



# CITY OF WILDOMAR PLANNING COMMISSION AGENDA

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

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## REGULAR MEETING

**WEDNESDAY, DECEMBER 7, 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. Planning Commission Meeting Minutes:**

- Approval of the November 2, 2011 Planning Commission Meeting Minutes.

### **2.0 PUBLIC HEARINGS:**

#### **2.1 Zoning Ordinance Amendment No. 11-02:**

A City Initiated Zoning Ordinance Amendment amending Chapter 17.192 (Permit Applications) of the Zoning Ordinance to remove the procedures for the "Receive and File" process in accordance with City Council direction.

#### **RECOMMENDATION:**

Staff recommends the Planning Commission adopt PC Resolution No. 11-10 entitled:

**"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 11-02 AMENDING CHAPTER 17.192 (PERMIT APPLICATIONS) OF THE CITY OF WILDOMAR ZONING ORDINANCE"**

#### **2.2 Zoning Ordinance Amendment No. 11-03:**

A City Initiated Zoning Ordinance Amendment amend Chapter 17.100 (M-SC Manufacturing-Service Commercial Zone) and 17.104 (M-M Manufacturing-Medium Zone) of the City of Wildomar Zoning Ordinance to allow Micro-Craft Breweries as a Permitted Use within an enclosed building.

#### **RECOMMENDATION:**

Staff recommends the Planning Commission adopt PC Resolution No. 11-15 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER SECTION 15061(B)(3) OF CEQA AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 11-03 AMENDING CHAPTER 17.100 (M-SC MANUFACTURING-SERVICE COMMERCIAL ZONE) AND 17.104 (M-M MANUFACTURING MEDIUM ZONE) OF THE CITY OF WILDOMAR ZONING ORDINANCE TO ALLOW MICRO-CRAFT BREWERIES WITHIN AN EXISTING ENCLOSED BUILDING AS A PERMITTED USE.**

### **3.0 GENERAL BUSINESS ITEMS:**

#### **3.1 Plot Plan No. 09-0280 – Extension of Time:**

A request by Mr. Larry Aguilar (Applicant - Eagle Eye Investment Properties) for a One-Year Extension of Time for an approved Plot Plan (Project 09-0280) for the development of a 72,103 square-foot enclosed Mini-Storage facility for Boats and Recreational Vehicles on a 3.61 acre site located at the northeast corner of Bryant Avenue and Corydon Street in the C-1/C-P zone district (APN: 370-340-001).

#### **RECOMMENDATION:**

Staff recommends the Planning Commission adopt PC Resolution No. 11-11 entitled:

**“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING A ONE-YEAR EXTENSION OF TIME TO OCTOBER 21, 2012 FOR PLOT PLAN NO. 09-0280 SUBJECT TO THE CONDITIONS OF APPROVAL ADOPTED BY THE PLANNING COMMISSION ON OCTOBER 21, 2009 LOCATED AT THE NORTHEAST CORNER OF BRYANT AVENUE AND CORYDON STREET (APN: 370-340-001)”**

#### **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 December 21, 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 November 30, 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 Road.