

**REGULAR MEETING
CITY OF WILDOMAR
PLANNING COMMISSION
October 21, 2009**

1.0 CALL TO ORDER

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

1.1 ROLL CALL OF PLANNING COMMISSION

Present: Robert Devine, Chairman
 Gary Andre, Commissioner
 Scott Nowak, Commissioner
 Miguel Casillas, Commissioner

Absent: Harv Dykstra, Vice-Chairman

Staff Present: David Hogan, Planning Director
 Thomas Jex, Assistant City Attorney
 Jon Crawford, Supervising Engineer
 Sean del Solar, Planner

1.2 PLEDGE OF ALLEGIANCE:

Chairman Devine led the flag salute.

2.0 COMMUNICATIONS FROM THE PUBLIC:

None.

3.0 APPROVAL OF MINUTES:

None.

4.0 CONTINUED PUBLIC HEARING ITEMS:

None.

5.0 PUBLIC HEARING ITEMS:

5.1 TENTATIVE PARCEL MAP 35963 AND PLOT PLAN 09-0280

Applicant: Property Rehab Services, LLC.

Location:	South of Corydon Street, east of Bryant Street and west of Melinda Lane (APN: 370-340-001).
Proposals:	The project proposes the construction of a 72,103 square foot enclosed Boat and RV storage facility on a 3.61 acre site.
Environmental Action:	In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been recommended for adoption.

Planner del Solar made the Staff Report.

Chairman Devine inquired about drainage from neighboring residential properties to the south which flow across the project site.

Planner del Solar responded that the drainage in question would be accepted in the same position it currently flows into the property from and would be conveyed easterly in a landscaped area ultimately being discharged on Melinda Lane and Corydon Street.

Chairman Devine opened the Public Hearing.

Applicant Larry Markham addressed the Commission.

Chairman Devine asked the applicant if he had received and reviewed the Conditions of Approval, including the errata sheet.

Applicant Markham indicated that they had received the Conditions of Approval and the errata sheet and agreed to all the terms. Applicant Markham then discussed the project.

Chairman Devine asked about the drainage from the residential properties to the south.

Applicant Markham responded that the swale along the south side of the property was oversized so that it could accommodate all the water from Bryant Street.

Commissioner Andre asked if the Applicant was aware that the drainage entering the project site from the south flowed across a septic leech field.

Applicant Markham responded that the conditions described were tributary upstream situations.

Commissioner Andre referenced photos he obtained from a resident and then discussed the site conditions when there is water runoff present. He then asked if the Riverside County Economic Development Agency had reviewed the project.

Applicant Markham responded in the affirmative.

Commissioner Andre continued to discuss local conditions on Bryant Street when storm events occur. He then clarified that the issue was that the runoff coming from the south was polluted from the residential septic systems along Bryant Street.

Applicant Markham responded that the project has been conditioned to accept the flows and convey them across the site and discharge them at a safe location.

Commissioner Andre accepted Mr. Markham's response then stated that there are septic systems to the south of the project site and that the water currently drained onto the vacant land of the project site.

Applicant Markham responded that the water currently flows across the property, ultimately ending up at the intersection of Melinda Lane and Corydon Street. At that point, it flows easterly under Melinda Lane onto the Dairy and then northerly under Corydon into the Lake Elsinore back-bay area.

Chairman Devine inquired about the General Plan Land Use Designation and Zoning.

Planning Director Hogan responded that the proposed use was both consistent with the Light Industrial General Plan Land Use Designation and the current Commercial Zoning. Director Hogan continued that alternative industrial zoning would allow the use provided a Plot Plan application was approved, noting that the two approval processes were the same.

Applicant Markham added that the application for the project was filed prior to the County's General Plan update process. He went on to explain that the applicant did not object to the change in the General Plan because the proposed project was consistent with both the General Plan Land Use Designations of commercial and industrial.

Chairman Devine asked for confirmation that the project was consistent with the Light Industrial General Plan Land Use Designation.

Director Hogan responded in the affirmative.

Commissioner Andre asked if vines would be added to the exterior of the building to prevent graffiti.

Applicant Markham responded in the affirmative and discussed the plants that would be used.

Commissioner Andre stated that there was another wall with ivy in the city that is often vandalized with graffiti.

Applicant Markham reminded the Commission that a caretaker would live on the premises 24 hours which will also act as a deterrent.

Commissioner Nowak inquired about the fence separating the project from the residential homes to the south.

Applicant Markham indicated that the fence was a tubular steel and pilaster fence. It was selected to allow drainage to flow through and to prevent graffiti from occurring.

