



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: October 1, 2014

TO: Chairman and Members of the Planning Commission

FROM: Alfredo Garcia, Assistant Planner

SUBJECT: George/Iodine GPA Initiation Request (PA No. 14-0089):

The applicant (Nova Homes Group) 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 Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR - 5 -8 DU/Acre) located approx.. 1,800 linear feet from 15 freeway along Clinton Keith Road, between George Avenue and Iodine Springs Road (APN: 362-250-001 and 362-250-026).

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 (Nova Homes Group) has submitted a Pre-Application Review (PAR) to propose a General Plan land use designation from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR - 5 -8 DU/Acre). After a formal project submittal is made, the applicant would like to also propose a change of zone from R-R (Rural Residential) to R-4 (Planned Residential Zone) and remove the Mixed-Use Overlay district to develop a 70-unit single family residential detached-condominium product.

The project site is 11.7 acres and is located the north of Clinton Keith Road, between George Avenue an Iodine Springs Road (APN: 362-250-001 and 362-250-026). See aerial photo on the following page.

Vicinity/Location Map



PROJECT ANALYSIS

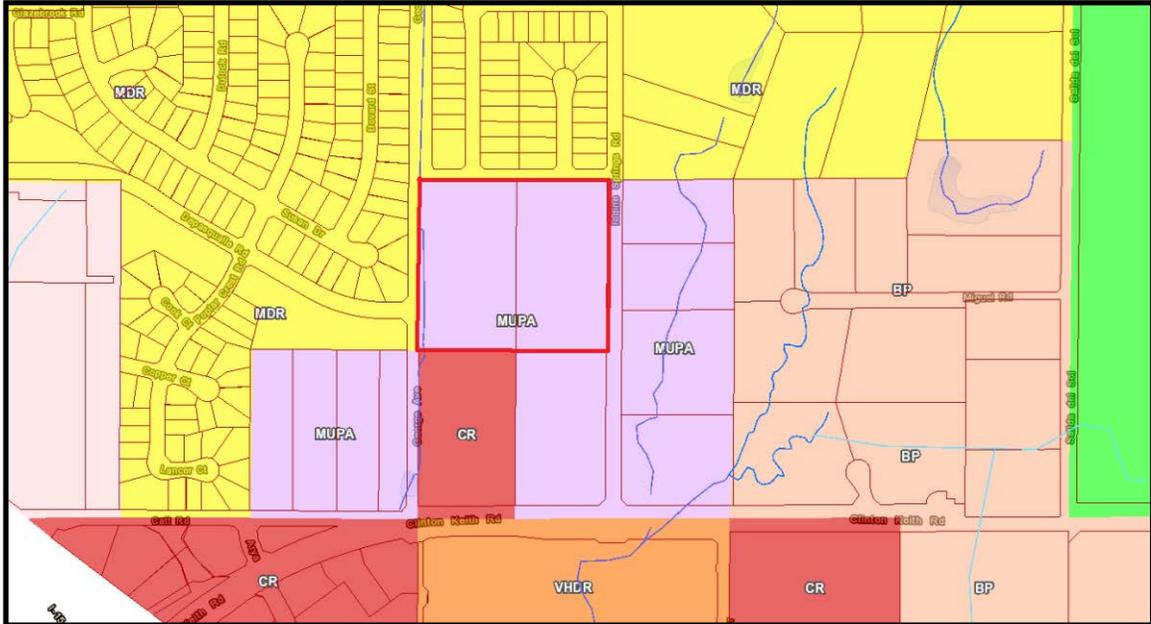
Since the applicant needs a general plan amendment, the procedures outlined in Section 17.08.010.B and 17.08.040.B of the Zoning Ordinance are applicable to this project. As discussed in these sections, the initiation of a general plan amendment by a property owner/applicant first requires the order 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.

