

CITY OF WILDOMAR PLANNING COMMISSION

REGULAR MEETING OF JUNE 3, 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

Erica L. Vega
Assistant City Attorney

CITY OF WILDOMAR PLANNING COMMISSION MEETING AGENDA JUNE 3, 2015

ORDER OF BUSINESS:

The June 3, 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 - 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 – May 6, 2015 – Regular Planning Commission Meeting

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

2.0 PUBLIC HEARINGS

2.1 Discount Tire Conditional Use Permit (Planning Application No. 15-0023):

Planning Commission review and consideration of a Categorical Exemption and approval of a Conditional Use Permit (CUP) to establish “Discount Tire Center” within an existing commercial building located within the Oak Creek Center Phase II development located at 23885 Clinton Keith Road, Suite #H5 (APN: 380-240-046 & 380-240-017).

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1 - EXISTING FACILITIES) OF THE CEQA GUIDELINES, AND APPROVING A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 15-0023), SUBJECT TO CONDITIONS, TO ESTABLISH “DISCOUNT TIRE CENTER” WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED WITHIN THE OAK CREEK CENTER DEVELOPMENT LOCATED AT 23885 CLINTON KEITH ROAD, SUITE #H5 (APN: 380-240-046 & 380-240-017).

3.0 GENERAL BUSINESS

3.1 Capital Improvement Program for Fiscal Year 2015/16 – 2019/20:

Planning Commission’s Annual Review of the Public Works Department Capital Improvement Program for General Plan Consistency.

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THAT THE FISCAL YEAR 2015/16 OF THE 2015/2020 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY OF WILDOMAR GENERAL PLAN.

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 June 3, 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 29, 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



AGENDA SECTION 1.0

CONSENT CALENDAR ITEMS

AGENDA ITEM No. 1.1



CITY OF WILDOMAR OFFICIAL PLANNING COMMISSION MEETING MINUTES FOR THE REGULAR MEETING OF MAY 6, 2015

CALL TO ORDER

The Regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Langworthy at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL

Present: Veronica Langworthy Chairman, Bobby L. Swann III, Vice-Chair
Dan Bidwell, Commissioner, Stan Smith, Commissioner, Gary D.
Brown, Commissioner.

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Alfredo Garcia, Assistant Planner
Thomas Jex, City Attorney
Morgan Weintraub, Assistant Planner
Mark Teague, Planning Manager

Absent: none.

FLAG SALUTE

Commissioner Smith led the flag salute.

PUBLIC COMMENT:

Ken Mayes, resident provided public comment.

APPROVAL OF AGENDA AS SUBMITTED

Vice-Chairman Swann III motioned to approve the agenda as submitted. The motion was seconded by Commissioner Smith. Motioned Carried, 5-0-0 the following vote resulted:

AYES:	LANGWORTHY, SWANN III, SMITH, BIDWELL, BROWN
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

1.0 CONSENT CALENDAR

1.1 Minutes – April 1, 2015 –Planning Commission Meeting

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

A Motion was made by Vice-Chairman Swann III, and seconded by Commissioner Bidwell.

Motion carried 4-0-1, with the following vote resulting:

AYES:	LANGWORTHY, SWANN III, BIDWELL, BROWN
NOES:	NONE
ABSENT:	SMITH
ABSTAIN:	NONE

2.0 PUBLIC HEARINGS

2.1 Oak Creek Canyon 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.

Planning Director Matthew Bassi, made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing and asked for public comments.

Larry Markham made a presentation to the Planning Commission.

Martha Bridges, resident, provided comments on the agenda item.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

Vice Chairman Swann III, asked questions of staff on the agenda item.

Commissioner Brown, provided comments regarding the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2015-04 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).

A Motion was made by Commissioner Smith, and seconded by Vice Chairman Swann III.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

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).

Assistant Planner Alfredo Garcia made a presentation to the Planning Commission.

The Commission engaged in discussion, and asked questions of staff.

Chairman Langworthy opened the public hearing and asked for public comments.

Ken Mayes, resident, provided comments on the agenda item.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2015-08 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)

A Motion was made by Commissioner Brown, and seconded by Commissioner Smith, to adopt PC Resolution No. 2015-08.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

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).

Assistant Planner Morgan Weintraub made a presentation to the Planning Commission.

Planning Manager Mark Teague provided additional detail as part of staff’s presentation.

The Commission engaged in discussion, and asked questions of staff.

Chairman Langworthy opened the public hearing and asked for public comments.

Scott Holland, project architect provided the Commission with project details and answered questions.

Ken Mayes, resident, provided comments on the agenda item.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2015-09 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).

A Motion was made by Vice-Chairman Swann III, and seconded by Commissioner Brown, to adopt PC Resolution No. 2015-09.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2015-10 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).

A Motion was made by Vice Chairman Swann III, and seconded by Commissioner Bidwell, to adopt a Resolution 2015-10.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

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).

Planning Manager Mark Teague, made a presentation to the Planning Commission.

Commission engaged in discussion and asked questions of staff.

Chairman Langworthy opened the public hearing and asked for public comments.

Dick Torres applicant, made a presentation to the Planning Commission.

Ken Mayes, resident, provided comments on the agenda item.

Joseph Morabito, provided comments on the agenda item.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2015-11 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).

A Motion was made by Commissioner Smith, and seconded by Commissioner Brown, to adopt a PC Resolution No. 2015-11.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

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.

Planning Director Matthew Bassi, made a presentation to the Planning Commission.

Commission engaged in discussion and asked questions of staff.

Chairman Langworthy opened the public hearing and asked for public comments.

With no public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2015-12 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.

A Motion was made by Vice Chairman Swann III, and seconded by Commissioner Brown, to adopt PC Resolution No. 2015-12.

Motion carried 5-0-0, with the following vote resulting:

AYES:	LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

3.0 GENERAL BUSINESS ITEMS:

No General Business Items for this agenda.

Planning Directors Report

Director Bassi informed the Commission about the projects planned for the June 3 and July 1, 2015 Planning Commission meetings.

In addition, Director Bassi informed the Commission that the Villa Siena Draft EIR was available for public review and encouraged the Commission to begin reading the DEIR.

Assistant City Attorney's Report

No comment from Assistant City Attorney Vega.

Planning Commission Communications

Vice-Chairman Swann III announced that on May 27, 2015, the RTA meeting will be held at the library.

Commissioner Brown announced the Community Health and Fitness fair which will be held on June 6, 2015 at Marna O'Brien Park. Commissioner Brown also mentioned the June 5, 2015 golf tournament.

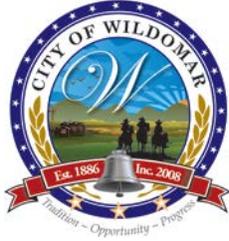
With no other communications, Chairman Langworthy adjourned the May 6, 2015 Regular Planning Commission at 8:16 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary



AGENDA SECTION 2.0

PUBLIC HEARING ITEMS



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: June 3, 2015

TO: Chairman and Members of the Planning Commission

FROM: Alfredo Garcia, Assistant Planner

SUBJECT: **Discount Tire Conditional Use Permit (P.A. No. 15-0023):**
Planning Commission review and consideration of a Categorical Exemption and approval of a Conditional Use Permit (CUP) to establish “Discount Tire Center” within an existing commercial building located within the Oak Creek Center development located at 23885 Clinton Keith Road, Suite #H5 (APN: 380-240-046 & 380-240-017).