Commissioner Nowak asked the applicant for confirmation that the landscaped area would also convey drainage.

Applicant Markham responded in the affirmative.

Chairman Devine asked about the street improvements.

Applicant Markham discussed the street improvements the project would provide.

Commissioner Nowak asked about the potential of the landscaping on the southern swale preventing the free flow of drainage.

Applicant Markham responded that the landscaping was factored into the coefficient on the calculations for the swale.

Chairman Devine asked about erosion of the swale.

Applicant Markham responded that the runoff was not of significant velocity to pose an erosion hazard to the swale.

Commissioner Andre asked how water in the swale would be prevented from impacting the building.

Applicant Markham responded that the swale was far enough away from the building that it would not pose a risk and then he described the water's flow pattern to Melinda Lane.

Commissioner Nowak asked if the design was based on 10 and 100 year storm events.

Applicant Markham responded in the affirmative.

Commissioner Andre asked about improvements to Melinda Lane and their relationship to the creek on the other side of the street.

Applicant Markham explained that the improvements to Melinda Lane would not impact the existing drainage on the other side of the street.

Commissioner Andre stated that the creek flowed at 775 cfs.

Applicant Markham responded that he was unaware of the flow as it was offsite and was not tributary to the project site.

Commissioner Andre expressed concern that the road could be eroded by the water draining towards the lake.

Applicant Markham responded that the existing 18 inch pipes conveying water under the road may need to be upsized and discussion about drainage ensued.

Chairman Devine inquired about the change in elevation from the development of the site.

Applicant Markham explained that the project would slope towards the north easterly corner of the site, similar to the existing slope of the property.

John Maher expressed concerns about the water flow which crossed his property on Bryant Street and entered the project site from the south. He also explained that if the drainage is blocked, it could back-up on their property and cause their septic system to fail.

Chairman Devine asked if the Applicant's explanation of the water flow satisfied his concerns.

Mr. Maher responded in the affirmative. He went on to ask what was being done to prevent graffiti from occurring on the south facing wall of the project. He concluded by asking about possible noise and lighting from the proposed project.

Applicant Markham responded that the project would improve the drainage and prevent impacts to Mr. Maher's septic system from standing water. He went on to explain that the southern side of the property would be fenced to prevent trespassing and that no lighting was proposed to shine into the homes to the south. Mr. Markham indicated that while tenants would have access to their storage units 24 hours, they

could include CC&R's that discourage excessive noise in the evening. Mr. Markham went on to discuss the project positively.

Commissioner Andre asked if the project was originally proposed for another location.

Applicant Markham responded that he was unaware if that had occurred.

Chairman Devine asked about another RV Storage facility near Clinton Keith.

Director Hogan responded that there was an approved project off Jana Lane, south of Clinton Keith.

Esam Nadrous expressed his support for the project because of the street improvements it would bring to the area.

Chairman Devine closed the Public Hearing.

Commissioner Andre expressed his concern with the potential for the drainage to flow across the residential septic systems in the south. Mr. Andre recalled that the area surrounding the project has been known as 'The Swamp' and described flooding that had occurred in the past. He added that he had contacted the EDA and that they could potentially address some of the area flooding issues. Mr. Andre then asked the City Engineer for comments.

Engineer Crawford responded that the City Manager directed Staff to look into projects needed in the Redevelopment Area. He indicated that drainage was one of the projects Staff was looking into and discussed the drainage problems in the area. Mr. Crawford also noted that Staff was looking at sanitary sewer projects that would take homes off septic systems, as new State requirements may require the connection to sanitary sewer systems.

Commissioner Nowak asked questions about the sewer infrastructure the project would install.

Applicant Markham discussed the project's infrastructure improvements.

Engineer Crawford added that the project would extend the sewer southward down Bryant Street from Corydon Street. Discussion about the sewer infrastructure ensued.

Chairman Devine asked if the RV dump station was accessible to the public.

Applicant Markham responded that it was not.

Commissioner Nowak expressed displeasure with the design of the Bryant Street and southern facing elevations of the project.

Director Hogan stated that project landscaping would also enhance the elevations. He added that the Commission could create a Condition which would require the applicant to enhance the appearance of the project. Mr. Hogan then discussed several design elements which could improve the appearance of the project.

Commissioner Nowak suggested the use of shed roof corbels and the use of flat roof tiles would enhance the appearance of the proposed project.

Director Hogan asked about color preferences.

Commissioner Nowak indicated that grays and earth tones would be acceptable.

Commissioner Andre excused himself and indicated that he had to attend a County meeting. Mr. Andre then left the Council Chambers.

