



CITY OF WILDOMAR PLANNING COMMISSION AGENDA

Commission Members:

Chairman Stan Smith; Vice-Chairman Michael Kazmier;
Commissioners Robert Devine ; Veronica Langworthy; Harv Dykstra

REGULAR PLANNING COMMISSION MEETING OF WEDNESDAY, May 16, 2012 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 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 specific items be removed from the Consent Calendar for discussion and/or separate action.

1.1. Planning Commission Meeting Minutes:

- Approval of the January 18, 2012 Planning Commission meeting minutes.
- Approval of the February 15, 2012 Planning Commission meeting minutes.

2.0 **PUBLIC HEARINGS:**

2.1 **Zoning Ordinance Amendment No. 12-01:**

A City Initiated Zoning Ordinance Amendment amending Chapter 17.184 (Non-Conforming Structures and Uses).

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, take public comments and continue the item to the June 6, 2012 Planning Commission meeting.

2.2 **Zoning Ordinance Amendment No. 12-02:**

A City Initiated Zoning Ordinance Amendment amending Chapter 17.72 (C-1/C-P Zone) to prohibit Mini-Warehouse/Self-Storage Facilities, and amending Chapters 17.96 (I-P Industrial-Park Zone), 17.100 (M-SC Manufacturing-Service Commercial Zone), 17.104 (M-M Manufacturing-Medium Zone) and 17.108 (M-H Manufacturing-Heavy Zone) to allow Mini-Warehouse/Self-Storage Facilities with a Conditional Use Permit subject to the development standards of Section 17.240 (Mini-Warehouses).

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing, take public comments and continue the item to the June 6, 2012 Planning Commission meeting.

2.3 **General Plan Amendment No. 12-01:**

Planning Commission consideration and recommendation to the City Council of an amendment to the City of Wildomar General Plan adopting the 2006 – 2014 Housing Element.

RECOMMENDATION:

Staff recommends the Planning Commission adopt PC Resolution No. 12-08 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN ADDENDUM TO THE WILDOMAR GENERAL PLAN ENVIRONMENTAL IMPACT REPORT IN ACCORDANCE WITH ARTICLE 11, SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVAL OF GENERAL PLAN AMENDMENT NO. 12-01 ADOPTING THE CITY OF WILDOMAR 2006 – 2014 HOUSING ELEMENT”

3.0 GENERAL BUSINESS ITEMS:

3.1 Capital Improvement Program for 2012/13 – 2016/17:

Planning Commission's Annual Review of the Public Works Department Capital Improvement Program for Fiscal Years 2012 – 2017.

RECOMMENDATION:

Staff recommends the Planning Commission adopt PC Resolution No. 12-09 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA DETERMINING THAT THE 2012/13 – 2016/20 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY WILDOMAR GENERAL PLAN”

PLANNING DIRECTOR'S REPORT

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

CITY ATTORNEY'S REPORT

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

- Brief discussion/handout on "Evaluating Greenhouse Gas Emissions as Part of California's Environmental Review Process: A Local Official's Guide."
- Brief discussion regarding the update to the City's "Gift Rules".

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 its next regularly scheduled Planning Commission meeting on June 6, 2012.

RIGHT TO APPEAL:

Any decision of the Planning Commission may be appealed to the City Council 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:

No later than May 11, 2012 (at minimum of 72 hours prior to the Planning Commission meeting), 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.