STAFF RECOMMENDATION

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1 - EXISTING FACILITIES) OF THE CEQA GUIDELINES, AND APPROVING A CONDITIONAL USE PERMIT (P.A. NO. 15-0023), SUBJECT TO CONDITIONS, TO ESTABLISH “DISCOUNT TIRE CENTER” WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED WITHIN THE OAK CREEK CENTER DEVELOPMENT LOCATED AT 23885 CLINTON KEITH ROAD, SUITE #H5 (APN: 380-240-046 & 380-240-017).

PROJECT BACKGROUND / DESCRIPTION

The Conditional Use Permit (CUP) proposal by Discount Tires was originally reviewed and approved by Planning Commission on July 15, 2009 (CUP No. 09-0374). The CUP was granted to allow tire sales/installation and minor auto repair. Tenant improvements and commencement of the CUP was conditioned to begin no later than July 15, 2009; however, the Applicant never moved forward with the proposal due to the economic downturn at that time. As the Applicant never applied for a time extension, the CUP expired on July 15, 2012.

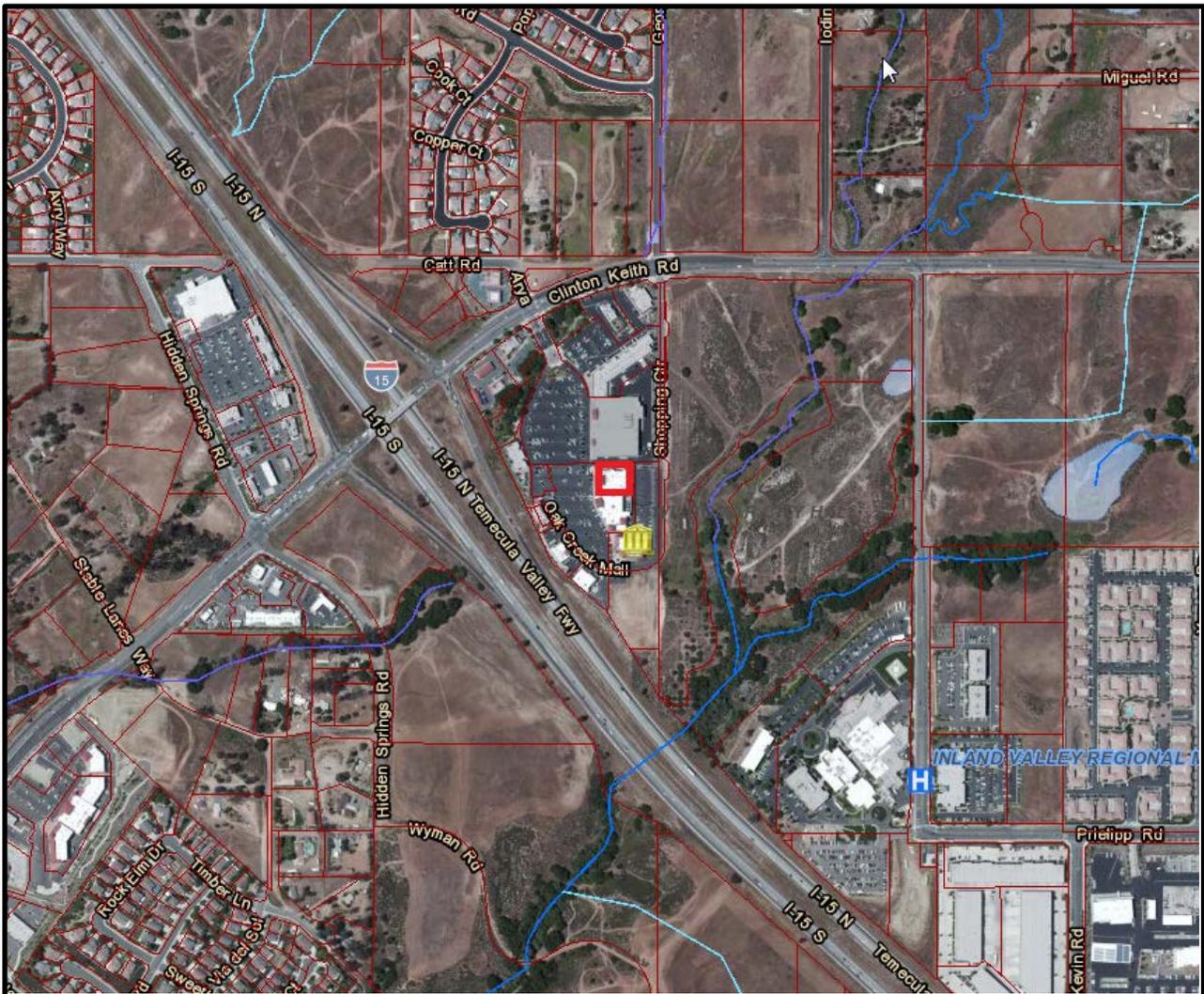
The Applicant now desires to move forward with the proposal, so a new CUP has been submitted. This CUP proposal is the same as what was approved by the Planning

Commission on July 15, 2009. This includes the tire sales/installation and minor auto repair. The Applicant has provided a list of the activities and tools related to the minor auto repair operations (refer to Attachment C). It is important to note that no automotive or engine repair/maintenance operation is proposed with this CUP. In fact, staff has provided a condition of approval to prohibit these heavy auto repair uses (Planning Condition No. 8). A more detailed discussion of the CUP is provided in the Analysis section of the staff report.

Project Site/Vicinity:

The location of the Discount Tire business is within the Oak Creek II shopping center located on the south side of Clinton Keith Road, east of Interstate 15 (same site retail center as city hall). The specific location of the project is noted in the exhibit below.

Vicinity Map

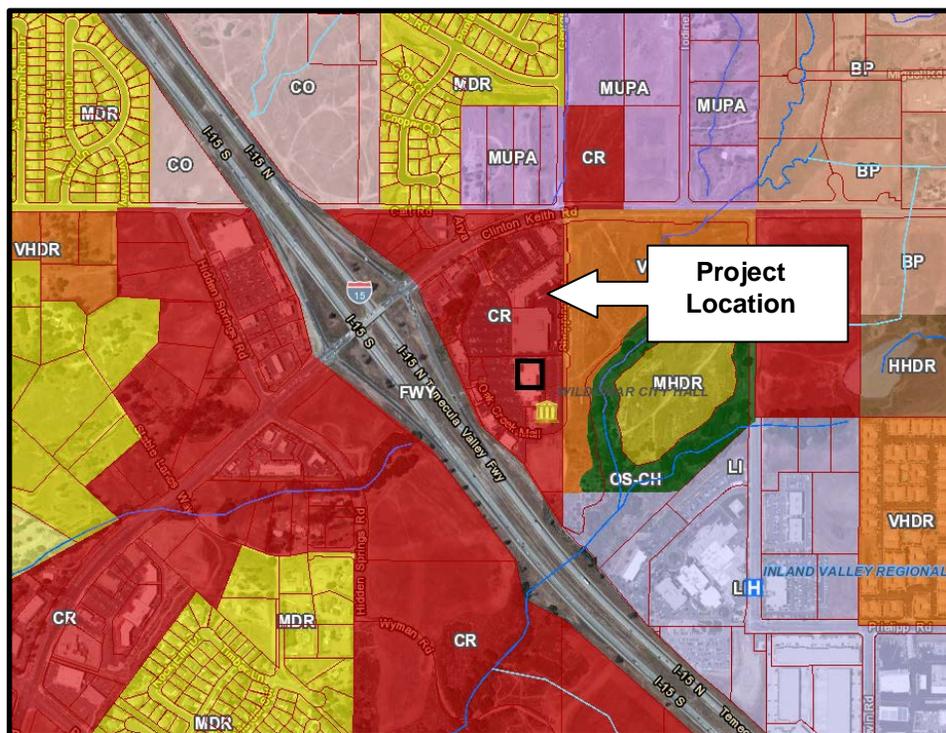


Existing and Surrounding Land Uses:

