



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.2
GENERAL BUSINESS
Meeting Date: August 20, 2014

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: Mission Trail/Lemon GPA Initiation Request (PA No. 14-0080):

The Applicant (Steve Rawlings) is requesting Planning Commission consideration, in accordance with Section 17.08.040.B of the Zoning Ordinance, of a General Plan Amendment Initiation (Pre-Application Review) to change the General Plan land use designation from Commercial Retail (CR) to Light Industrial (LI) located at the southwest corner of Mission Trail and Lemon Street (APN: 366-130-038, 039 & 041).

RECOMMENDATION:

That the Planning Commission forward its comments/concerns to the City Council for review and consideration of this General Plan Amendment Initiation proposal in accordance with Section 17.08.040.B of the Zoning Ordinance.

BACKGROUND/DESCRIPTION:

The applicant (Steve Rawlings) is requesting Planning Commission consideration, in accordance with Section 17.08.040.B of the Zoning Ordinance, of a General Plan Amendment Initiation (Pre-Application Review) to change the General Plan land use designation from Commercial Retail (CR) to Light Industrial (LI). After a formal project submittal is made, the applicant would like to process a Change of Zone from C-1/C-P (General Commercial) & R-R (Rural Residential) to M-SC (Manufacturing Service Commercial) and a Plot Plan to develop a 79,500 square-foot industrial/service commercial project.

The project site is 7.7 acre site and is located at the southwest corner of Mission Trail and Lemon Street (APN: 366-130-038, 039 & 041).

Vicinity/Location Map



PROJECT ANALYSIS

Since the applicant needs a general plan amendment, the procedures outlined in Section 17.08.010.B and 17.08.040.B of the Zoning Ordinance is applicable to this project. As discussed in these sections, the initiation of a general plan amendment by a property owner/applicant first requires the order of the City Council, adopted by the affirmative vote of not less than a majority of the entire membership of the Council.

