

CITY OF WILDOMAR PLANNING COMMISSION

SPECIAL MEETING OF SEPTEMBER 16, 2015

BEGINNING AT 6:30 P.M.

Wildomar City Council Chambers
23873 Clinton Keith Road



Veronica Langworthy, Chairman
Dan Bidwell, Planning Commissioner
Gary Brown, Planning Commissioner
Stan Smith, Planning Commissioner
One Commissioner Vacancy

Matthew C. Bassi
Planning Director

Erica L. Vega
City Attorney

CITY OF WILDOMAR PLANNING COMMISSION MEETING AGENDA SEPTEMBER 16, 2015

ORDER OF BUSINESS:

Public sessions of the special meeting of the Planning Commission begins promptly at 6:30 p.m.

REPORTS:

The Planning Commission agenda packet/reports are available for review at Wildomar City Hall, Planning Department located at 23873 Clinton Keith Road, Suite #201 and on the City's website, <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 general public comments regarding any items or matters within the jurisdiction of the Planning Commission that do not appear on the agenda. Each speaker is asked to fill out a "Public Comments Card" available at the Chamber door and submit the card to the Planning Commission 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 (3) minutes per speaker. Prior to taking action on any open session agenda item, the public will be permitted to comment at the time it is considered by the Planning Commission.

CONSENT CALENDAR:

Consent Calendar items will be acted on by one roll call vote unless Planning Commission members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF FOR THE DURATION OF THE MEETING. YOUR COOPERATION IS APPRECIATED.

CALL TO ORDER – SPECIAL MEETING - 6:30 P.M.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

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APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission may approve the agenda as it is herein presented, or, if it is the desire of the Planning Commission, the agenda can be reordered 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 that specific items are removed from the Consent Calendar for separate discussion and/or action.

1.1 Minutes – August 19, 2015 – Special Planning Commission Meeting

Recommendation – Staff Recommends that the Planning Commission approve the August 19, 2015 Minutes as submitted.

2.0 PUBLIC HEARINGS

2.1 Villa Siena Apartment Project (PA No. 13-0089):

Planning Commission review and consideration of an Environmental Impact Report (EIR), General Plan Amendment from MHDR to VHDR, Change of Zone from I-P to R-3, and a Plot Plan to develop a 170-unit apartment project on 10.02 gross acres located at the northeast corner of Elizabeth Lane and Prielipp Road.

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 20144011081), INCLUDING ADOPTION OF FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE VILLA SIENA APARTMENT PROJECT (PLANNING APPLICATION NO. 13-0089) CONSISTING OF A GENERAL PLAN AMENDMENT FROM MHDR TO VHDR, A CHANGE OF ZONE FROM I-P TO R-3, AND A PLOT PLAN TO DEVELOP A 170-UNIT APARTMENT PROJECT ON 10.02 GROSS ACRES LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING LAND USE DESIGNATION FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO VERY HIGH DENSITY RESIDENTIAL (VHDR) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0089) TO CHANGE THE EXISTING ZONING DESIGNATION FROM I-P (INDUSTRIAL PARK) TO R-3 (GENERAL RESIDENTIAL) FOR A 170-UNIT APARTMENT PROJECT ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

4. Adopt a Resolution entitled:

PC RESOLUTION NO. 2015-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 13-0089) TO DEVELOP A 170-UNIT APARTMENT PROJECT, SUBJECT TO CONDITIONS, ON A 10.02 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-290-029)

2.2 Zoning Ordinance Amendment No. 15-03:

Planning Commission review and recommendation to the City Council for the adoption of an Ordinance amending Section 17.305 (Mixed-Use Overlay District) of the Wildomar Municipal Code.

RECOMMENDATION:

The Planning Department recommends the Planning Commission open the public hearing, take any public comments and continue this item to a future meeting.

3.0 GENERAL BUSINESS

3.1 Taghdiri General Plan Initiation Request – GPIP (PA No. 14-0065):

Planning Commission review and discussion in accordance with Section 17.08.040.B of the Zoning Ordinance of a proposed General Plan Amendment (GPA) from Medium Density Residential (MDR) to Medium High Density Residential (MHDR) for a 28.8 acre site located on the southside of Bundy Canyon Road approximately 800 feet east of Oak Canyon Drive (APN: 367-250-008).

RECOMMENDATION:

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

1. Receive public testimony from the Applicant and General Public;
2. Discuss the proposed General Plan Amendment and forward its comments to the City Council for review; and
3. Make a recommendation to the City Council on the processing of the proposed General Plan Amendment.

3.2 Election of a New Vice-Chairman:

The Planning Commission will elect a new Vice-Chairman for the remainder of the 2015 calendar year in accordance with the City of Wildomar Planning Commission Bylaws.

PLANNING DIRECTOR REPORT

This item is reserved for the Planning Director to report on items not on the agenda. No action by the Planning Commission is needed.

ASSISTANT CITY ATTORNEY REPORT

This item is reserved for the Assistant City Attorney to report on items not on the agenda. No action by the Planning Commission is needed.

PLANNING COMMISSION COMMUNICATIONS

This item is reserved for the Planning Commission to make comments on items not on the agenda, request information and/or provide direction to the Planning Department staff.

FUTURE AGENDA ITEMS

ADJOURNMENT

The Planning Commission special meeting of September 16, 2015 is hereby adjourned.

RIGHT TO APPEAL:

Any decision of the Planning Commission may be appealed to the Planning Commission 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 email.

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 or before September 12, 2015 (72 hours minimum) a true and correct copy of this agenda was posted at three (3) public/designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Wildomar Library, 34303 Mission Trail Road.



Matthew C. Bassi
Planning Director