

# CITY OF WILDOMAR PLANNING COMMISSION AGENDA

6:30 P.M. – REGULAR MEETING

DECEMBER 7, 2016

Council Chambers  
23873 Clinton Keith Road, Suite 106



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

Matthew C. Bassi  
Planning Director

Erica L. Vega  
Assistant City Attorney

## **WILDOMAR PLANNING COMMISSION REGULAR MEETING AGENDA DECEMBER 7, 2016**

**ORDER OF BUSINESS:** Public session of the 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 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 – October 19, 2016 Special Meeting:**

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

### 1.2 **Minutes – November 2, 2016 Regular Meeting:**

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

## 2.0 **PUBLIC HEARINGS**

### 2.1 **Nova Homes Residential Project (PA No. 15-0129) – *Continued from 10/19/16:***

Planning Commission review of the “Nova Homes Residential Project” consisting of an Initial Study/Mitigated Negative Declaration, General Plan Amendment, Change of Zone, Tentative Tract Map, and Plot Plan to develop 77 single family residences on 11.25 acres located on the east side of George Avenue about 660 feet north of Clinton Keith Road (APN:362-250-001 & 362-250-026).

#### **RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2016-28**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION (SCH# 2016081009), INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM 36952) AND PLOT PLAN ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

2. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-29**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 15-0129) TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 11.25 ACRES FROM MIXED USE PLANNING AREA (MUPA) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), INCLUDING VACATION OF DEPASQUALE ROAD THROUGH THE PROJECT AREA LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

3. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-30**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 15-0129) TO 1) REMOVE THE EXISTING MIXED-USE OVERLAY DISTRICT DESIGNATION FROM A 5.85 ACRE PORTION OF THE SITE (APN 362-250-001) AND 2) CHANGE THE EXISTING ZONING DESIGNATION ON THE ENTIRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-4 (PLANNED RESIDENTIAL)

4. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-31**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36952 (PLANNING APPLICATION NO. 15-0129) TO SUBDIVIDE APPROXIMATELY 11.25 ACRES INTO 1 (ONE) LOT FOR CONDOMINIUM PURPOSES TO ACCOMMODATE THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

5. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-32**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 15-0129) TO DEVELOP THE NOVA HOMES RESIDENTIAL PROJECT CONSISTING OF THE DEVELOPMENT OF 77 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS WITH RELATED ON-SITE RECREATION AND LANDSCAPE AMENITIES ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

**2.2 McVicar Residential Project (PA No. 09-0380):**

Planning Commission review of the “McVicar Residential Project” consisting of a Mitigated Negative Declaration / Mitigation Monitoring and Reporting Program, Change of Zone from R-R to R-1 and W-1, and Tentative Tract Map No. 32035 to subdivide 19.2± acres into 48 lots for future single family residential development located on the north side of McVicar Street approximately 510 feet west of Palomar Street (APN: 380-040-005, 007 and 029).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-40**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION / MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MCVICAR RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 09-0380) CONSISTING OF A CHANGE OF ZONE AND TENTATIVE TRACT MAP (TTM NO. 32035) LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029).

2. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-41**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 09-0380) TO CHANGE THE EXISTING ZONING DESIGNATION ON A 19.2± ACRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE FAMILY DWELLING) AND W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA) LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029).

3. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-42**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 32035 (PLANNING APPLICATION NO. 09-0380) TO SUBDIVIDE APPROXIMATELY 19.2 ACRES INTO 48 SINGLE FAMILY RESIDENTIAL LOTS, SUBJECT TO CONDITIONS, LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029).

**2.3 Parcel Map No. 36492 - Minor Change (PA No. 16-0098):**

Planning Commission review and consideration of a proposed Minor Change to Tentative Parcel Map No. 36492 (The Rancon Group) located at the southwest corner of Elizabeth Lane and Clinton Keith Road (APN: 380-250-022).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-43**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE PARCEL MAP NO. 36492 (PLANNING APPLICATION NO. 16-0098), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY WILDOMAR PLANNING COMMISSION

ON OCTOBER 1, 2014, LOCATED SOUTHWEST CORNER OF ELIZABETH LANE AND CLINTON KEITH ROAD (APN: 380-250-022)

**2.4 Tentative Tract Map No. 31667 – Extension of Time #2 (PA No. 16-0114):**

Planning Commission review and consideration of a 1-Year Extension of Time (#2 of 5) for a County approved Tentative Tract Map (TTM No. 31667) requested by Beazer Homes located on the NEC of Grand Avenue and McVicar Street (APN: 380-060-007 & 380-060-008).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-44**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO NOVEMBER 15, 2017 FOR TENTATIVE TRACT MAP NO. 31667 (PLANNING APPLICATION NO. 15-0098), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON NOVEMBER 15, 2005, LOCATED ON THE NEC OF GRAND AVENUE AND MCVICAR STREET (APN: 380-060-007 AND 380-060-008)

**2.5 Tentative Parcel Map No. 36935 – Extension of Time #1 (PA No. 16-0120):**

Planning Commission review and consideration of a 1-Year Extension of Time (#1 of 5) for a city approved Tentative Parcel Map (TPM No. 36935) requested by MDMG, Inc., on behalf of Stable Lane Development, LLC located on the SWC of Clinton Keith Road and Stable Lanes Way (APN: 380-120-012 & 380-012-013).

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2016-45**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO OCTOBER 28, 2017 FOR TENTATIVE PARCEL MAP NO. 36935 (PLANNING APPLICATION NO. 16-0120),



SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL  
ADOPTED BY THE CITY COUNCIL ON OCTOBER 28, 2009  
LOCATED ON THE SWC OF CLINTON KEITH ROAD AND STABLE  
LANES WAY (APN: 380-120-012 & 380-012-013)

### **3.0 GENERAL BUSINESS**

- THERE ARE NO GENERAL BUSINESS ITEMS ON THE AGENDA.

### **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 December 2, 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.



Matthew C. Bassi  
Planning Director