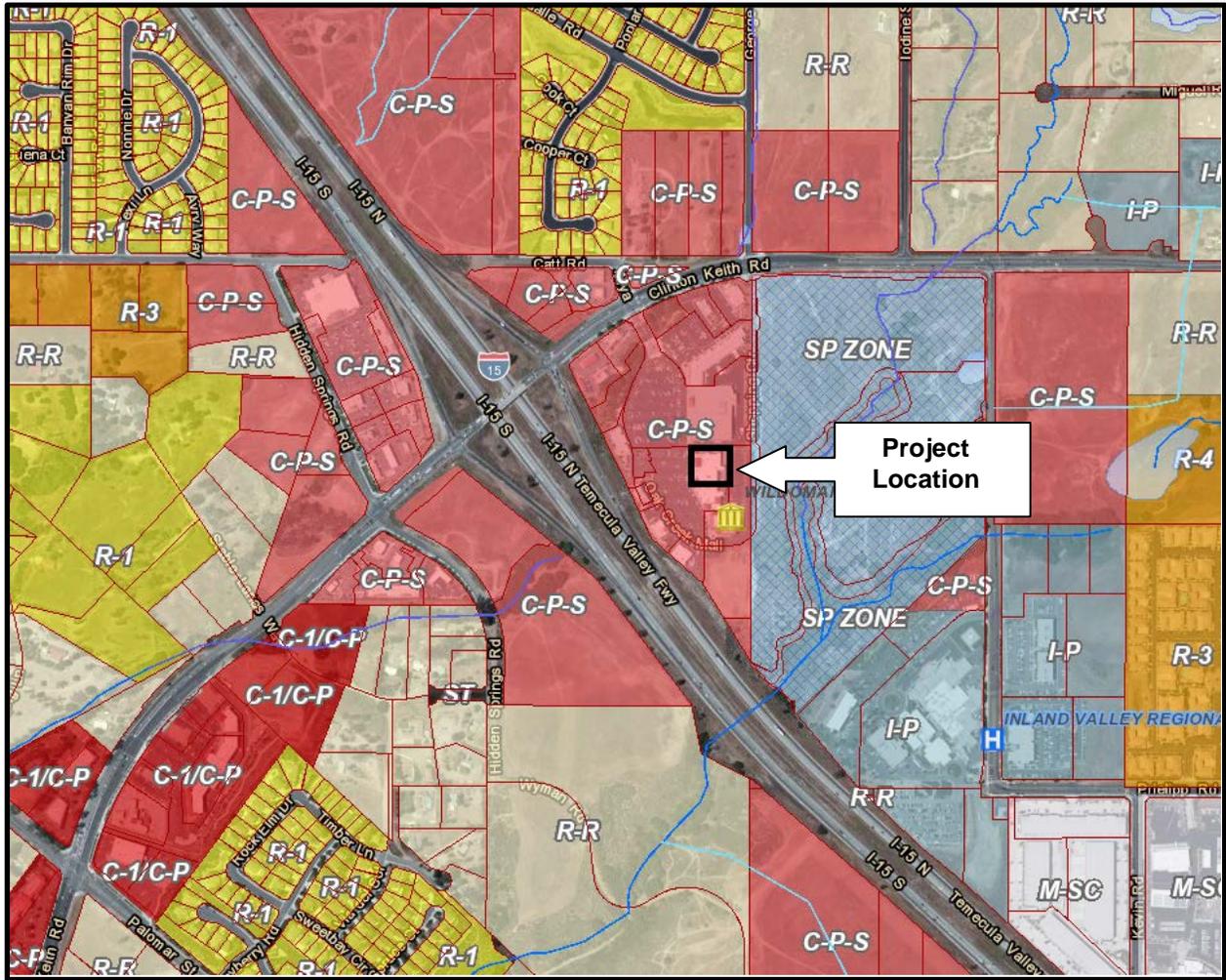
The project site is located within and surrounded by the existing Oak Creek commercial center. Table 1 on the following page summarizes the current use, general plan land use designation, and Zoning information related to the proposed project. Staff has also provided two figures (Figures 2 and 3 on the following pages) showing the General Plan land use designation and Zoning designation for the Oak Creek II center from our GIS database.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS			
Location	Current Use	GP Land Use Designation	Zoning Designation
Subject Property	Commercial/Retail	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
North	Albertson's Grocery Store	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)
South	Commercial	Commercial Retail (CR)	R-R (Rural Residential)
East	Vacant	Very High Density Residential (VHDR)	S-P (Specific Plan)
West	Commercial	Commercial Retail (CR)	C-P-S (Scenic Highway Commercial)

General Plan Land Use Designation Exhibit



Zoning Designation Exhibit



PROJECT ANALYSIS (CUP)

General Plan Consistency:

The General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail Land Use Designation is to enable the establishment and operation of community serving commercial, service, and office businesses. The project consists of a tire sales/installation and minor automotive repair within an existing developed commercial center. The design and layout of the center, the access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site. Considering all of these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan.

In addition, the proposed use also is consistent with the following General Plan policies: LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10)

- a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing.
- b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)

- a. Compliance with the design standards of the appropriate area plan land use category.
- b. Require that structures be constructed in accordance with the requirements of the City's zoning, building, and other pertinent codes and regulations.

LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1,3)

LU 7.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 18)

LU 7.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

LU 23.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

LU 23.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 23.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

Zoning Consistency:

The proposed tire sales/installation is a permitted use in the C-P-S (Scenic Highway Commercial) zone subject to the approval of a Conditional Use Permit (CUP). The CUP has been proposed to allow the operation of a tire sales & installation service and light auto repair services (refer to Attachment C for the list of light auto repair uses provided by the Applicant). To ensure that heavy auto repair is not conducted on the premises, staff has proposed a condition of approval (Planning Condition No. 8) to prohibit these heavy auto repair uses.

In evaluation of the proposed CUP, both tires sales/installation and light auto repair uses meet the intent of the C-P-S zone which is to provide commercial and retail services to Wildomar residents. As the use is locating in an existing building, there are no other improvements to the site that would be subject the development standards of the C-P-S zone. Thus, the proposed CUP is consistent with the C-P-S zone.

Noise Concerns/Attenuation:

The nature of the proposed tire sales/installation business will create noise that will impact adjacent businesses (i.e., Massage Envy & Ace Hardware). In an effort to be kindly to the adjacent businesses, Discount Tires will be implementing multiple sound attenuation measures to shield and reduce sound impacts emanating from the tire installation areas. Such measures proposed by the Applicant include the following:

- 1) Placing the air compressor to the far east corner of the suite (closer to the rear parking lot);
- 2) House the tank in a dry-walled insulated room to help conceal any noise and inhibit noise extending outdoors and to the adjacent suites;
- 3) Place the compressor on a thick rubber platform to absorb any vibration when in use;
- 4) The office and storage area will also have insulated walls which will provide an additional sound buffer between the installation area and the adjacent businesses/tenants;
- 5) The Applicant has rearranged their floor plan to designate the first “tire bay” for tire alignments only since this activity is a “low noise” service; and

- 6) The Applicant has also decided to use new “low noise impact guns” for all tire installations to further reduce noise impacts on the adjacent businesses.

By implementing these sound attenuation and tenant improvement measures, the Applicant is confident that noise generated from the proposed tire installation use will be minimal, and will not significantly impact adjacent businesses/tenants. Further, the Applicant has agreed to monitor noise on a regular basis and coordinate with adjacent businesses/tenant to ensure that noise will be a problem. Staff has met with the adjacent tenants to discuss the proposed use and sound attenuation efforts being taken by the Applicant. Based on these meetings and the Applicant’s efforts to monitor noise on a regular basis, they support the Discount Tire Center proposal.

