

# CITY OF WILDOMAR PLANNING COMMISSION

**REGULAR MEETING OF MAY 6, 2015**

**BEGINNING AT 6:30 P.M.**

City Council Chambers  
23873 Clinton Keith Road, Suite #111



Veronica Langworthy, Chairman  
Bobby L. Swann III, Vice-Chairman  
Dan Bidwell, Planning Commissioner  
Gary Brown, Planning Commissioner  
Stan Smith, Planning Commissioner

Matthew C. Bassi  
Planning Director

Thomas D. Jex  
City Attorney

## **CITY OF WILDOMAR PLANNING COMMISSION MEETING AGENDA MAY 6, 2015**

### **ORDER OF BUSINESS:**

The May 6, 2015 regular meeting of the Planning Commission begins at 6:30 p.m.

### **REPORTS:**

The Planning Commission agenda packet/reports are available for review at Wildomar City Hall, Planning Department located at 23873 Clinton Keith Road, Suite #201 and on the City's website, <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 governing body. 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 Planning Commission Clerk 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.

### **CONSENT CALENDAR:**

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

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

**CALL TO ORDER – REGULAR MEETING OF MAY 6, 2015 AT 6:30 P.M.**

**ROLL CALL**

**FLAG SALUTE**

**PUBLIC COMMENTS**

This is the time when the Planning Commission receives general public comments regarding any items or matters within the jurisdiction of the Planning Commission that do not appear on the agenda. Each speaker is asked to fill out a “Public Comments Card” available at the Chamber door and submit the card to the Planning Commission 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 open session agenda item, the public will be permitted to comment at the time it is considered by the Planning Commission.

**APPROVAL OF THE AGENDA AS PRESENTED**

The Planning Commission to approve the agenda as it is herein presented, or, if it the desire of the Planning Commission, the agenda can be reordered 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 that specific items are removed from the Consent Calendar for separate discussion and/or action.

**1.1 Minutes – April 1, 2015 – Regular Planning Commission Meeting**

**Recommendation** – Staff Recommends that the Planning Commission approve the Minutes as submitted.

**2.0 PUBLIC HEARINGS:**

- 2.1 Oak Creek Canyon Tentative Tract Map No. 36388 Minor Changes (PA 14-0052):**  
Planning Commission consideration of Minor Changes to Tentative Tract Map No. 36388 for the Oak Creek Canyon Project, including revised conditions of approval, and an additional 18 month extension of time to record the final tract map in accordance with Government Code Section 66452.6(c) & Section 16.12.240.G of the Municipal Code located along Bundy Canyon Road between Sunset Avenue and The Farm Road.

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-04**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING MINOR CHANGES TO TENTATIVE TRACT MAP NO. 36388 (OAK CREEK CANYON PROJECT), INCLUDING REVISIONS TO THE ADOPTED CONDITIONS OF APPROVAL, AND AN ADDITIONAL 18 MONTH EXTENSION TO RECORD THE FINAL TRACT MAP IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66452.6(C) AND TITLE 16, SECTION 16.12.240.G OF THE WILDOMAR MUNICIPAL CODE (PLANNING APPLICATION NO. 14-0052) LOCATED GENERALLY ALONG BUNDY CANYON ROAD BETWEEN SUNSET AVENUE AND THE FARM ROAD (APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 & 015).