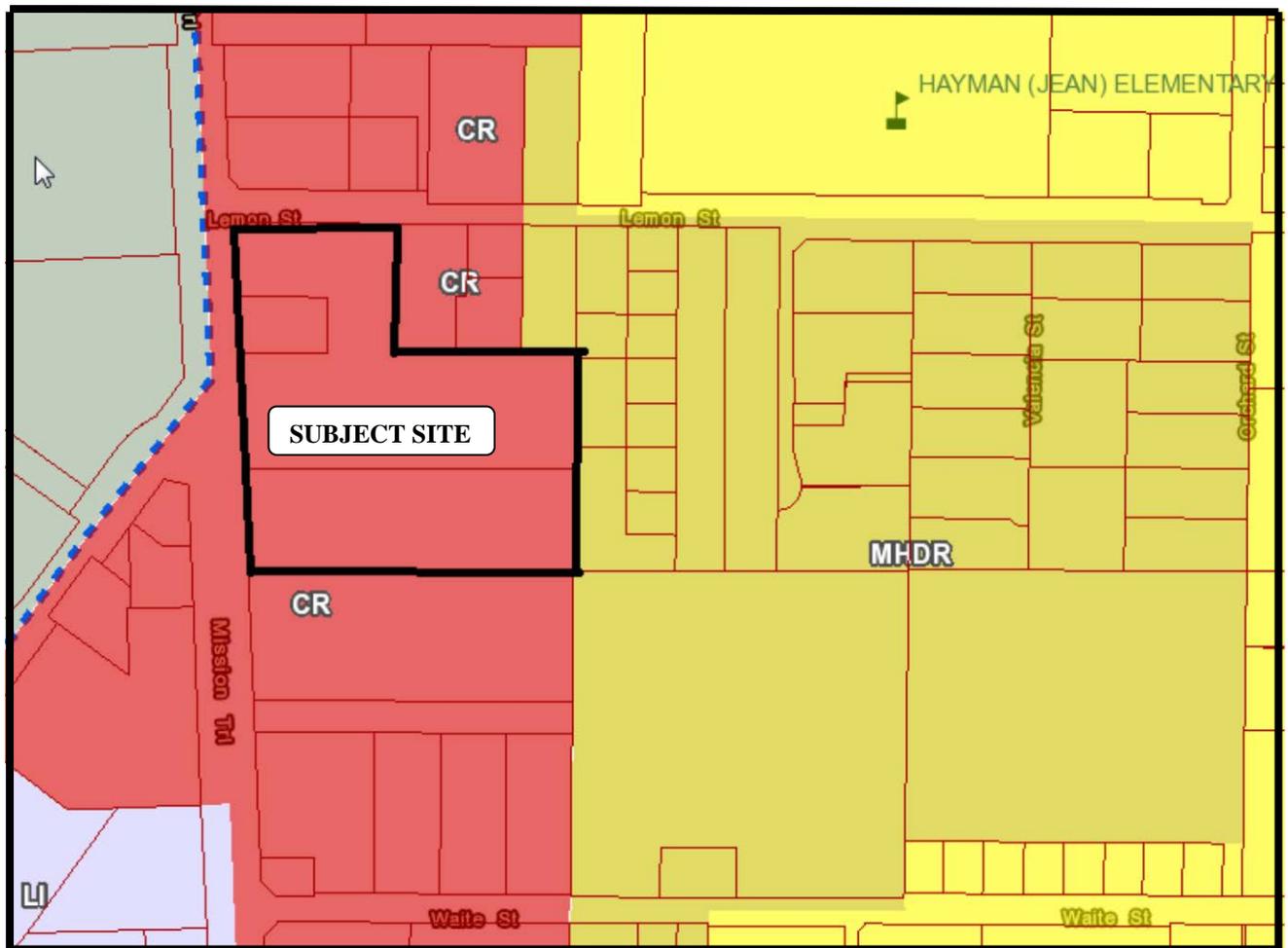
Prior to making a decision on the general plan amendment initiation by the City Council, the Planning Commission must first have an opportunity to review the request and provide specific comments/concerns to the Council. Hence, staff has brought this request forward to the Commission for review and consideration. Once the Council adopts an order to initiate a general plan amendment, the amendment process then follows the standard process outlined by state law and Section 17.08.010 and 17.08.100

of the Zoning Ordinance in processing a general plan amendment and any other applicable applications.