CEQA Analysis:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed CUP project to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed CUP meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. This section exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Further, the proposed CUP will allow for a retail use located in an existing retail building, and will not involve any expansion of that structure. The existing structure is located on a site that has an existing General Plan Land Use designation of Commercial Retail (CR) which encourages retail sales, and has an existing Zoning designation of C-P-S (Scenic Highway Commercial) which allows the proposed retail use.

Therefore, based on these factors, the Planning Commission may adopt a Categorical Exemption in accordance with Section 15301 (Existing Facilities – Class 1) of CEQA.

REQUIRED PROJECT FINDINGS OF FACT

Conditional Use Permit Findings:

In accordance with Section 17.200 of the Zoning Ordinance, the following findings are offered for Planning Commission consideration for the proposed project.

1. The proposed use is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed tire sales/installation is a conditionally allowed in the C-P-S (Scenic Highway Commercial) zone subject to the approval of a conditional use permit. The project is consistent with the intent of the Zoning Ordinance since it

meets and/or exceeds the minimum development standards of the C-P-S zone. The General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail Land Use Designation is to enable the establishment and operation of community serving commercial, service, and office businesses. The project consists of a tire sales/installation service within an existing developed commercial center. The design and layout of the center, the access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site. Considering all of these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan.

In addition, the proposed use also is consistent with the following General Plan policies:

LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10)

- a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing.
- b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)

- a. Compliance with the design standards of the appropriate area plan land use category.
- b. Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.

LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1,3)

LU 7.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 18)

LU 7.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

LU 23.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

LU 23.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 23.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

2. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: The site has been designed to meet all of the development standards of the Scenic Highway Commercial (C-P-S) zone as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot coverage, building heights and parking such that it will not be detrimental to the public health, safety or welfare. The location of the building will not conflict with the existing parking area or with on-site circulation since the existing parking spaces and drive aisles meet the minimum standards established in the zoning ordinance. In addition, the proposed use will comply with the applicable waste collection and disposal requirements and does not contain any natural or physical hazards which would cause the project to be detrimental to the health, safety, or general welfare. The proposed use has also incorporated noise reduction measures to reduce the impact of the noise generated by the use on adjacent businesses.

PUBLIC COMMUNICATION/NOTICING

In accordance with the public noticing requirements of Section 17.192 of the Wildomar Municipal Code, the Planning Department, on May 20, 2015 mailed a public hearing notice to all property owners/tenants within a 600-foot radius of the building boundaries notifying them of the June 3, 2015 Planning Commission meeting for the proposed CUP. In addition, on May 22, 2015, the Planning Department published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the June 3, 2015 Planning Commission meeting.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica L. Vega
Assistant City Attorney

ATTACHMENTS

- A. PC Resolution No. 2015-13 for CUP No. 15-0023
Exhibit 1 – Conditions of Approval Matrix
- B. Proposed Floor Plan Exhibit
- C. Applicant List of Activities and Tools Used for the Business

INCORPORATED BY REFERENCE

- A. City of Wildomar General Plan
- B. City of Wildomar Zoning Ordinance.

ATTACHMENT A

PC Resolution No. 2015-13

PC RESOLUTION NO. 2015-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1 - EXISTING FACILITIES) OF THE CEQA GUIDELINES, AND APPROVING A CONDITIONAL USE PERMIT (P.A. NO. 15-0023), SUBJECT TO CONDITIONS, TO ESTABLISH "DISCOUNT TIRE CENTER" WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED WITHIN THE OAK CREEK CENTER DEVELOPMENT LOCATED AT 23885 CLINTON KEITH ROAD, SUITE #H5 (APN: 380-240-046 & 380-240-017).

WHEREAS, an application for a Conditional Use Permit to establish "Discount Tire Center" (Planning Application No. 15-0023) has been filed by:

Applicant:	Mr. Mike Nelson, Discount Tire Center
Project Location:	23885 Clinton Keith Road, Suite H
APN:	380-240-050
Project Area:	3.73 acres

WHEREAS, the City of Wildomar Planning Commission has the authority to review the proposed Conditional Use Permit No. 15-0023 as proposed in accordance with Title 17 of the City of Wildomar Municipal Code; and

WHEREAS, the City of Wildomar Planning Department, on May 20, 2015 gave public notice by mailing a public hearing notice to all property owners/tenants within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for the Conditional Use Permit No. 15-0023 that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, the City of Wildomar Planning Department, on May 22, 2015, published a legal notice in the Press Enterprise, a local newspaper of general circulation, in compliance with State law notifying the general public of the holding of a public hearing for Conditional Use Permit No. 15-0023 to be heard by the Wildomar Planning Commission; and

WHEREAS, the City of Wildomar Planning Commission conducted their June 3, 2015 meeting at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Conditional Use Permit No. 15-0023, and at which time the Planning Commission received public testimony concerning the proposed project.

NOW THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine, order as follows:

SECTION 1. CEQA FINDINGS.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed CUP project to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of the proposed CUP meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. This section exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Further, the proposed CUP will allow for a retail use located in an existing retail building, and will not involve any expansion of that structure. The existing structure is located on a site that has an existing General Plan Land Use designation of Commercial Retail (CR) which encourages retail sales, and has an existing Zoning designation of C-P-S (Scenic Highway Commercial) which allows the proposed retail use. Therefore, based on these factors, the Planning Commission hereby adopts a Categorical Exemption in accordance with Section 15301 (Existing Facilities – Class 1) of CEQA.

SECTION 2. CONDITIONAL USE PERMIT FINDINGS.

In accordance with Section 17.200 of the Wildomar Municipal Code, the following findings are offered for Planning Commission consideration for the proposed conditional use permit.

1. The proposed use is consistent with the City of Wildomar General Plan and Zoning Ordinance.

Evidence: The proposed tire sales/installation is a conditionally allowed in the C-P-S (Scenic Highway Commercial) zone subject to the approval of a conditional use permit. The project is consistent with the intent of the Zoning Ordinance since it meets and/or exceeds the minimum development standards of the C-P-S zone. The General Plan land use designation for the site is Commercial Retail. The intent of the Commercial Retail Land Use Designation is to enable the establishment and operation of community serving commercial, service, and office businesses. The project consists of a tire sales/installation service within an existing developed commercial center. The design and layout of the center, the access and circulation have been configured to accommodate future development on adjacent parcels surrounding the project site. Considering all of these aspects, the project furthers the objectives and policies of the General Plan and is compatible with the general land uses as specified in the General Plan.

In addition, the proposed use also is consistent with the following General Plan policies:

LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps

(Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10)

- a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing.
- b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)

- a. Compliance with the design standards of the appropriate area plan land use category.
- b. Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.

LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1,3)

LU 7.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 18)

LU 7.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

LU 23.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

LU 23.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 23.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

2. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: The site has been designed to meet all of the development standards of the Scenic Highway Commercial (C-P-S) zone as illustrated in the Development Standards section of the Staff Report relative to setbacks, lot

coverage, building heights and parking such that it will not be detrimental to the public health, safety or welfare. The location of the building will not conflict with the existing parking area or with on-site circulation since the existing parking spaces and drive aisles meet the minimum standards established in the zoning ordinance. In addition, the proposed use will comply with the applicable waste collection and disposal requirements and does not contain any natural or physical hazards which would cause the project to be detrimental to the health, safety, or general welfare. The proposed use has also incorporated noise reduction measures to reduce the impact of the noise generated by the use on adjacent businesses.

SECTION 3. PLANNING COMMISSION ACTION

Based on the foregoing findings, and on substantial evidence in the whole of the record, the Planning Commission hereby takes the following actions:

1. Notice of Exemption. The Planning Commission has determined that Conditional Use Permit No. 15-0023 is exempt from environmental review in accordance with Section 15301 (Existing Facilities – Class 1) of the CEQA Guidelines and directs the Planning Director to file a Notice of Exemption (NOE) with the Riverside County Clerk within five (5) working days of Commission approval; and
2. Approval of CUP. The Planning Commission hereby adopts PC Resolution No. 2015-13 approving Conditional Use Permit No. 15-0023, subject to conditions as illustrated herein, and attached hereto, to this Resolution as Exhibit 1

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2015 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Veronica Langworthy
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Erica L. Vega, Assistant City Attorney

PLANNING DEPARTMENT CONDITIONS

General Conditions

1.	<p>In compliance with CEQA Guidelines, the fee to file a Notice of Exemption (NOE) shall be submitted to the Planning Department by the Applicant no later than June 3, 2015. The NOE and Riverside County Administration fee of \$50.00 for the NOE shall be filed by the Planning Department with the Riverside County Clerk within five (5) working days of project approval by the Planning Commission.</p>	June 3, 2015	Planning Department	N/A
2.	<p>The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed conditions to the Planning Department no later than <u>June 17, 2015.</u></p> <hr style="border: 1px solid black;"/> <p style="margin-left: 10px;">Applicant Signature: _____ Date: _____</p>	June 17, 2015	Planning Department	N/A
3.	<p>The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, Dept.'s, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, Dept.'s, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, gents, Dept.'s, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law,</p>	On-Going	Planning Dept.	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Discount Tire CUP Project

Project Application: Conditional Use Permit No. 15-0023

APN: 380-240-046 & 380-240-017

Project Approval Date:
June 3, 2015

Project Expiration Date:
June 3, 2017

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the applicant of any Action brought and request that applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with applicant in the defense of any Action.			
4. Within 60 days of approval by the Planning Commission of Conditional Use Permit No. 15-0023, the applicant shall pay any outstanding deposit account balance, if applicable. Failure to pay the outstanding balance by the due date may result in delays in the submittal of grading and building plans.	August 3, 2015	Planning Dept.	
5. In accordance with Section 66020.d.1 of the Government Code, the applicant has 90 days from project approval to file a protest of the imposition of fees, dedications, reservations, or other exactions being imposed on this project. Notice is	September 3, 2015	Planning Dept.	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Discount Tire CUP Project

Project Application: Conditional Use Permit No. 15-0023

APN: 380-240-046 & 380-240-017

Project Approval Date:
June 3, 2015

Project Expiration Date:
June 3, 2017

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
hereby to the Applicant that the 90-day appeal hereby begins with approval of this project.			
6. Approval of Conditional Use Permit No. 15-0023 shall expire on <u>June 3, 2017</u> if the proposed conditional use has not commenced or building permits have not been issued. At least 30 days prior to the expiration date May 3, 2017, the Applicant may apply for a one-year extension of time, if needed. The request for an extension of time shall include the proper application accompanied by the appropriate filing fee.	June 3, 2017	Planning Dept.	
7. Conditional Use Permit No. 15-0023 shall be operated in accordance with the Planning Commission approval on June 3, 2015. If the project requires a modification/revision to the approved plans, the applicant may file a substantial conformance application (and pay all applicable fees) for review by the Planning and Engineering Dept.'s in accordance with Section 17.228 of the Wildomar Zoning Ordinance.	On-Going	Planning Dept.	
8. Conditional Use Permit No. 15-0023 is hereby approved for a "Discount Tire Center" allowing tire sales and light auto repair uses outlined below (also refer to Attachment C of the staff report). <ul style="list-style-type: none"> • Oil Changes • Alignment Services • Brake Service • Shocks and Struts • Suspension Work • Fluid Exchange Services • Battery Service and Replacement 	On-Going	Planning Dept.	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Discount Tire CUP Project

Project Application: Conditional Use Permit No. 15-0023

APN: 380-240-046 & 380-240-017

Project Approval Date:
June 3, 2015

Project Expiration Date:
June 3, 2017

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
<ul style="list-style-type: none"> • Manufacturers Schedules Services • Air Conditional Service and Repair • Tire Repair • Tire Replacement • Gasket and Seal Replacement • Clutch Replacement • Radiator Replacement <p>Any other auto repair/services and activities not specifically listed above are prohibited.</p>			
9. The development of the premises and the exterior colors and materials shall substantially conform to the approved site plan and elevations for the Oak Creek II Center and contained on file with the Planning Department.	On-Going	Planning Dept.	
10. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	On-Going	Planning Dept.	
<u>Prior to Issuance of Building Permits</u>			
11. Prior to the issuance of building permits for any interior tenant improvements to the building, the applicant shall submit three (3) sets of detailed construction/building plans to the Building Official for review.	Prior to Issuance of Building Permits	Planning Department	
12. Prior to the issuance of building permits for any tenant improvements, the applicant shall submit to the planning and	Prior to Issuance of Building Permits	Building and Engineering Departments	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Discount Tire CUP Project

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June 3, 2015

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June 3, 2017

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
building department's a final noise analysis/study that includes proposed interior improvements to ensure that noise generated from the proposed use does not exceed 55 dba along all lease space boundary walls in accordance with Section 9.48.040 of the Wildomar Municipal Code.			
13. Prior to the issuance of building permits for any signs on the premises, the applicant shall apply for a sign permit with the Building Department. Said sign permit shall be consistent with the adopted regulations of the Oak Creek Center II sign program.	Prior to Issuance of Building Permits	Planning Department	
<u>Prior to Issuance of a Certificate of Occupancy</u>			
14. The applicant shall install special rubberized flooring underneath all air compressors (and any other mechanical device/machine affixed to the floor) to absorb the vibration when in operation and to minimize sound impacts on adjacent businesses. This condition shall be verified by the Planning Department as part of the final inspection process of the tenant improvements prior to the issuance of a certificate of occupancy.	Prior to Issuance of a Certificate of Occupancy	Planning Dept.	
15. The applicant shall house the air compressor machine(s) within an enclosed & insulated room to minimize any sound impacts on adjacent businesses when in operation. The exact type and design of the tenant improvement plans shall be included with all tenant improvement plans. This condition shall be verified by the Planning Department as part of the final inspection process of the tenant improvements prior to the issuance of a certificate of occupancy.	Prior to Issuance of a Certificate of Occupancy	Planning Dept.	

ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Discount Tire CUP Project

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June 3, 2017

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
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16.	The applicant shall drywall and insulate the office and storage areas in a manner adequate enough to minimize noise impacts emanating from the installation area on surrounding businesses. The exact type and design of the drywall and insulation shall be reflected on all tenant improvement plans. This condition shall be verified by the Planning Department as part of the final inspection process of the tenant improvements prior to the issuance of a certificate of occupancy.	Prior to Issuance of a Certificate of Occupancy	Planning Dept.	
17.	Prior to the issuance of a certificate of occupancy for the proposed conditional use permit, all conditions of approval listed herein shall be satisfied.	Prior to Issuance of a Certificate of Occupancy	Planning Department	

PUBLIC WORKS/ENGINEERING/BUILDING DEPARTMENT CONDITIONS

General Conditions

1.	The developer/applicant shall submit a Business Registration application to the City for approval. The Business Registration shall indicate that this business is required to submit a Stormwater Compliance Deposit to the City to comply with the Commercial/Industrial Inspection requirements of the City's MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The frequency of such deposits and inspections may vary and will be determined by the Public Works Department.	On-going	Public Works Engineering Dept.	
2.	The developer shall comply with all applicable laws and regulations regarding the proper disposal of all waste materials generated by this business.	On-going	Public Works Engineering Dept.	

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Discount Tire CUP Project**

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Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
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Prior to Issuance of an Occupancy Permit

3.	Prior to occupancy, the applicant shall provide a traffic calming and signage plan, prepared by a traffic engineer, for the purpose of addressing “cut-through” traffic issues along the main drive aisle in from the of the building. Said plan shall be reviewed and approved by the City Engineer.	Prior to the Issuance of Occupancy Permits	Public Works Engineering Dept.	
4.	If the project involves multiple lots, the developer/applicant shall provide the City with a copy of a recorded Reciprocal Use Agreement which provides for cross-lot access and parking across all affected lots.	Prior to the Issuance of Occupancy Permits	Public Works Engineering Dept.	
5.	The developer/applicant shall submit a Business Registration application to the City for approval. The Business Registration shall indicate that this business is required to submit a Stormwater Compliance Deposit to the City to comply with the Commercial/Industrial Inspection requirements of the City’s MS4 permit (NPDES Inspection). The requirement for stormwater compliance deposits and NPDES inspections are recurring for the duration of the conditional use permit. The frequency of such deposits and inspections may vary and will be determined by the Public Works Department.	Prior to the Issuance of Occupancy Permits	Public Works Engineering Dept.	
6.	The developer/applicant shall provide all tenants/employees with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the Riverside County Flood Control and Water Conservation District’s website. The developer must provide to the City’s Planning Department a copy of			

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Discount Tire CUP Project**

Project Application: Conditional Use Permit No. 15-0023

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**Project Approval Date:
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June 3, 2017**

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
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	educational materials provided to employees and the business' handbook, training, or similar document describing the business' best management practices for stormwater pollution prevention. These documents must be submitted to the City's Planning Department as part of the business' Statement of Operations.			
7.	The developer/applicant shall demonstrate that all development impact and mitigation fees have been paid.	Prior to the Issuance of Occupancy Permits	Public Works Engineering Dept.	

RIVERSIDE COUNTY FIRE DEPT.

General Conditions

1.	Fire sprinkler system plans for the tenant improvement area may be required to be submitted to the Fire Department for review, along with a plan/inspection fee. The sprinkler system will have to be modified and designed in accordance with NFPA 13, 2013 Edition. A licensed C-16 contractor shall do all sprinkler work and certification. The approved plans, with Fire Department Job card must be at the job site for all inspections.	Plan check / Prior to the Issuance of Occupancy Permits	County Fire Dept.	
2.	Building(s) shall be approved for high-piled storage (materials in closely packed piles or on pallets, or in racks where the top of storage exceeds 12 feet in height, 6 feet for Group A plastics and certain other hazardous commodities) or aerosols products. High-piled and aerosol stock shall be approved by the Fire Department prior to materials being stored on site. A	Plan check / Prior to the Issuance of Occupancy Permits	County Fire Dept.	

**ATTACHMENT A - EXHIBIT 1
CONDITIONS OF APPROVAL – Discount Tire CUP Project**

Project Application: Conditional Use Permit No. 15-0023

APN: 380-240-046 & 380-240-017

**Project Approval Date:
June 3, 2015**

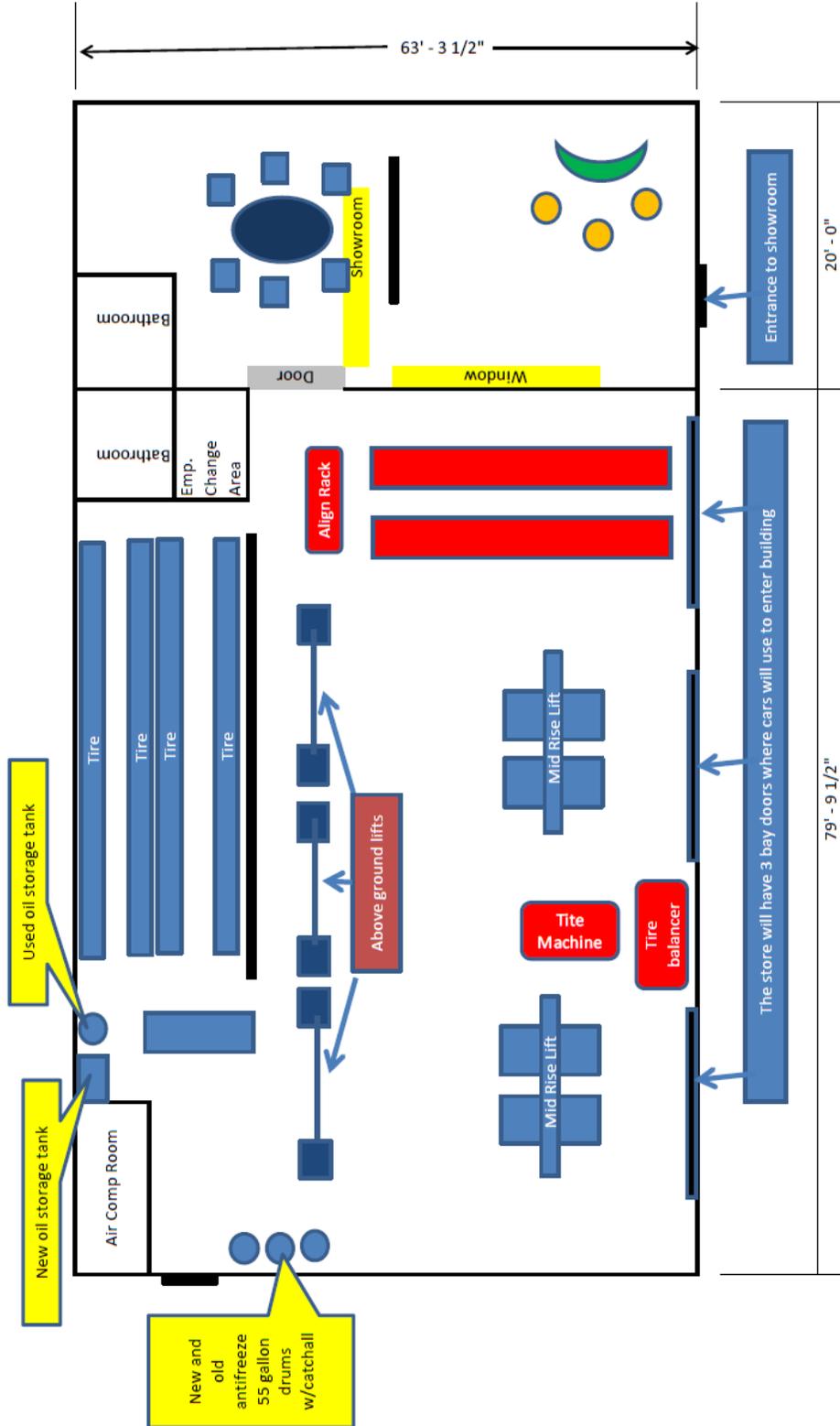
**Project Expiration Date:
June 3, 2017**

Conditions of Approval	Timing / Implementation	Enforcement / Monitoring Dept.	Verification (Date and Signature)
licensed Fire Protection Engineer or a Fire Department approved consultant must prepare plans for high-piled storage or aerosol storage in accordance with the 2013 CFC and NFPA 13, 2013 Edition.			
3. Install portable fire extinguishers per Title 19, but not less than 2A10BC in rating. Contact a certified extinguisher company for proper placement and spacing of equipment.	Plan check / Prior to the Issuance of Occupancy Permits	County Fire Dept.	

