REGULAR MEETING
CITY OF WILDOMAR
PLANNING COMMISSION
June 3, 2009

1.0 CALL TO ORDER

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Devine at 7:05 P.M. at Wildomar City Hall, Council Chambers.

1.1 ROLL CALL OF PLANNING COMMISSION

Present:	Robert Devine, Chairman Harv Dykstra, Vice-Chairman Miguel Casillas, Commissioner Gary Andre, Commissioner
Absent:	Scott Nowak, Commissioner
Staff Present:	David Hogan, Assistant Planning Director Thomas Jex, Assistant City Attorney Ron Grider, Supervising Engineer Sean del Solar, Planner

1.2 PLEDGE OF ALLEGIANCE:

Commissioner Andre led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

None.

3.0 APPROVAL OF MINUTES:

Vice-Chairman Dykstra moved to approve the Minutes of April 15, 2009. The motion was seconded by Commissioner Casillas. Motion carried, the following vote resulted:

AYES:	Devine, Dykstra, Casillas, and Andre.
NOES:	None.
ABSENT:	Nowak.
ABSTAIN:	None.

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

5.1 PLOT PLAN NO. 08-0001, (PP23565).

Applicant:	Cannan Construction Management
Location:	On the south side of Central Avenue east of Palomar Street (APNs: 376-150-002, 376-150-003, & 376-150-007).
Proposals:	Construct two (2) commercial retail buildings totaling approximately 22,800 square feet of floor area.
Environmental Action:	In accordance with the California Environmental Quality Act (CEQA), a categorical exemption has been recommended for approval.

Assistant Planning Director Hogan made the staff report.

Chairman Devine asked if the Planning Commission had any questions for Staff.

Vice-Chairman Dykstra noted that no bicycle lanes were proposed and asked staff about the width of the street and the level of improvements shown on the plans.

Supervising Engineer Grider responded that the street improvements were shown at ultimate right-of-way. Mr. Grider went on to explain that bicycle lanes were not being included at this time because of the safety hazard posed by the partial development of the lanes. He explained that in the future, when Central Avenue is fully improved, bicycle lanes would be apart.

Commissioner Andre asked about the ingress/egress from Central Avenue and the proposed development.

Assistant Planning Director Hogan replied that both of the proposed driveways allowed traffic to enter and exit the project.

Commissioner Andre expressed concern over the speeds of vehicles traversing Central Avenue and noted the potential danger posed by larger vehicles leaving the proposed development via left turns onto Central Avenue.

Vice-Chairman Dykstra asked if a median would be built into Central Avenue.

Supervising Engineer Grider responded that a median would be included on Central when the street was improved at ultimate, but at this time it was not a part of this project.

Commissioner Andre questioned staff about the potential impacts to sewer capacity this project may have.

Chairman Devine opened the Public Hearing.

Applicant Matt Cannan introduced himself and addressed the Commission. Applicant Cannan stated that after discussions with Elsinore Valley Municipal Water District, the sewer services in the area were proficient. He went on to state that trucks and larger vehicles patronizing the animal feed store in the rear would be directed to enter and exit on the eastern side of the property. Mr. Cannan also noted that the western driveway would be shared with the neighboring property.

Chairman Devine asked if the applicant had received a copy of the Conditions of Approval and if they agreed to them.

Applicant Cannan indicated in the affirmative.

Commissioner Andre discussed a call he made with the applicant's architect. He noted that they discussed project fencing, the inclusion of Sycamore trees and stucco façade finishes on the buildings.

Applicant Cannan indicated that he agreed with Commissioner Andre's suggestions and stated that he was always open to good ideas.

Chairman Devine closed the Public Hearing.

Commissioner Andre discussed the complications that can occur if hay enters a storm drainage system.

Assistant Planning Director Hogan responded that the storm drainage system would be thoroughly addressed in the final WQMP which the Public Works Department would review and approve.

Vice-Chairman Dykstra expressed contentment with the design of the project.

Chairman Devine and Commissioner Casillas agreed with Vice-Chairman Dykstra's statement.

Assistant Planning Director Hogan noted that both the Conditions of Approval and Resolution would need to be amended to correct a typo in the first whereas of the resolution and a deletion of Condition of Approval number 30 which addressed a community trail not present at the site.

MOTION: Vice-Chairman Dykstra motioned to approve plot plan number 08-0001, a request to construct two commercial buildings on a 2.5 acre site with amended resolution PC09-005. The motion was seconded by Commissioner Casillas. Motion carried, the following vote resulted:

AYES:	Devine, Dykstra, Casillas, and Andre.
NOES:	None.
ABSENT:	Nowak.
ABSTAIN:	None.

5.2 PARCEL MAP (PM32257) AND CONDITIONAL USE PERMIT (CUP03403) NO. 08-0179.

Assistant Planning Director Hogan informed the Commission that the project was not ready to come to hearing, and that the item would need to be continued to the next Commission Meeting.

