

CITY OF WILDOMAR  
PLANNING COMMISSION AGENDA

6:30 P.M. – REGULAR MEETING

AUGUST 3, 2016

Council Chambers  
23873 Clinton Keith Road, Suite 106



Veronica Langworthy, Chairman  
Stan Smith, Vice-Chairman  
John Lloyd, Commissioner  
Kim Strong, Commissioner-Elect  
Sidney York, Commissioner-Elect

Matthew C. Bassi  
Planning Director

Erica L. Vega  
Assistant City Attorney

## **WILDOMAR PLANNING COMMISSION REGULAR MEETING AGENDA AUGUST 3, 2016**

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

**REPORTS:** All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, and on the City's website at <http://www.cityofwildomar.org/planning-commission-minutes.asp>. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

**PUBLIC COMMENTS:** Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any items or matters within the jurisdiction of the Commission. The Chairman will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a Public Comment Card available at the Chamber door. The completed form is to be submitted to the Secretary prior to an individual being heard. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

**ADDITIONS/DELETIONS:** Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Commission.

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

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

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

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

### **ROLL CALL**

### **FLAG SALUTE**

### **PUBLIC COMMENTS**

This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. State law allows the Commission to only talk about items that are listed on the agenda. **Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the Commission to discuss those issues during the meeting.** After hearing the matter, the Chairman will turn the matter over to the Planning Director who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the Secretary. **Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally.** The time limit established for public comments is three minutes per speaker. Prior to taking action on any item that is on the agenda, the public will be permitted to comment at the time it is considered by the Commission.

## **PLANNING COMMISSION COMMUNICATIONS**

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

The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Commission, the agenda can be reordered, added to, or have items tabled at this time.

#### **1.0 CONSENT CALENDAR**

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

##### **1.1 Minutes – July 6, 2016 Regular Meeting:**

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

## **2.0 PUBLIC HEARINGS**

### **2.1 Tentative Parcel Map No. 32257 - Extension of Time (PA 16-0075):**

Planning Commission review and consideration of a 1-year extension of time for a City approved Tentative Parcel Map (TPM No. 32257) requested by Mr. Jack Kofdarali on behalf of Tesoro Refining Co. located on the SEC of Bundy Canyon Road and the I-15 freeway (APN: 367-100-019).

#### **RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2015-23**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO JULY 15, 2017 FOR TENTATIVE PARCEL MAP NO. 32257 (PLANNING APPLICATION NO. 16-0075) LOCATED AT THE SEC CORNER OF BUNDY CANYON ROAD AND THE I-15 FREEWAY (APN: 367-100-019)

### **2.2 Tentative Tract Map No. 33543 - Extension of Time (PA 16-0063):**

Planning Commission review and consideration of a 1-year extension of time for a County approved Tentative Tract Map (TTM No. 33543) requested by Tom Love on behalf of Newport Investments, Inc. located on the SWC of Cherry Street and Waite Street (APN: 366-280-022).

#### **RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2015-24**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO SEPTEMBER 12, 2017 FOR TENTATIVE TRACT MAP NO. 33543 (PLANNING APPLICATION NO. 16-0063) LOCATED AT THE SWC OF CHERRY STREET AND WAITE STREET (APN: 366-280-022)

**2.3 Tentative Tract Map No. 31896 - Extension of Time (PA 16-0052):**

Planning Commission review and consideration of a 1-year extension of time for a County approved Tentative Tract Map (TTM No. 31896) requested by Ed Lenth on behalf of R&H Wildomar 1, LLP located at the NWC of Palomar Street/Starbuck Circle (APN: 380-210-003, 004, 005, 016 & 380-160-018).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO JANUARY 9, 2018 FOR TENTATIVE TRACT MAP NO. 31896 (PLANNING APPLICATION NO. 16-0052) SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON JANUARY 9, 2007, LOCATED AT THE NWC OF PALOMAR STREET AND STARBUCK CIRCLE (APN: 380-210-003, 004, 005, 016 AND 380-160-018)

**2.4 Zoning Ordinance Amendment No. 16-02:**

Planning Commission review of a Categorical Exemption and an amendment to Chapter 17.252 (Sign Regulations) of the Wildomar Municipal Code relating to on-site construction and on-site public hearing notification signage for all developer projects.

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-26**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15061(B)(3) AND SECTION 15311(A) OF THE CEQA GUIDELINES AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 16-02 AMENDING THE WILDOMAR MUNICIPAL CODE TO REQUIRE ON-SITE CONSTRUCTION AND ON-SITE PUBLIC HEARING NOTIFICATION SIGNAGE FOR CERTAIN DEVELOPMENT PROJECTS

### **3.0 GENERAL BUSINESS**

#### **3.1 Capital Improvement Program for Fiscal Year 2016/17 – 2020/21:**

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. 2016-27**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THAT FISCAL YEAR 2016/17 OF THE 2016/2021 CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY OF WILDOMAR GENERAL PLAN

### **PLANNING DIRECTOR REPORT**

### **ASSISTANT CITY ATTORNEY REPORT**

### **FUTURE AGENDA ITEMS**

### **ADJOURNMENT**

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951/677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting. I, Matthew C. Bassi, Planning Director, do certify that on or before July 30, 2016 by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

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



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Matthew C. Bassi  
Planning Director