END

ATTACHMENT B

FLOOR PLAN



ATTACHMENT C

Light Auto Repair Uses List

Discount Tire Centers Mechanical Service
Categories

Common Tools used for Services-
Most service listed require the use of a vehicle hoist.

Oil Changes	Impact ratchets to remove some covers & hand tools Air operated dispensers for oil and lube
Alignment Services	Computerized Align Equipment, hand tools and occasional impact gun
Brake Service	Impact gun, Brake lathe and hand tools
Shocks and Struts	Impact gun, spring compressor and hand tools
Suspension Work	Impact gun, hand tools and occasional air jiffy gun
Fluid Exchange Services	Flush Machines electrically operated or manually performed, Brake, Coolant, Trans Fluid Power Steering Fluid Flushes.
Battery Service and Replacement	Hand tools and Electronic test equipment
Manufacturers Schedules Services i.e. 30 60,90 etc services	Hands tools, test equipment, impact gun
Air Conditional Service and Repair	Certified Auto AC recycling machines, hand tools occasional impact gun
Tire Repair	impact gun, air buffer, tire machine & balancer
Tire Replacement	Same as above except no buffer used.
Gasket and Seal Replacement	Impact gun, air disc sander, hand tools
Clutch Replacement	Impact gun & hand tools
Radiator Replacement	Impact gun & hand tools

Please note: We do not perform the following:

Complete engine rebuilding

Transmission overhaul

Body or Painting work



AGENDA SECTION 3.0

GENERAL BUSINESS ITEMS



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: June 3, 2014

TO: Chairman and Members of the Planning Commission

FROM: Daniel A. York, Assistant City Manager

SUBJECT: Capital Improvement Program for Fiscal Year 2015/16 – 2019/20:
Planning Commission's Annual Review of the Public Works Department
Capital Improvement Program for General Plan Consistency.

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-14

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING
THAT FISCAL YEAR 2015/16 OF THE 2015/2020
CAPITAL IMPROVEMENT PROGRAM IS IN
CONFORMANCE WITH THE CITY OF WILDOMAR
GENERAL PLAN**

BACKGROUND

Sections 65401 and 65402 of the California Government Code require that the capital improvement program (CIP) be in conformance with the General Plan. State Law also mandates that this determination of conformance be made by a designated planning agency. For the City of Wildomar, the designated planning agency is the Planning Commission. The purpose of this staff report is to have the Planning Commission make a determination of consistency with the adopted General Plan.

DISCUSSION

The Fiscal Year 2015/16 - 2019/20 Capital Improvement Program (CIP) sets out a long term capital program budget for the City of Wildomar. The complete CIP document identifies both funding sources and capital projects to be funded each year for the next five fiscal years. The project priorities and projected funding amounts will be addressed through a subsequent City Council action. The Planning Commissions findings that the activities proposed for inclusion in the Program are in conformance and consistent with the General Plan satisfies Government Code requirements.

General Plan conformity can be best described as furthering the eventual achievement of the goals, policies, and infrastructure identified in the Plan. For example, the construction of a roadway identified on the General Plan would be considered consistent with the Plan if the roadway is depicted on the Circulation Map, identified in the goals and policies, or listed as an implementation program/activity.

The CIP includes two types of activities: capital projects (stand alone, individual projects) and capital programs (a group of similar projects typically on an annual recurring basis). The capital projects included in the FY 2015/16 Capital Improvement Program are shown in Table 1.

Table 1: Scope of Capital Projects in the 5-Year CIP

Capital Improvement Project	Project Scope	General Plan Policy
Almond Street Sidewalk Improvements, Elsinore High School	Construct sidewalks and curb ramp improvements on Almond Street and Bundy Canyon (from Bundy Canyon Road to Waite Street and Almond Street to Angels Lane). Improvements to benefit Elsinore High School.	Circulation Element Policies 4.1, 4.5, 4.7
Grand Avenue Resurfacing Project	The County of Riverside plans to resurface Grand Avenue for 4.7 miles in the Lakeland Village area. The segment within the City of Wildomar is on the northwesterly side of Grand Avenue from Corydon Street to Richard Lane and is 815 feet in length and the pavement width is 16 feet.	Circulation Element Policies 3.1, 3.2
Clinton Keith Road Slurry Seal	Microsurface of 98,000 square feet of pavement on Clinton Keith Road between Stable Lanes Way and George Avenue. Work will include placement of microsurface, base repair, and traffic striping.	Circulation Element Policies 3.1, 3.2
Clinton Keith/Hidden Springs Intersection Project	Traffic signal modification to include a left-turn traffic signal phasing at Clinton Keith/Hidden Springs Intersection; Includes LED signal heads, relocation of illuminated street name signs, installation of pedestrian push button signals. Upgrade of the intersections corners (and curb ramps).	Circulation Element Policies 3.13, 3.15

Bundy Canyon Road Safety Improvements	Widen shoulder with asphalt concrete, install/ replace regulatory and warning signs and install radar speed signs. Project limits along Bundy Canyon Road from Canyon Ranch Road to Sunset Ave.	Circulation Element Policies 3.1, 3.2, 3.13, 3.15
Grand Avenue Bike Improvement Project Phase I & II	Phase I of the project widens signs and stripes Grand Avenue from Clinton Keith Road to David Brown Middle School. Phase II of the project widens signs and stripes Grand Avenue from David Brown Middle School to Corydon.	Circulation Element Policies 3.1, 3.2, 3.13, 4.1, 4.5, 4.7
Grand Avenue Multi Use Trail	The City's Adopt a Trail program identifies a multi-use trail on Grand Avenue, from Corydon to Clinton Keith Road. This project will provide design alternatives for this multi use trail.	Circulation Element Policies 3.1, 3.2, 3.13, 4.1, 4.5, 4.7
Collier Elementary School Sidewalk Project	Construct new sidewalk on Union Street from Collier Elementary School to Corydon Street to close the gaps in the existing route to school. Includes a crosswalk and curb ramp from this new sidewalk across Trailwood Court to the school's entrance, crosswalk upgrades at Trailwood Court and Mayhall Drive, and upgraded school xing legends and signs along Trailwood Court and Alderbrook Road.	Circulation Element Policies 3.1, 3.2, 3.13, 4.1, 4.5, 4.7
Malaga Road and Mission Trail Park	Construct new park hardscape landscaping, sign, striping, AC berm, and curb ramp and sidewalk along the corner of Malaga Road and between Mission Trail and Wildomar Road	Circulation Element Policies 3.1, 3.2, 4.1 Land Use Policies 3.2, 8.3, 19.1
Park Improvements adjacent to La Estrella Street and Porras Rd.	Construct new park trails, parking, and signage.	Land Use Element Policies 3.2, 8.3, 19.1
Sedco Street and Drainage Improvements	Widen shoulder with asphalt concrete, install/ replace regulatory and warning signs. Project limits Wildomar Road from Malaga Road to Sylvester Road.	Circulation Element Policies 3.1, 3.2, 3.13, 3.15, 4.1, 4.7
Bundy Canyon/Scott Road (I-15 to Sunset Road)	Road widening to four lanes on Bundy Canyon/Scott Road from I-15 to Sunset Road.	Circulation Element Policies 3.1, 3.13, 3.15, 3.2
Clinton Keith Road Widening (I-15 to Copper Craft)	Road widening to four lanes on Clinton Keith Road from I-15 to Copper Craft.	Circulation Element Policies 3.1, 3.13, 3.15, 3.2

