmier, Commissioner  
Robert Devine, Commissioner  
Veronica Langworthy, Commissioner

Absent:

Staff Present: Mathew Bassi, Planning Director  
Erica Vega, Assistant City Attorney  
Alfredo Garcia, Assistant Planner

### FLAG SALUTE

Commissioner Devine led the flag salute.

### PUBLIC COMMENTS

None.

## **APPROVAL OF THE AGENDA AS SUBMITTED**

Vice Chairman Smith motioned to approve the agenda as submitted. Motioned seconded by Commissioner Devine. Motioned Carried, the following vote resulted:

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

### **1.0 CONSENT ITEMS**

#### 1.1 Approval of April 6, 2011 Planning Commission Minutes

Vice Chairman Smith motioned to approve Planning Commission minutes for April 6, 2011. Motioned seconded by Commissioner Langworthy. Motioned Carried, the following vote resulted:

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

### **2.0 PUBLIC HEARINGS**

#### 2.1 **Conditional Use Permit No. 09-0301**

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:

1. Adopt a PC Resolution 2011-02 (Attachment A) entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR CONDITIONAL USE PERMIT NO. 09-0301 (A

10-UNIT MOBILE HOME PARK) LOCATED AT 21517 & 21521  
WAITE STREET (APN: 366-182-001, 366-182-002, & 366-182-057

2. Adopt a PC Resolution 2011-03 (Attachment B) entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF WILDOMAR, CALIFORNIA APPROVING CONDITIONAL  
USE PERMIT NO. 09-0301 WITH CONDITIONS TO ESTABLISH A  
10-UNIT MOBILE HOME PARK LOCATED AT LOCATED AT  
21517 & 21521 WAITE STREET (APN: 366-182-001, 366-182-002,  
& 366-182-057

Planning Director Bassi made the staff presentation.

Vice Chairman Smith asked the Director if the block wall proposed for the project would be located on the outside the project area.

Planning Director Bassi responded that the block wall will be located in the perimeter of the area.

Vice Chairman Smith commented that the report noted different acreages between the resolution and CEQA documents and would like clarification before any vote is made. This was clarified.

Vice Chairman Smith mentioned that he had not seen an address or other form of identification for each mobile unit. He said it is important the address is near for the fire department.

Planning Director Bassi responded that the applicant will be required to post identifying addressees for each unit.

Chairman Dykstra asked staff if the main driveway will be posted for "No Parking".

Director Bassi responded in the affirmative.

Commissioner Devine asked Director Bassi for clarification on required parking requirements for mobile home parks.

Director Bassi provided clarification.

Commissioner Langworthy asked Director Bassi regarding lighting on site.

Director Bassi responded that a lighting plan was not submitted but the project will be subject to the lighting ordinance when it is received in plan check.

Vice Chairman Smith asked Director Bassi what a visibility easement is.

City Engineer Steve Palmer responded that it is a restricted use area to provide visibility from entering and exiting the project site.

Commissioner Devine asked if there will be parcel merger.

Director Bassi responded in the affirmative.

Chairman Dykstra asked if there will be a driveway approach and sidewalk improvements on Waite Street.

City Engineer Palmer responded in the affirmative.

Vice Chairman Smith commented that he has visited the site.

Chairman Dykstra opened the public hearing.

Applicant representative Larry Markham made a presentation.

Commissioner Devine asked the applicant who will be maintaining the detention basin.

Applicant representative Larry Markham responded that the mobile home park will be maintaining the basin.

Vice Chairman Smith commented that the detention basin is part of the landscape plan.

Applicant representative Larry Markham responded in the affirmative.

Director Bassi commented to the Planning Commission that staff received two correspondences regarding the project, one opposing and the other in favor.

Ray Bush commented he is displeased with the history of the property while it was in the County and hopes that the conditions placed on the project by staff will be followed by the applicant.

Director Bassi commented that with a Conditional Use Permit there are conditions placed on the project that the application is required to comply with. If conditions are not complied with, the City can pursue code enforcement action.

Applicant representative Markham responded to Mr. Bush's concerns and ensured him that they will be bringing the project to full compliance and have all the necessary paper work to submit for plan check.

