

CITY OF WILDOMAR PLANNING COMMISSION AGENDA

6:30 P.M. – REGULAR MEETING

OCTOBER 4, 2017

Council Chambers
23873 Clinton Keith Road, Suite 106



John Lloyd, Chair
Michele Thomas, Vice-Chair
Veronica Langworthy, Commissioner
Kim Strong, Commissioner
Vacant Commissioner Seat

Matthew C. Bassi
Planning Director

Thomas D. Jex
City Attorney

CITY OF WILDOMAR PLANNING COMMISSION REGULAR MEETING AGENDA OCTOBER 4, 2017

ORDER OF BUSINESS: Public session of this regular meeting of the Planning Commission begins 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 within 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.

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 PC Minutes – August 2, 2017 – Regular Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the August 2, 2017 meeting minutes as submitted.

1.2 PC Minutes – September 6, 2017 – Regular Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the September 6, 2017 meeting minutes as submitted.

2.0 PUBLIC HEARINGS

2.1 Change of Zone No. 17-0101 (PA No. 17-0101):

Planning Commission review and recommendation to the City Council regarding a proposed Change of Zone from R-R (Rural Residential) to C-1/C-P (General Commercial) to be consistent with the General Plan land use designation of Commercial Retail (CR) for a 1.73 acre parcel located at 32179 Clinton Keith Road (APN: 380-130-012).

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2017-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) TO BE CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION OF COMMERCIAL RETAIL (CR) FOR A 1.73 ACRE PARCEL LOCATED AT 32179 CLINTON KEITH ROAD (APN: 380-130-012), AND A DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162

2.2 Change of Zone No. 17-0102 (PA No. 17-0102):

Planning Commission review and recommendation to the City Council regarding a proposed Change of Zone from R-R (Rural Residential) to R-1 (One-Family Dwelling) to be consistent with the General Plan land use designation of Medium Density Residential (MDR) for a 1.39 acre parcel located at 21615 Front Street (APN: 376-132-001).

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2017-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE-FAMILY DWELLING) TO BE

CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (MDR) FOR A 1.39 ACRE PARCEL LOCATED AT 21615 FRONT STREET (APN: 376-132-001), AND A DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162

3.0 GENERAL BUSINESS

3.1 Tentative Tract Map No. 33543 - Extension of Time #2 (PA 17-0100):

Planning Commission review and consideration of a 1-year extension of time (#2 of 5) for a County approved Tentative Tract Map No. 33543 subdividing 2.37 acres into 10 parcels for single family residential development 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. 2017-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME (#2 OF 5) TO SEPTEMBER 12, 2018 FOR TENTATIVE TRACT MAP NO. 33543 (PLANNING APPLICATION NO. 17-0100) LOCATED AT THE SWC OF CHERRY STREET AND WAITE STREET (APN: 366-280-022), AND A DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162

3.2 Prielipp Apartments General Plan Initiation Proposal – PA 17-0108:

Planning Commission review and discussion of a proposed General Plan Amendment (GPA) from Business Park (BP) to Very High Density Residential (VHDR) applicable to a future 364-unit apartment project on a 20.21 acre site located at the NEC of Yamas Drive and Prielipp Road (APN: 380-250-019).

RECOMMENDATION:

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

1. Receive public testimony from the Applicant and public; and
2. Discuss the proposed GPA and forward comments to the City Council for review and consideration.

PLANNING COMMISSION COMMUNICATIONS

PLANNING DIRECTOR REPORT

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, September 29, 2017 by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations as follows:

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



Matthew C. Bassi
Planning Director