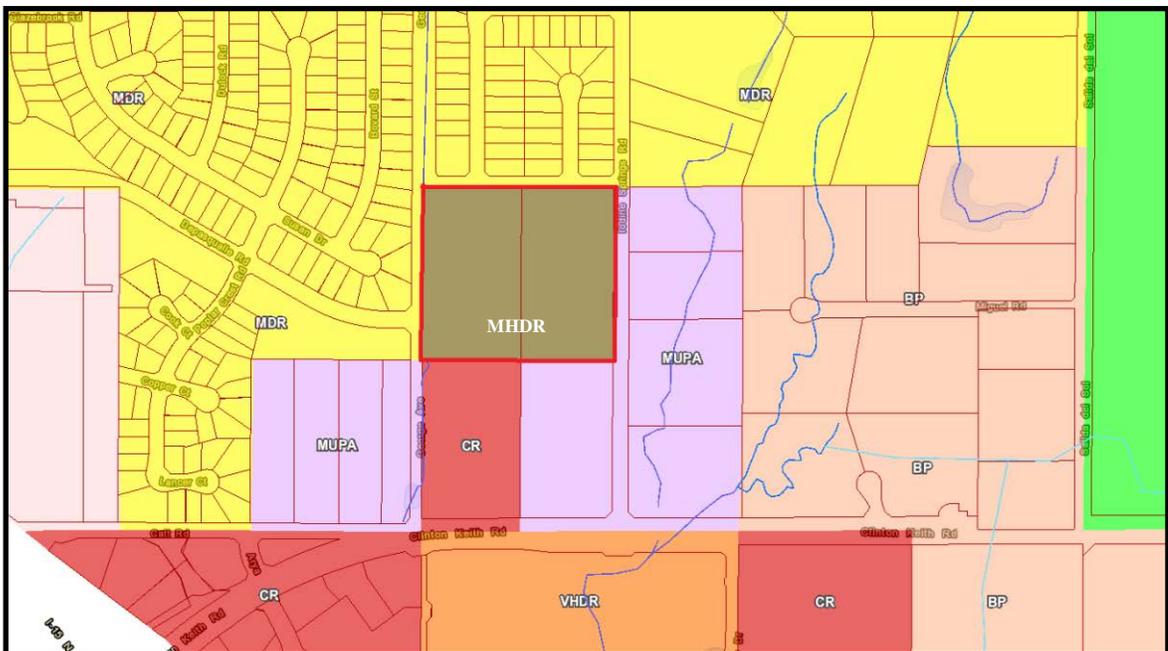
General Plan Amendment Request:

The applicant desires to amend the general plan land use map for the project area to accommodate a future high density residential condominium product. . The specific proposal includes a land use change from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR 5 - 8 DU/Acre). The exhibits below show the existing and proposed land use designation for the site and surrounding areas.

Existing Land Use (MUPA)



Proposed Land Use (MHDR)



As noted on the aerial photo, the immediate area surrounding the project site is characterized by Medium Density /Mixed Use and Commercial land . The topography of the site, and surrounding area, is relatively flat. While not shown, the entire area surrounding the site has an R1, RR and C1/CP zoning designation. Currently, the parcels have a complete subdivision constructed (TR30155) to the west and (TR31479) subdivision to begin construction in early 2015 located to the North. In addition, there are single family homes located to the east and undeveloped parcels to the south fronting Clinton Keith.

In addition, staff has provided the proposed layout of the proposed condominium project for reference purposes as an attachment to this staff report (see Exhibit 1). As part of staff's review of the proposed land use amendment, the following preliminary issues/comments/observations are noted by staff for Commission consideration and discussion:

Housing Element Concerns:

- This project site is 1 of 20 sites designated in our certified Housing Element to accommodate our state mandated RHNA units (53 units in the extremely low/very low/low income category);
- The proposed land use change from MUPA to MHDR will reduce our current RHNA surplus of 102 units to 49 units;
- If the City falls below surplus threshold, it will negatively impact our Housing Element certification standing with HCD – this will require us to rezone other sites to make up the loss.

Land Use Concerns:

- The MHDR density of 5 – 8 units/acre is slightly higher than the surrounding neighborhoods of R-1 (2 – 5 units/acre);
- Although the design concept shows single family detached units, the total number of units will give the appearance of a multi-family project;
- Possible compatibility issues with the existing character of the single family residential neighborhood to the west (i.e., Hartford Park);
- Design/transition issues along George Avenue as it relates to the single family homes along the west side of George Avenue (i.e., in Hartford Park);
- Loss of sales tax and job opportunities by replacing the MUPA (mixed use) land use designation with the MHDR land use designation (solely residential);

In providing comments/concerns to the City Council on this proposed general plan amendment, the Commission may consider the 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, Tentative Tract Map and appropriate CEQA documentation (MND or EIR). At this time, these formal development applications have not been submitted.

It is important to note that the concerns/comments as part of the GPIP process does not imply that the proposed amendment will not be supported, nor does it imply that it will

be supported by staff, the Planning Commission or City Council. The applicant may decide to move forward; however, it at his/her own risk.

Respectfully Submitted,
Alfredo Garcia
Assistant Planner

Reviewed By,
Erica L. Vega
City Attorney

ATTACHMENTS

A. Proposed site plan layout.

Attachment A

Proposed Site Layout