Vice Chairman Smith commented on one of the conditions regarding block walls. He would prefer to see the block walls replaced by a wood fence that will blend with the surrounding neighborhood.

Vice Chairman Smith further commented that in regards to skirting of the mobile homes, he would prefer that the conditions be revised to not allow for metal skirting because it will dent and fall apart easily and not be aesthetically pleasing.

Applicant representative Markham responded that they are open to any suggestions from staff.

Director Bassi responded to Vice-Chairman's Smiths comment that according to the zoning ordinance, a block wall surrounding the perimeter is required as one of the development standards for a mobile home park.

Chairman Dykstra closed the public hearing.

Chairman Dykstra asked Director Bassi that he has concerns with the block wall because it will invite people to graffiti on them and commented he liked the idea of steel fencing on the property with vines surrounding the fence.

Director Bassi responded that the applicant can place an anti graffiti coating on the wall as well as landscaping.

Vice Chairman Smith asked Director Bassi if the perimeter block wall is mandatory.

Director Bassi responded that is part of the minimum standards for approval of a mobile home park.

Assistant City Attorney Erica Vega commented that the Commission can request changes to the standards for future projects, but for this project they must use the standards as they are established presently.

Commissioner Devine asked staff if the proposed sewer would be available for other surrounding residences to connect to.

Applicant Markham responded that connections can be achieved from the east, west and south portions of the property.

Chairman Dykstra asked the applicant if the sewer line has a diameter of eight inches.

Applicant Markham responded in the affirmative.

Vice Chairman Smith motioned to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for Conditional Use Permit 09-0301. Seconded by Commissioner Devine. Motioned Carried, the following vote resulted:

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

Vice Chairman Smith motioned to approve Conditional Use Permit 09-0301 with conditions, as amended by staff to establish a 10-Unit mobile home park located at 21517 and 21521 Waite Street including the comments regarding skirting. Seconded by Commissioner Devine. Motioned Carried, the following vote resulted:

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

## **2.2 Zoning Ordinance Amendment No. 11-01**

A City-Initiated Zoning Ordinance Amendment to revise the rear yard setback requirement from 20 feet to 10 feet for detached accessory buildings in the R-R (Rural Residential) zone district.

### **RECOMMENDATION:**

Staff recommends the Planning Commission adopt Resolution No. 11-04 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 AMENDING SECTION 17.16.020.D.3 OF THE WILDOMAR ZONING ORDINANCE TO REVISE THE REAR YARD SETBACK FOR DETACHED ACCESSORY BUILDINGS IN THE R-R (RURAL RESIDENTIAL) ZONE

Planning Director Bassi made the staff presentation.

Commissioner Devine asked Director Bassi for clarification on setbacks regarding those established by the County.

Director Bassi provided clarification.

Chairman Dykstra opened the public hearing.

No comments from the public during the public hearing.

Chairman Dykstra closed the public hearing.

Commissioner Devine motioned to recommend City Council adoption of a Categorical Exemption and approval of Zoning Ordinance Amendment No. 11-01 to revise the rear yard setback for accessory structures in the R-R (Rural Residential) zone from 20 feet to 10 feet. Motioned Carried, the following vote resulted:

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

### 3.0 GENERAL BUSINESS ITEMS

None.

### PLANNING DIRECTOR'S REPORT

Director Bassi informed the Commission that staff is continuing to contact project applicant's to encourage them to move their projects along.

Director Bassi also informed the Commission that the applicant for the Hoover Ranch Tract Map and Change of Zone is moving forward with the preparation of an Environmental Impact Report.

### PLANNING COMMISSION COMMENTS

Chairman Dykstra commented that he has been following news on the City of Temecula's and WRCOG's intention of reviving the Western bypass project. He also mentioned the City of Wildomar will also continue to work on this to make it a reality.

### ADJOURNMENT.

Chairman Dykstra adjourned the meeting at 8:05 to the next regularly scheduled Planning Commission meeting set for May 18, 2011.



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Respectfully Submitted:  
Matthew C. Bassi  
Planning Commission Secretary