



CITY OF WILDOMAR PLANNING COMMISSION AGENDA

Commission Members:
Chairman Harv Dykstra; Vice-Chairman Stan Smith
Michael Kazmier; Robert Devine ; Veronica Langworthy

REGULAR MEETING

WEDNESDAY, JULY 6, 2011 AT 7:00 P.M.

Council Chambers, Wildomar City Hall, 23873 Clinton Keith Road, Wildomar, CA 92595

CALL TO ORDER - 7:00 PM

ROLL CALL

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.

APPROVAL OF AGENDA AS SUBMITTED

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 4, 2011 Planning Commission Minutes

2.0 PUBLIC HEARINGS

2.1 Plot Plan No. 10-0274 (Tabled from April 6, 2011):

Planning Commission consideration of an appeal of the Planning Director's decision to deny Plot Plan No. 10-0274 to establish a recycling facility on an existing commercial site located at 34395 Mission Trail (APN: 370-090-035).

RECOMMENDATION:

Staff recommends the Planning Commission take the following action:

1. Adopt PC Resolution No. 11-01 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA UPHOLDING THE PLANNING DIRECTOR’S DECISION TO DENY PLOT PLAN NO. 10-0274 TO ESTABLISH A RECYCLING FACILITY ON AN EXISTING COMMERCIAL ZONED SITE LOCATED AT 34395 MISSION TRAIL (APN: 370-090-035)”

2.2 Change of Zone & Plot Plan No. 10-0222 (Subway Retail Project):

Planning Commission consideration of a Mitigated Negative Declaration and Mitigation Monitoring Program, a Change of Zone from R-R (Rural Residential) to C-1/C-P (General Commercial), and a Plot Plan for the development of a 10,500 square-foot multitenant retail building on a 1.27 acre site located at 21940 Bundy Canyon Road (APN: 366-390-026 and 366-390-027).

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

1. Adopt PC Resolution No. 11-06 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR CHANGE OF ZONE AND PLOT PLAN NO. 10-0222 (SUBWAY RETAIL PROJECT) LOCATED AT 21940 BUNDY CANYON ROAD (APN: 366-390-026 and 366-390-027)”

2. Adopt PC Resolution No. 11-07 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF PLANNING APPLICATION NO. 10-0222 FOR A CHANGE OF ZONE FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) AND A PLOT PLAN FOR THE DEVELOPMENT OF A 10,500 SQUARE-FOOT MULTI-TENANT RETAIL BUILDING (SUBWAY RETAIL PROJECT) LOCATED AT 21940 BUNDY CANYON ROAD (APN: 366-390-026 and 366-390-027)”

3. Adopt PC Resolution No. 11-08 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF PLOT PLAN NO. 10-0222 FOR THE DEVELOPMENT OF A PROPOSED 10,500 SQUARE-FOOT MULTI-TENANT RETAIL BUILDING (SUBWAY RETAIL PROJECT) LOCATED AT 21940 BUNDY CANYON ROAD (APN: 366-390-026 and 366-390-027)”

3.0 GENERAL BUSINESS ITEMS:

- 3.1 **Public Works Department - Capital Improvement Program for 2011 – 2016:**
Planning Commission’s Annual Review of the Public Works Department Capital Improvement Program for Fiscal Years 2011 – 2016.

RECOMMENDATION:

Staff recommends the Planning Commission take the following action:

1. Adopt PC Resolution No. 11-09 entitled:

“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA DETERMINING THAT THE 2011-2016 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE WILDOMAR GENERAL PLAN”

PLANNING DIRECTOR’S REPORT

This item is reserved for the Planning Director to comment or report on items not on the agenda. No action by the Planning Commission is needed.

PLANNING COMMISSION COMMUNICATIONS

This portion of the agenda is reserved for Planning Commission business, for the Planning Commission to make comments on items not on the agenda, and/or for the Planning Commission to request information from staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Wildomar Planning Commission hereby adjourns to its next regularly scheduled Planning Commission meeting scheduled for July 20, 2011.

RIGHT TO APPEAL:

Any decision of the Planning Commission may be appealed to the City Council 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 July 1, 2011, a true and correct copy of this agenda was posted at the 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.