



CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FROM THE REGULAR PLANNING COMMISSION MEETING
OF MAY 16, 2012

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

Absent: None.

Staff Present Matthew Bassi, Planning Director
Thomas Jex, City Attorney
Alfredo Garcia, Assistant Planner
Steve Palmer, City Engineer

FLAG SALUTE

Commissioner Dykstra led the flag salute.

PUBLIC COMMENTS

None.

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. Approval of the January 18 and February 15, 2012 Planning Commission Minutes

Commissioner Devine motioned to approve the January 18 and February 15, 2012 Planning Commission Minutes as submitted. 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 Zoning Ordinance Amendment No. 12-01::

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

Director Bassi recommended the Planning Commission open the public hearing, take public comments and continue the item to the June 6, 2012 Planning Commission meeting.

Commissioner Devine asked Director Bassi for a brief explanation regarding staff recommendation regarding the continuance.

Director Bassi responded that staff needs to do more research to provide a complete report.

Commissioner Devine asked Director Bassi what the definition of a non-conforming structure is.

Director Bassi responded that a non-conforming structure as discussed in the report covers uses and structures.

Director Bassi further responded that the reason for this modification is because the changes to the next ordinance prohibiting self storages in the C1/CP zone per the direction of the Council will create non-conforming uses. With the existing facilities. Thus, staff has been working with the City Attorney amending the non confirm section to only address the self storage facilities.

Commissioner Devine commented that most likely there will be some "grand-fathered situations."

Director Bassi responded in the affirmative.

Chairman Smith open the public hearing.

With no further questions or discussion Chairman Smith asked for a motion. A motion was made by Commissioner Dykstra to continue Zoning Ordinance Amendment No. 12-01 to June 6, 2012. The motion seconded by Commissioner Devine. Motion carried 5 - 0, the following vote resulted:

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

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).

Director Bassi recommended the Planning Commission open the public hearing, take public comments and continue the item to the June 6, 2012 Planning Commission meeting.

Commissioner Dykstra asked if this amendment was addressing the moratorium.

Director Bassi responded by indicating when staff brought the moratorium to Council, it addressed mini warehouses, self storage facilities and RV storage. Council directed staff not to do anything regarding RV storage, but directed staff that a CUP should be required for self storage facilities in industrial zones and prohibit self storage facilities in C-1/C-P zone.

Director Bassi further commented that the moratorium no longer expired January 13, 2012.

Commissioner Dykstra commented that when the Planning Commission first discussed the issue, that they wanted to prohibit the Storage facilities in the Rural Residential zone (RR zone) and it was understood that the City Council decided to allow them.

Director Bassi responded self storage facilities are not allowed in the RR zone, and that the council decided to keep RV as allowed use in the RR zone.

Commissioner Dykstra asked if RV storage was not being discussed under Zoning Ordinance Amendment 12-01.

Director Bassi responded in the affirmative.

Chairman Smith opened the public hearing.

With no further questions or discussion Chairman Smith asked for a motion. A motion was made by Commissioner Devine to continue Zoning Ordinance Amendment No. 12-02 to the June 16, 2012 the motion seconded by Commissioner Dykstra. Motion carried 5 - 0, the following vote resulted:

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

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.

Director Bassi made a brief presentation to the Planning Commission.

Chairman Smith opened the public hearing.

With no public questions or comments, Chairman Smith closed the public hearing.

With no further questions or discussion Chairman Smith asked for a motion. A motion was made by Commissioner Kazmier to adopt Planning Commission Resolution No. 12-08 The motion seconded by Commissioner Devine. Motion carried 5 - 0, the following vote resulted:

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

3.0 General Business

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.

City Engineer Steve Palmer made a brief presentation to the Planning Commission.

Commissioner Dykstra commented to City Engineer Palmer that he has been hearing a lot of complaints from the public regarding the City's road conditions and is pleased to know from the understanding of the presentation that the City will be able to have the power to be more aggressive in improving the current road situations.

City Engineer Palmer responded in the affirmative.

Chairman Smith commented that there was no numbers assigned to the road projects.

City Attorney Jex commented that the Planning Commission's role is to review the Capital Improvement Program and to make a recommendation to the City Council that the Capital Improvement Program is consistent with the General Plan.

Commissioner Devine commented that in 2005 the Riverside County Flood Control approved a project called Lateral C, which was approved and funded. Since then nothing has happened and he asked if that project was reflected in the capital improvements.

City Engineer Palmer responded that it is included in the CIP.

Chairman Smith asked if this project is a 5 year project and will this project be revisited every year.

City Engineer Palmer responded in the affirmative.

Commissioner Dykstra asked that was a Lateral C where it crosses Como Street and was part of the Capital Improvement program or is still a Flood Control Project.

City Engineer Palmer responded that it is a flood control project.

Commissioner Langworthy commented that she appreciates staff moving forward with the improvements.

Chairman Smith asked City Engineer Palmer to elaborate more on the traffic signal lights and how will they be cost effective.

City Engineer Palmer mentioned that the replacement of the LED lights will be cost effective and save energy as well it is entirely funded by grant monies.

Commissioner Langworthy commented she was pleased to hear that information.

Chairman Smith asked City Engineer Palmer for the status of the Sidewalk Improvement Program along David A . Brown Elementary school.

City Engineer Palmer responded that the project is moving forward and is under design.

With no further questions or discussion Chairman Smith asked for a motion. A motion was made by Commissioner Langworthy to adopt PC Resolution No. 12-09. The motion seconded by Commissioner Kazmier. Motion carried 5 - 0, the following vote resulted:

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

Planning Directors Report.

Director Bassi informed the Commission that staff will be having a community outreach meeting at the Elsinore High School regarding the Oak Creek Canyon residential project which will be sponsored by the developer. This meeting has been posted on the City's Website and notices were mailed to the surrounding property owners.

Director Bassi also informed the Commission that there have been a couple of Planning Director Hearings for approval on residential accessory structures this year.

Director Bassi asked the Commission in an effort to save cost, if they would entertain the idea of having only one Planning Commission a month and starting the meetings at 6:30 PM to be consistent with the City Council.

Commissioner Dykstra commented that he would endorse the idea.

Commissioner Langworthy commented if it would be a good idea to meet at the beginning of the month of the second meeting.

Director Bassi responded it would be beneficial that staff meets on the first meeting of the month.

The Commission agreed collectively to meet once a month (1st meeting of the month) and to begin the meetings at 6:30 PM.

Director Bassi stated the City Clerk will bring forth the changes for Council vote soon.

City Attorney's Report:

City Attorney made a brief presentation regarding the "Evaluating Greenhouse Gas Emissions as Part of California's Environmental Review Process:

Commissioner Langworthy commented who would be the experts in analyzing the substantial evidence from thresholds of significance.

City Attorney Jex responded that the Air Districts will be responsible.

Chairman Smith commented this information would become a part of CEQA.

City attorney Jex responded that it already is a part.

Planning Director Bassi commented that he will invite WRCOG to come to the next Planning Commission meeting and further talk about this subject matter.

City Attorney made a brief presentation regarding the update to the City's "Gift Rules".

Planning Commission Communications:

With no other questions or communications, Chairman Smith adjourned the May 16, 2012 Planning Commission meeting at 8:17 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary