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**CITY OF WILDOMAR**  
**OFFICIAL PLANNING COMMISSION MEETING MINUTES**  
**FROM THE REGULAR PLANNING COMMISSION MEETING**  
**OF JUNE 20, 2012**

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**CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Smith at 7:00 P.M. at Wildomar City Hall, Council Chambers.

**ROLL CALL**

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

Absent: None.

Staff Present Matthew Bassi, Planning Director  
Thomas Jex, City Attorney  
Debbie Lee, City Clerk  
Janet Morales, Office Administrative Assistant  
Steve Palmer, City Engineer

**FLAG SALUTE**

Mr. George Taylor led the flag salute.

**PUBLIC COMMENTS**

This is the time for citizens to comment on issues not on the agenda. Under the provision of the Brown Act the Planning Commission is prohibited from discussing or taking action on items not on the agenda. Each speaker is asked to fill out a "Public Comments Card" (located on the table by the Chamber door) and give the card to the Planning Commission Chairperson prior to the start of the meeting. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Commission encourages citizens to address them so the questions and/or comments can be heard.

- Ms. Sharon Heil spoke and expressed concerns about particles being released into the air from the open bins of the business in the City of Wildomar and its health effect on residents.

## **APPROVAL OF AGENDA AS SUBMITTED**

Planning Director Bassi asked Chairman Smith to consider moving Public Hearing Item 2.3 to the beginning of the public hearing agenda.

Chairman Smith asked the Commission for a motion regarding said request. Commissioner Devine motioned to approve the modification of the agenda by moving Public Hearing Item 2.3 to the beginning of the public hearing agenda. The motion was seconded by Commissioner Kazmier. Motioned Carried, the following vote resulted:

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

### **1.0 CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the public, or staff request specific items be removed from the Consent Calendar for discussion and/or separate action.

#### **1.1 Approval of the May 16, 2012 Planning Commission meeting minutes.**

Commissioner Devine motioned to approve the May 16, 2012 Planning Commission Minutes as submitted. Motioned was seconded by Commissioner Langworthy. Motioned Carried, the following vote resulted:

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

### **2.0 PUBLIC HEARINGS**

#### **2.3 Parcel Map No. 35539 (Planning Application No. 08-0261): A request to delete Condition No. 50.PLANNING.3 requiring a Change of Zone prior to recordation of a 2-lot Parcel Map approved by the Riverside County Planning Commission on June 11, 2008 for the property located at 23160 Rancho Mirlo Road (APN: 380-160-015).**

Director Bassi made a brief presentation to the Planning Commission regarding the proposed project.

Commissioner Langworthy asked for clarification concerning Condition No. 50.Planning4 from the Riverside County Planning Commission.

Director Bassi thanked Commissioner Langworthy for the acknowledging the condition and mentioned that the resolution should be changed to also reflect deletion of Condition No. 50.Planning.4 since it was a duplicate of Condition No. 50.PLANNING.3.

Chairman Smith opened the public hearing and asked for the applicant/property owner to come to the podium for comments/questions.

The Property Owner, Mr. Michael Fineburg, thanked City staff for their help in processing the proposed request to modify the conditions as presented, and had no further comments.

With no questions from the Commission, Chairman Smith closed the public hearing and asked for a motion to approve staff's recommendation with the modification as presented by Commissioner Langworthy to include the deletion of Condition No. 50.Planning.4. A motion was made by Commissioner Langworthy, and the was seconded by Commissioner Devine. Motion carried 5 - 0, the following vote resulted:

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

- 2.1 **Zoning Ordinance Amendment No. 12-02:** A City Initiated Zoning Ordinance Amendment amending Chapter 17.72 (C-1/C-P Zone) to prohibit Mini-Warehouse/Self-Storage Facilities, and amending Chapters 17.96 (I-P Industrial-Park Zone), 17.100 (M-SC Manufacturing-Service Commercial Zone), 17.104 (M-M Manufacturing-Medium Zone) and 17.108 (M-H Manufacturing-Heavy Zone) to allow Mini-Warehouse/Self-Storage Facilities with a Conditional Use Permit subject to the development standards of Section 17.240 (Mini-Warehouses).

Chairman Smith recused himself from the discussion due to a potential conflict of interest, and Vice-Chairman Kazmier took over as acting Chair.

Director Bassi made a brief presentation to the Planning Commission regarding the proposed amendment.

Commissioner Devine asked Director Bassi for clarification that the Commissions recommendation for this evening is to disallow public storage in the commercial zones?

Director Bassi responded in the affirmative.

Commissioner Devine further commented that the Commission would be allowing the use of public storage in the industrial zones.

Director Bassi responded in the affirmative.

Commissioner Devine asked Director Bassi how many acres of industrial area does the City have?

Director Bassi responded that staff did not have that information for this meeting.

Commissioner Devine expressed his concerns with allowing self storage uses in the industrial zones because the City has limited vacant land zoned for industrial manufacturing businesses.