Chairman Devine opened the Public Hearing.

MOTION: Vice-Chairman Dykstra motioned to continue Parcel Map Number 32257 and Conditional Use Permit Number 08-0179 to the next Planning Commission Meeting. The motion was seconded by Commissioner Casillas. Motion carried, the following vote resulted:

AYES:	Devine, Dykstra, Casillas, and Andre.
NOES:	None.
ABSENT:	Nowak.
ABSTAIN:	None.

6.0 GENERAL BUSINESS ITEMS:

6.1 REVIEW OF THE 2009-2014 CAPITAL IMPROVEMENT PROGRAM BUDGET.

Assistant Planning Director Hogan made the staff report.

Chairman Devine noted the presence of an item described as Clinton Keith and I-15 interchange widening and inquired about the sources of funding for the project.

Assistant Planning Director Hogan noted that it was going to be largely funded by the City.

Vice-Chairman Dykstra asked if the intermediate improvements described in the CIP Budget would include improvements for pedestrian access.

Assistant Planning Director Hogan responded in the affirmative, but the level of improvement would vary by project.

Vice-Chairman Dykstra noted the safety hazards posed by asphalt curbs and requested that the intermediate improvements not include asphalt curbs.

Assistant Planning Director Hogan responded that the Public Works department would be made aware of the Commission's concerns.

Chairman Devine asked about the criteria that would be used to prioritize projects in the unpaved roadway enhancement program.

Assistant Planning Director Hogan responded that prioritization criteria had not yet been established.

Vice-Chairman Dykstra added that improving economic development should be considered as a high priority criteria when considering improvements to an unpaved roadway.

Assistant Planning Director Hogan responded that he agreed with Vice-Chairman Dykstra.

Commissioner Andre asked if there was enough right-of-way available on Bundy Canyon to provide a class 1 non-motorized path.

Assistant Planning Director Hogan responded that staff was aware of the Commission's concerns relating to bicycle and pedestrian access and the approach that the County of Riverside previously took to these issues. Mr. Hogan also clarified that the improvements described for Bundy Canyon Road in the CIP Budget were interim and not ultimate.

MOTION: Commissioner Andre motioned to approve resolution PC09-006, a determination that the 2009-2014 Capital Improvement Program Budget is in conformance with the City General Plan. The motion was seconded by Vice-Chairman Dykstra. Motion carried, the following vote resulted:

AYES:	Devine, Dykstra, Casillas, and Andre.
NOES:	None.
ABSENT:	Nowak.
ABSTAIN:	None.

7.0 ADMINISTRATIVE HEARINGS REPORT:

Assistant Planning Director Hogan reported on the approval of Extension of Time application number 09-0344 at a Director Hearing on May 20, 2009.

8.0 PLANNING DIRECTOR'S REPORT:

8.1 REPORT ON GENERAL PLAN UPDATE STATUS

Assistant Planning Director Hogan informed the Commission that the Planning Department had received approval to begin to evaluate the existing General Plan. Mr. Hogan went on to describe how staff would evaluate the General Plan.

Chairman Devine asked if zoning regulations would be affected by an update to the General Plan.

Assistant Planning Director Hogan explained that as development occurs, zoning is changed to become consistent with the General Plan.

Chairman Devine asked is zoning regulations could be changed by the Commission.

Assistant Planning Director Hogan responded in the affirmative and explained that any changes to the zoning code would first come to the Commission before proceeding to the City Council.

Vice-Chairman Dykstra asked about the use of conformance zoning to assist in the implementation of the General Plan.

Assistant Planning Director Hogan responded that not until after the General Plan had been updated would the City be in a position to consider the use of policies such as conformance zoning.

Commissioner Andre provided some history on the process the County used to develop the General Plan which the City had adopted.

8.2 UPDATE ON VARIANCE NUMBER 08-0072.

Assistant Planning Director Hogan informed the Commission that the applicant had filed an appeal of the Commission's Decision and that the City Council would be hearing the appeal at the at their June 10th meeting.

9.0 PLANNING COMMISSION COMMENTS:

Vice-Chairman Dykstra expressed satisfaction with project 08-0001 and stated his interest in encouraging economic development in downtown Wildomar.

Assistant Planning Director Hogan thanked Vice-Chairman Dykstra and discussed the role of the Planning Department in economic development.

Commissioner Andre agreed with Vice-Chairman Dykstra and expressed gratification with the design.

Chairman Devine agreed with both Commissioner Andre and Vice-Chairman Dykstra and expressed contentment with project 08-0001.

10.0 ADJOURNMENT:

The June 3, 2009 regular meeting of the Wildomar Planning Commission adjourned at 8:07 P.M.

Respectfully submitted:

David Hogan
Commission Secretary