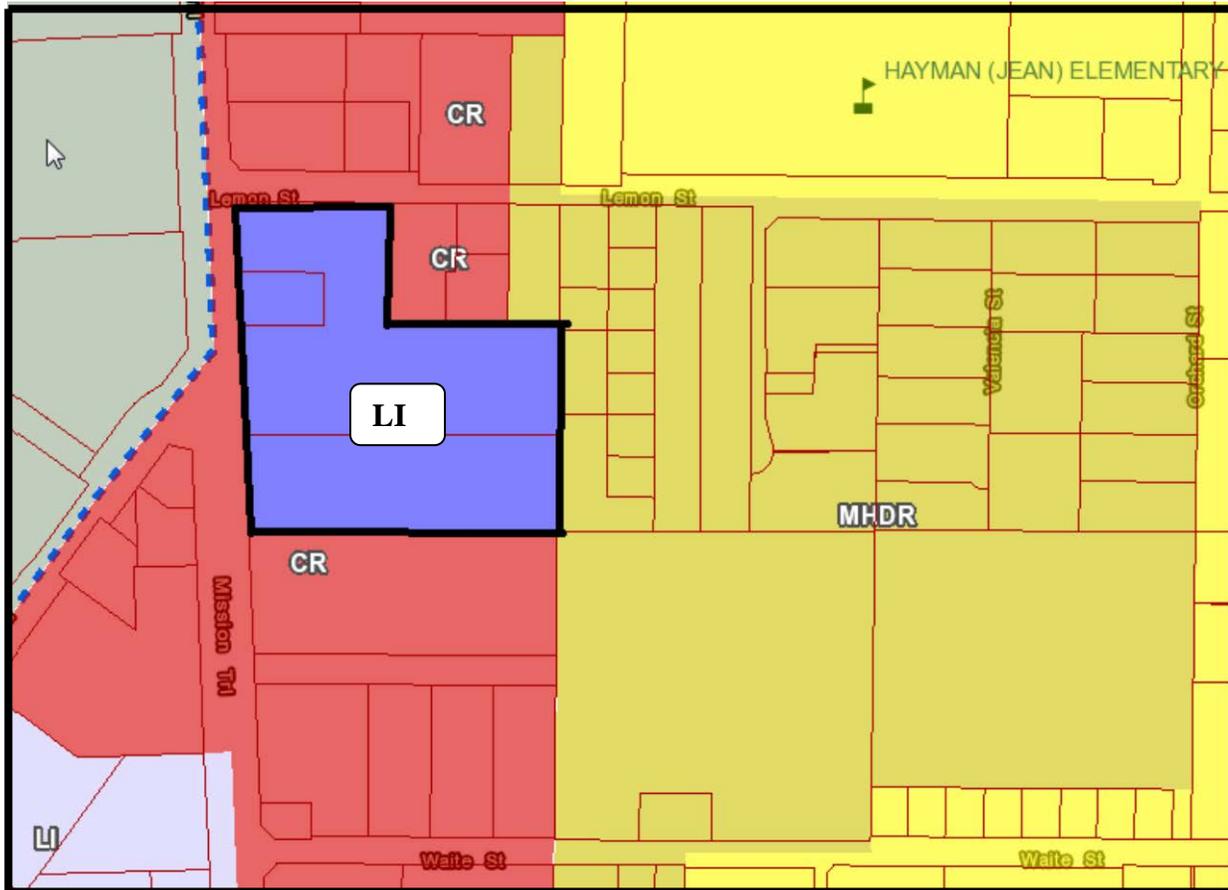
General Plan Amendment Request:

The applicant desires to amend the general plan land use map for the project area to accommodate a future 79,500 square-foot industrial/service commercial project. The specific proposal includes a land use change from Commercial Retail (CR) to Light Industrial (LI). The exhibits below show the existing and proposed land use and zoning designations for the site and surrounding areas.

Current General Plan Designations



Proposed General Plan Designations



As noted on the aerial photo, the immediate area abutting the project site is characterized by existing single family residential land uses. The topography of the site and surrounding area is relatively flat. The surrounding area is predominantly zoned existing R-R (Rural Residential).

As part of staff's review of the proposed land use amendment idea, the following preliminary issues/concerns are provided for Commission consideration (this is not an exhaustive list):

- land use compatibility issues with industrial & service commercial uses abutting low density/rural residential uses;
- buffering issues/impacts along the south and east property lines;
- likely significant traffic impacts and increased noise resulting from industrial truck traffic and industrial/business park uses;
- loss of sales tax revenue by changing to industrial/manufacturing service commercial businesses;
- CEQA related impacts that could result in a Mitigated Negative Declaration or Environmental Impact Report.

In providing comments/concerns to the City Council on this proposed general plan amendment, the Commission may consider the preliminary planning issues described above and other issues it deems important. If the Council supports the request to initiate the general plan amendment, the project would also require the review and processing of a Change of Zone and Plot Plan and appropriate CEQA documentation (MND or EIR). At this time, these formal development applications have not been submitted.

In conclusion, staff has concerns about introducing industrial and manufacturing service commercial uses into a residential area characterized by single family uses. Staff recommends that the Commission and Council express (in detail) its comments and concerns relative to the proposed amendment.

Any direction given to the applicant does not imply that the proposed amendment will be supported by staff or approved by the Commission and Council. The applicant can move forward at his/her own risk. The general plan amendment application, and all other applicable development applications, are required to go through the complete development review process, and is subject to a full public hearing before the Planning Commission and City Council, along with the CEQA environmental review document, and community meetings.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Thomas D. Jex
City Attorney

ATTACHMENTS

No attachments for this report.