Palomar Street Widening (Mission Trail to Jefferson)	Road widening to four lanes on Palomar Road from Mission Trail to Jefferson Avenue.	Circulation Element Policies 3.1, 3.13, 3.15, 3.2
Project Study Report for I-15 and Bundy Canyon Road	The Project Study Report is a cooperative effort between the Caltrans Districts and RCTC, the regional transportation commission. The purpose is to document the agreement on the scope, schedule, and estimated cost of a project so that the project can be considered for inclusion in a future programming document such as the STIP.	Circulation Element Policies 3.1, 3.2, 3.13
Lateral C-1 Storm Drain Improvement	Construct approximately 2,000 l.f. of storm drain system within Refa Street from Palomar Street to Charles Street, then extending southeasterly within Charles Street before terminating at Woshka Lane and approximately 500 l.f. of storm drain lateral to be constructed within Charles Street from Refa Street to Billie Ann Road.	Safety Element Policies 4.6

Staff has reviewed the proposed FY 2015/16 capital projects and has evaluated the proposed improvements for consistency with the roadway classifications contained in the General Plan. As shown in Table 1 alone, these activities are consistent with several of the policies contained in the General Plan. These specific Circulation Element, Land Use, and Safety policy statements are as follows:

Circulation Element Policies:

Policy 3.1. *Design, construct, and maintain County roadways as specified in the County Road Improvement Standards and Specifications.*

Policy 3.2. *Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.*

Policy 3.12. *Improve highways serving as arterials through mountainous and rural areas to adequately meet travel demands and safety requirements while minimizing the need for excessive cut and fill.*

Policy 3.13. *Design street intersections, where appropriate, to assure the safe, efficient passage of through-traffic and the negotiation of turning movements.*

Policy 3.15. *Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections.*

Policy 4.1. *Provide facilities for the safe movement of pedestrians within developments.*

Policy 4.5. *Collaborate with local communities to ensure that school children have adequate transportation routes available such as local pedestrian or bike path, or local bus service.*

Policy 4.7. *Encourage safe pedestrian walkways that comply with the American Disabilities Act (ADA) requirements within commercial, office, industrial, mixed use, residential, and recreational developments.*

Land Use Element Policies:

Policy 3.2. *Use open space, greenways, recreational lands, and watercourses as community separators.*

Policy 8.3. *Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.*

Policy 19.1. *The City shall develop and maintain a regional park system that provides recreational opportunities for residents and visitors of Riverside County.*

Safety Element Policies:

Policy 4.6. *Direct flood control improvement measures toward the protection of existing and planned development.*

The second type of activities in the FY 2015/16 CIP, capital programs, is shown in Table 2. The capital programs are intended to identify potential funding to address various improvement needs that are determined throughout the year. These improvements are intended to replace and rehabilitate existing infrastructure or make changes to meet safety needs. Some improvements may range in cost from \$5,000 to \$50,000+. Due to the varying costs, it is more efficient (for budgeting and project development purposes) to identify the program where the improvements can be funded. This provides the City a degree of flexibility in identifying specific improvements and their related costs during the CIP period. At this time, no specific improvements have been identified. They will be identified and implemented on an on-going basis.

Table 2: Descriptions of Capital Programs in the 5-Year CIP

Capital Improvement Program	Program Description	General Plan Policy
Accessibility Improvements Program	This program is dedicated to improving ADA accessibility through various types of repairs to curbs, gutters, and sidewalks throughout the City. Priority is given to safety-related issues and those which have been requested by citizens.	Circulation Element Policies 3.2, 3.12
Roadway Safety Improvements Program	This program is dedicated to improving roadway safety through upgrading existing and/or adding new high-visibility traffic signs, pavement markings, and other geometric improvements (i.e. site distance).	Circulation Element Policies 3.2, 3.12., 3.13, 3.15
Slurry Seal & Overlay Program	This program is dedicated to resurfacing pavement with slurry seal on various city streets to improve ride-ability and maintain pavement integrity.	Circulation Element Policies 3.2, 3.12
Roadway Improvements to Unpaved Roads & Drainage	This program is dedicated to maintaining and improving unpaved public roadways throughout the City. Eligible roadways are those which the City can accept through dedication. One improvement considered this year is drainage improvements to Cottonwood Canyon Road and Lost Road.	Circulation Element Policies 3.1, 3.2, 3.12
Citywide Maintenance Program	This program is dedicated to right-of-way maintenance and repair including, but not limited to: striping, stenciling, repairs to streets and culvert/drainage facilities, storm damage/flood control projects, and widening streets. Program includes work on the Pavement Management Program and Drainage Master Plan.	Circulation Element Policies 3.1, 3.2, 3.12, 3.13, 3.15

These capital programs are ongoing functions to replace and rehabilitate existing infrastructure or make changes to meet local traffic safety needs. These activities are consistent with several of the policies contained in the Circulation Element. These policy statements are as follows:

Policy 3.1. *Design, construct, and maintain County roadways as specified in the County Road Improvement Standards and Specifications.*

Policy 3.2. *Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.*

Policy 3.12. *Improve highways serving as arterials through mountainous and rural areas to adequately meet travel demands and safety requirements while minimizing the need for excessive cut and fill.*

Policy 3.13. *Design street intersections to assure the safe, efficient passage of through-traffic and the negotiation of turning movements.*

Policy 3.15. *Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections.*

As demonstrated above, the activities in the Draft Capital Improvement Program are consistent with the current General Plan policies. Consequently, the Public Works and Planning Director recommends that the Planning Commission adopt a resolution finding that the FY 2015/16 Capital Improvement Program is consistent with the General Plan.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica Vega
Assistant City Attorney

ATTACHMENTS

A. PC Resolution No. 2015-14

INCORPORATED BY REFERENCE

A. City of Wildomar General Plan

ATTACHMENT A

PC Resolution No. 2015-14

PC RESOLUTION NO. 2015-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA DETERMINING THAT FY 2015/16 OF THE 2015/20 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY OF WILDOMAR GENERAL PLAN

WHEREAS, the City of Wildomar adopted its General Plan on July 1, 2008; and

WHEREAS, the City Council of the City of Wildomar has designated the City Planning Commission as the planning agency for the City of Wildomar; and

WHEREAS, State Law requires that designated planning agencies review their agency's capital improvement program to ensure compliance with the adopted General Plan; and

WHEREAS, the City has identified a number of capital improvement projects and programs, including road improvements, storm drainage improvements, and accessibility improvements, for implementation during the five year period of the City's capital improvement program; and

WHEREAS, on June 3, 2015 the Planning Commission, during a regularly scheduled meeting, considered the projects and programs for FY 2015/16 in the City's adopted Capital Improvement Program and their conformity to the adopted City General Plan; and

NOW THEREFORE, the Planning Commission of the City of Wildomar does Resolve, Determine, Find and Order as follows.

SECTION 1. PLANNING COMMISSION FINDINGS

The Planning Commission hereby makes the following finding:

- A. The proposed FY 2015/16 capital improvement projects and programs of the 2015/16 – 2019/20 Capital Improvement Program are consistent with the City of Wildomar General Plan.

The FY 2015/16 capital improvement projects and ongoing capital improvement program activities that are contained in the FY 2015/16 of the 2015/20 Capital Improvement Program (CIP) are consistent with the adopted General Plan by furthering the goals and policies of the Circulation Element, including Policies 3.1, 3.2, 3.12, 3.13, 3.15, 4.1, 4.5, and 4.7; Land Use Element, including Policies 3.2,

8.3, and 19.1; and Safety Element Policy 4.6 as discussed in the staff report dated June 3, 2015.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2015 by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Veronica Langworthy
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Eric Vega, Assistant City Attorney