

# CITY OF WILDOMAR PLANNING COMMISSION AGENDA

6:30 P.M. – SPECIAL MEETING

MAY 18, 2016

Council Chambers  
23873 Clinton Keith Road, Suite 106



Veronica Langworthy, Chairman  
Dan Bidwell, Commissioner  
John Lloyd, Commissioner  
Stan Smith, Commissioner  
Vacant Commissioner Seat

Matthew C. Bassi  
Planning Director

Erica L. Vega  
Assistant City Attorney

**WILDOMAR PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
MAY 18, 2016**

**ORDER OF BUSINESS:** Public session of this special meeting of the Planning Commission begin at 6:30 p.m.

**REPORTS:** All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, and on the City's website at <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 Commission. 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 Secretary 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.

**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 Commission.

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

**RIGHT TO APPEAL:** Any decision of the Planning Commission may be appealed to the City Council provided the required appeal application and filing fee are submitted to the City Clerk ten (10) calendar days after the Planning Commission's action.

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

## **CALL TO ORDER – SPECIAL MEETING - 6:30 P.M.**

### **ROLL CALL**

### **FLAG SALUTE**

### **PUBLIC COMMENTS**

This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. State law allows the Commission to only talk about items that are listed on the agenda. **Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the Commission to discuss those issues during the meeting.** After hearing the matter, the Chairman will turn the matter over to the Planning Director who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the 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 item that is on the agenda, the public will be permitted to comment at the time it is considered by the Commission.

### **APPROVAL OF THE AGENDA AS PRESENTED**

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

### **1.1 Minutes – April 6, 2016 Regular Meeting**

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Minutes as submitted.

## **2.0 PUBLIC HEARINGS**

### **2.1 Clinton Keith Retail Project (PA No. 15-0013):**

Planning Commission review and consideration of a Mitigated Negative Declaration / Mitigation Monitoring and Reporting Program, Conditional Use Permit and Plot Plan for the development of an approximate 40,120 square-foot commercial/retail center with a 7-Eleven gas station located at the northeast corner of George Avenue and Clinton Keith Road (APN: 362-250-003).

#### **RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2016-14**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING & REPORTING PROGRAM FOR THE CLINTON KEITH RETAIL PROJECT (PLANNING APPLICATION NO. 15-0013) LOCATED AT THE NORTHEAST CORNER OF GEORGE AVENUE AND CLINTON KEITH ROAD (APN: 362-250-003)

2. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2016-15**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 15-0013) TO ALLOW BEER AND WINE SALES AT A GAS STATION AND APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 15-0013) TO DEVELOP A 40,120 SQUARE-FOOT COMMERCIAL/RETAIL CENTER WITH FULL SITE IMPROVEMENTS, SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF GEORGE AVENUE AND CLINTON KEITH ROAD (APN: 362-250-003)

### **3.0 GENERAL BUSINESS**

#### **3.1 Planning Commission Training:**

A presentation by the Planning Department on Senate Bill 743 (SB 743) related to implementation of transportation measures as part of the CEQA process, and Senate Bill 18 (SB 18) / Assembly Bill 52 (AB 52) related to Tribal Consultation and CEQA review.

#### **RECOMMENDATION:**

The Planning Department recommends the Planning Commission receive and file this information.

#### **3.2 Election of a New Vice-Chairman:**

The Planning Commission election a new Vice-Chairman for the remainder of the 2016 calendar year in accordance with Section 2 of the City of Wildomar Planning Commission Bylaws.

#### **RECOMMENDATION:**

The Planning Department recommends the Planning Commission elect a new Vice-Chairman for the remainder of the 2016 calendar year.

### **COMMISSION COMMUNICATIONS**

#### **PLANNING DIRECTOR REPORT**

#### **ASSISTANT CITY ATTORNEY REPORT**

#### **FUTURE AGENDA ITEMS**

#### **ADJOURNMENT**

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 that 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 City Clerk either in person or by phone at 951/677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

I, Matthew C. Bassi, Planning Director, do certify that on or before May 13, 2016, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

Wildomar City Hall, 23873 Clinton Keith Road  
U.S. Post Office, 21392 Palomar Street  
Wildomar Library, 34303 Mission Trail



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Matthew C. Bassi  
Planning Director