Director Hogan then summarized Commissioner Nowak's preferences as using shed roofs with shake tiles and the use grays and earth tones.

Commissioner Nowak added that he was looking for architectural variety.

Director Hogan suggested that the motion maker include a condition of approval stating that prior to the issuance of Building Permits, the applicant shall submit to the Planning Director for approval revised elevations of the Corydon Street building elevation. The elevations must enhance the appearance of the building and utilize elements such as shed roofs, roof tiles, and earth tone colors.

Assistant City Attorney Jex asked the applicant if they were agreeable to the condition.

Applicant Markham indicated that he accepted the condition and would be happy to work with Staff.

Commissioner Nowak asked if there was a way to address potential engine noises from the site.

Director Hogan responded that limiting the noises from the project was possible. Discussion about noises from the use of the site ensued.

Applicant Markham added that the facility had been designed to block any noises originating from the site from affecting the surrounding properties. He indicated that the noises wouldn't be problematic.

Chairman Devine suggested that the motion maker consider a condition of approval requiring CC&R's to limit noises.

Director Hogan summarized the Commission's direction to prohibit vehicle maintenance during the hours of 9PM to 8AM and for the applicant to provide design enhancements to the façade.

MOTION: Commissioner Casillas motioned to approve resolution PC09-027 adopting Mitigated Negative Declaration number 09-0280. The motion was seconded by Commissioner Nowak. Motion carried, the following vote resulted:

AYES: Devine, Nowak and Casillas.
NOES:
ABSENT: Dykstra, and Andre
ABSTAIN:

MOTION: Commissioner Nowak motioned to approve resolution PC09-028 adopting Tentative Tract Map number 35963 (09-0280) as amended with the errata sheet. The motion was seconded by Commissioner Casillas. Motion carried, the following vote resulted:

AYES: Devine, Nowak and Casillas.
NOES:
ABSENT: Dykstra, and Andre
ABSTAIN:

MOTION: Commissioner Nowak motioned to approve resolution PC09-029 adopting Plot Plan number 09-0280 as amended with the errata sheet and adding conditions for architectural enhancements for the building side facing Corydon Street as the Director previously described as well as the addition of CC&Rs that limited noises and lighting from the site during the hours of 9PM to 8AM. The motion was seconded by Commissioner Casillas. Motion carried, the following vote resulted:

AYES: Devine, Nowak and Casillas.
NOES:
ABSENT: Dykstra, and Andre
ABSTAIN:

6.0 GENERAL BUSINESS ITEMS:

None.

7.0 ADMINISTRATIVE HEARINGS REPORT:

None.

8.0 PLANNING DIRECTOR'S REPORT:

Director Hogan announced the new 4-10 schedule for City Hall and that the November 18th Planning Commission Meeting would be cancelled. He added that the Second Unit Permit issue would return to the Commission on November 4th as a discussion item.

Commissioner Nowak asked if it would be a Public Hearing.

Director Hogan responded that it would not be a Public Hearing item and that no decision would be made but the Commission would be providing direction to Staff on the issue and how to approach an ordinance.

Commissioner Nowak asked if the Council would be involved.

Director Hogan responded that it would ultimately be decided by the City Council and discussed the Ordinance process.

Commissioner Nowak asked if the process would be similar to one establishing design guidelines.

Director Hogan explained the differences and discussion about design guidelines ensued.

Chairman Devine expressed an interest in seeing industrial properties in the community developed fully to generate tax dollars for the City.

Director Hogan agreed with the Chairman and shared his concerns.

Commissioner Nowak noted that there were a significant number of personal storage facilities throughout the City and that they were not an ideal use.

Director Hogan understood the Commission's Concerns and discussed some possible methods to discourage the uses and discussion ensued.

Assistant City Attorney Jex clarified that the Commission can make a policy recommendation to the City Council to consider for adoption.

Director Hogan added that if the consensus of the Commission was to investigate this issue further staff could put together a report for the Commission to discuss the issue.

Chairman Devine stated that he felt the two Commissioners not present would also want to contribute to the discussion.

Attorney Jex suggested that the Commission consider the issue as a discussion item.

The Commission agreed and suggested that the item be added to the next agenda.

9.0 PLANNING COMMISSION COMMENTS:

Commissioner Casillas announced that he had purchased a home outside of Wildomar and would have to step down from the Commission.

10.0 ADJOURNMENT:

The October 21, 2009 regular meeting of the Wildomar Planning Commission adjourned at 10:38 P.M.

Respectfully submitted:

David Hogan
Commission Secretary