Director Bassi noted that the proposed amendment will require approval of a Conditional Use Permit for self-storage uses planned in the industrial zones which gives the Commission discretionary authority when reviewing these uses, and allows the Commission to deny self-storage uses if the findings for approval can not be made.

Commissioner Dykstra commented that he has noticed several in RV storage businesses throughout the residential zones, but was not aware of any being reviewed by the Commission.

Director Bassi responded that staff has not received any new applications for RV storage facilities since the moratorium was lifted in January 2012. He further commented that if these businesses are operating without proper City approval, then they are in violation and would be subject to Code Enforcement action.

Commissioner Dykstra commented that the City needs to do conformance zoning so the City knows what areas would allow for commercial, industrial and residential uses.

With no other questions, Vice-Chairman Kazmier opened the public hearing.

Ms. Sharon Heil commented that new public storage facilities should only be allowed in the industrial areas so the commercial zones can be developed for commercial and retail businesses.

With no other public comments, Vice-Chairman Kazmier closed the public hearing, and opened up for Commission discussion.

Commissioner Langworthy asked staff if RV storage businesses will be allowed in the Rural Residential zone with this amendment.

Director Bassi replied that RV storage was not part of the Zoning Ordinance Amendment No. 12-02.

Commissioner Devine asked Director Bassi when an amendment to regulate RV storage uses will come back for Commission consideration.

Director Bassi responded that there is nothing planned at this time as the City Council directed in staff in January 2012 to not include RV Storage with this amendment. However, if the Commission has concerns about RV storage uses, staff can convey this to the Council when they review the amendment.

Commissioner Dykstra commented that he recalls from the Commission's last discussion on this subject matter that RV storage uses would be prohibited in the residential and commercial zones, but allowed in the industrial zones similar to self-storage uses.

Director Bassi responded in the affirmative, but added that the Council directed staff not to include it and to evaluate the number of submittals over the ensuing months to see if there is an increase which could lead to another amendment to address RV storage.

Commissioner Langworthy commented that she agrees with Director Bassi's approach and also wanted to provide clarification that individual property owners in the residential zones are allowed to keep their own RV's on their property.

Director Bassi responded in the affirmative and added that property owners are allowed to have a personal RV on their property if it is properly screened and located outside of the front setback area.

With no further questions or discussion, Vice-Chairman Kazmier asked for a motion to adopt PC Resolution No. 12-07 recommending City Council approval of Zoning Ordinance Amendment No. 12-02. A motion was made by Commissioner Devine with the addendum for the Council to consider adding RV storage to the amendment. The motion was seconded by Commissioner Dykstra. Motion carried 4-0-1, with the following vote resulted:

AYES: Dykstra, Kazmier, Langworthy, Devine  
NOES:  
ABSENT:  
ABSTAIN: Smith (recused)

2.2 **Zoning Ordinance Amendment No. 12-01:** A City Initiated Zoning Ordinance Amendment amending Chapter 17.184 regarding Non-Conforming Structures and Uses.

Director Bassi made a brief presentation to the Planning Commission regarding the proposed amendment.

Commissioner Devine asked why the amendment included a discussion on RV storage facilities.

Director Bassi responded that the information provided in the staff report regarding RV storage was for background purposes only and reiterated his previous statement regarding the Council's direction from January 2012 to leave out RV storage from the amendment. Commissioner Dykstra commented that he recalls the Commission discussing previously that RV and Boat storage should be prohibited in the residential and commercial zones and only allowed in the industrial zones through the Plot Plan process.

Commissioner Langworthy commented that she feels that the Commission has expressed their concerns on how RV storage should be handled in the City.

With no other questions for staff, Vice-Chairman Kazmier opened the public hearing.

With no public comments, Vice-Chairman Kazmier closed the public hearing and asked for a motion to adopt PC Resolution No. 12-06 recommending City Council approval of Zoning Ordinance Amendment No. 12-01. A motion was made by Commissioner Devine with the caveat that the Council report include the Commission's concerns about RV storage. The motion seconded by Commissioner Langworthy. Motion carried 4 -0 -1, the following vote resulted:

AYES: Dykstra, Kazmier, Langworthy, Devine  
NOES:  
ABSENT:  
ABSTAIN: Smith (recused)

Chairman Smith returned to the dais.

### **3.0 General Business Items**

No general business items for discussion.

### **Planning Directors Report**

No items for discussion.

### **City Attorney's Report**

No items for discussion.

### **Planning Commission Communications**

Chairman Smith asked Director Bassi to convey to the Council the Commission's concerns about the RV storage uses.

Director Bassi responded in the affirmative.

Commissioner Langworthy asked Director Bassi to provide a status update to the Commission on the Waite Street Mobile Home Park project at its next meeting.

With no other communications, Chairman Smith adjourned the June 20, 2012 Planning Commission meeting at 8:06 P.M.



Matthew C. Bassi  
Planning Director/Minutes Secretary