- 2.2 Verizon Cell Tower/Monopine Height Variance – Planning Application No. 14-0062):**

Planning Commission review and consideration a Categorical Exemption and approval of a height variance from 50 feet to 68 feet for an existing Verizon Wireless Monopine “Co-Location” facility located within the R-1 (One-Family Dwelling) zone located at 25125 Clinton Keith Road (APN: 380-300-007).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-08**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(B) OF THE CALIFORNIA

ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVING A HEIGHT VARIANCE (PLANNING APPLICATION NO. 14-0062) FROM 50 FEET TO 68 FEET FOR AN EXISTING VERIZON WIRELESS MONOPINE CO-LOCATION FACILITY WITHIN THE R-1 (ONE-FAMILY DWELLING) ZONE LOCATED AT 25125 CLINTON KEITH ROAD (APN: 380-300-007)

**2.3 SCE Helipad Conditional Use Permit (Planning Application No. 14-0112):**

Planning Commission review and consideration of a Negative Declaration and approval of a Conditional Use Permit (CUP) to establish a “Helipad” for the Southern California Edison Wildomar Service Center site located at 24487 Prielipp Road (APN: 389-260-038).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-09**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION IN ACCORDANCE WITH SECTION 15074 OF THE CEQA GUIDELINES FOR THE SCE HELIPAD PROJECT CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 14-0112) AT THE SOUTHERN CALIFORNIA EDISON WILDOMAR SERVICE CENTER LOCATED AT 24487 PRIELIPP ROAD (APN: 389-260-038).

2. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-10**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND CONTINUOUS EVENT EXCEPTION TO THE NOISE ORDINANCE (PLANNING APPLICATION NO. 14-0112), SUBJECT TO CONDITIONS, TO OPERATE A HELIPAD AT THE SOUTHERN CALIFORNIA EDISON WILDOMAR SERVICE CENTER LOCATED AT 24487 PRIELIPP ROAD (APN: 389-260-038).

**2.4 Giant R.V. Conditional Use Permit (Planning Application No. 15-0033):**

Planning Commission review and adoption of a Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approval of a Conditional Use Permit (CUP) for an R.V. sales and light repair business for Giant RV located at 22482 Walnut Street (APN: 367-130-041).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-11**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING CONDITIONAL USE PERMIT NO. 15-0033, SUBJECT TO CONDITIONS, TO ESTABLISH AN R.V. SALES LOT WITH LIGHT RV REPAIR (GIANT RV) IN AN EXISTING BUILDING LOCATED AT 22482 WALNUT STREET (APN: 367-130-041).

**2.5 Zoning Ordinance Amendment No. 15-02 (Accessory Structures):**

Planning Commission review and recommendation to the City Council for a CEQA Exemption per Section 15061(B)(3) and Section 15303(E) from the California Environmental Quality Act (CEQA) Guidelines, and adoption of an Ordinance amending Section 17.172.130 (Detached Accessory Buildings) and Section 17.216.050(A)&(B) (Action on Plot Plans) of the Wildomar Municipal Code.

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-12**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN ACCORDANCE WITH SECTION 15061(B)(3) AND SECTION 15303(E) OF THE CEQA GUIDELINES, AND ADOPTION OF AN ORDINANCE AMENDING SECTION 17.172.130 (DETACHED ACCESSORY BUILDINGS) AND SECTION 17.216.050(A)&(B) (ACTION ON PLOT PLANS) OF THE WILDOMAR MUNICIPAL CODE.

### **3.0 GENERAL BUSINESS**

- There are no General Business Items for this agenda.

### **PLANNING DIRECTOR REPORT**

This item is reserved for the Planning Director to report on items not on the agenda. No action by the Planning Commission is needed.

### **ASSISTANT CITY ATTORNEY REPORT**

This item is reserved for the Assistant City Attorney to report on items not on the agenda. No action by the Planning Commission is needed.

### **PLANNING COMMISSION COMMUNICATIONS**

This item is reserved for the Planning Commission to make comments on items not on the agenda, request information and/or provide direction to the Planning Department staff.

### **FUTURE AGENDA ITEMS**

### **ADJOURNMENT**

The Regular Planning Commission meeting of May 6, 2015 is hereby adjourned.

**RIGHT TO APPEAL:**

Any decision of the Planning Commission 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 Commission's 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 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 or before May 1, 2015 a true and correct copy of this agenda was posted at 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.



Matthew C. Bassi  
Planning Director