



**CITY OF WILDOMAR – PLANNING COMMISSION**  
**Agenda Item #3.1**  
**GENERAL BUSINESS**  
**Meeting Date: September 16, 2015**

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**TO:** Chairman and Members of the Planning Commission

**FROM:** Matthew C. Bassi, Planning Director

**SUBJECT: 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).

**STAFF REPORT**

**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.

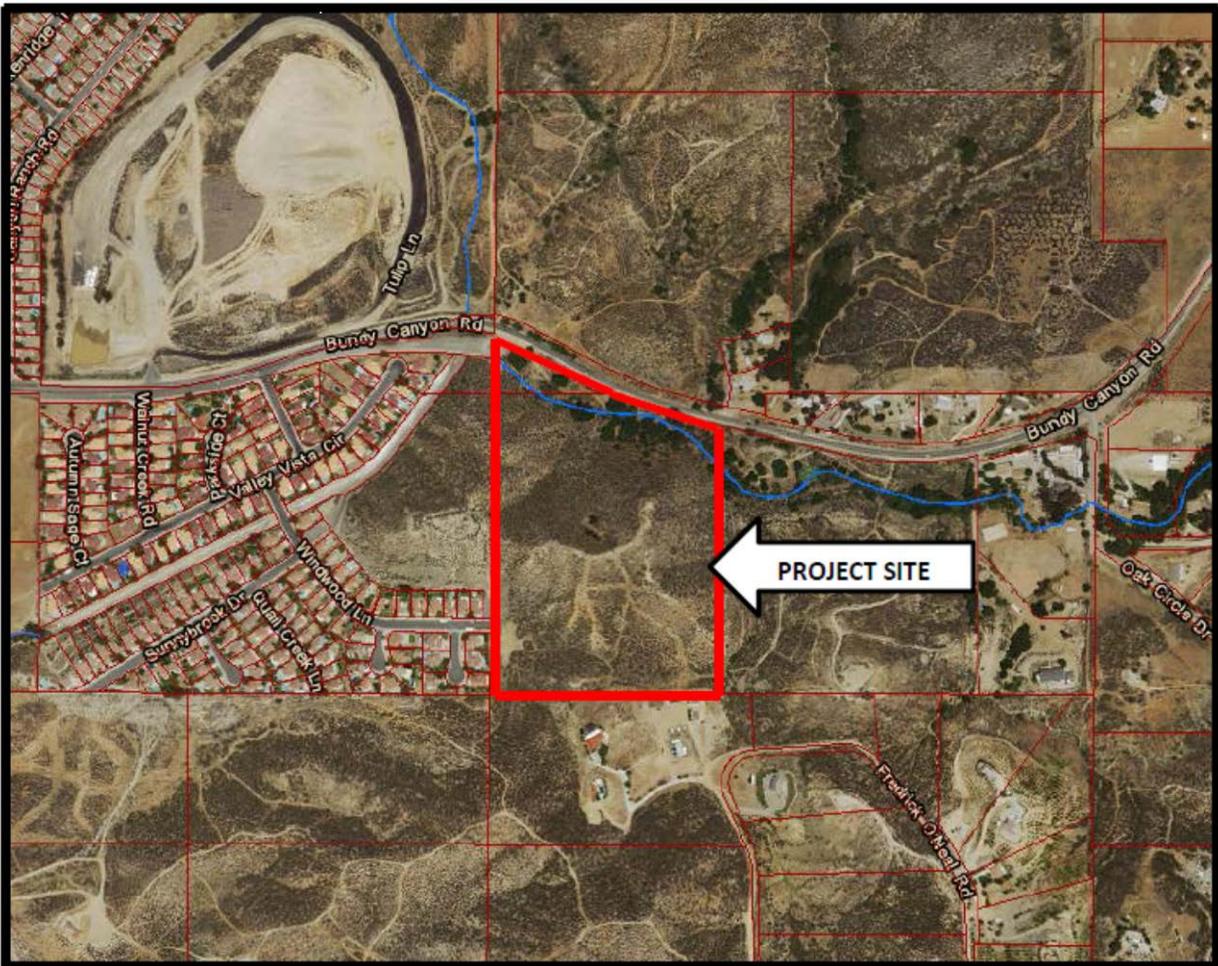
**BACKGROUND/DESCRIPTION**

The Applicant (Mr. Bob Taghdiri) has submitted a Pre-Application Review (PAR) for a proposed General Plan Amendment (GPA) on a 28.8 acre site (APN: 367-250-008) located on the southside of Bundy Canyon Road approximately 800 feet east of Oak Canyon Drive. The preliminary proposal consists of a land use change from Medium Density Residential (MDR, 2 – 5 units/acre) to Medium High Density Residential (MHDR 5 – 8 units/acre).

The amendment would facilitate a proposed 180-unit multi-family townhouse project with an overall density of about 6.5 units/acre. Since a general plan amendment is needed for this proposal, the requirements of Section 17.08.010.B and 17.08.040.B of the Zoning Ordinance come into effect.

A vicinity map/exhibit is provided on the following page.

## Vicinity/Location Map



### **PROJECT ANALYSIS**

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.

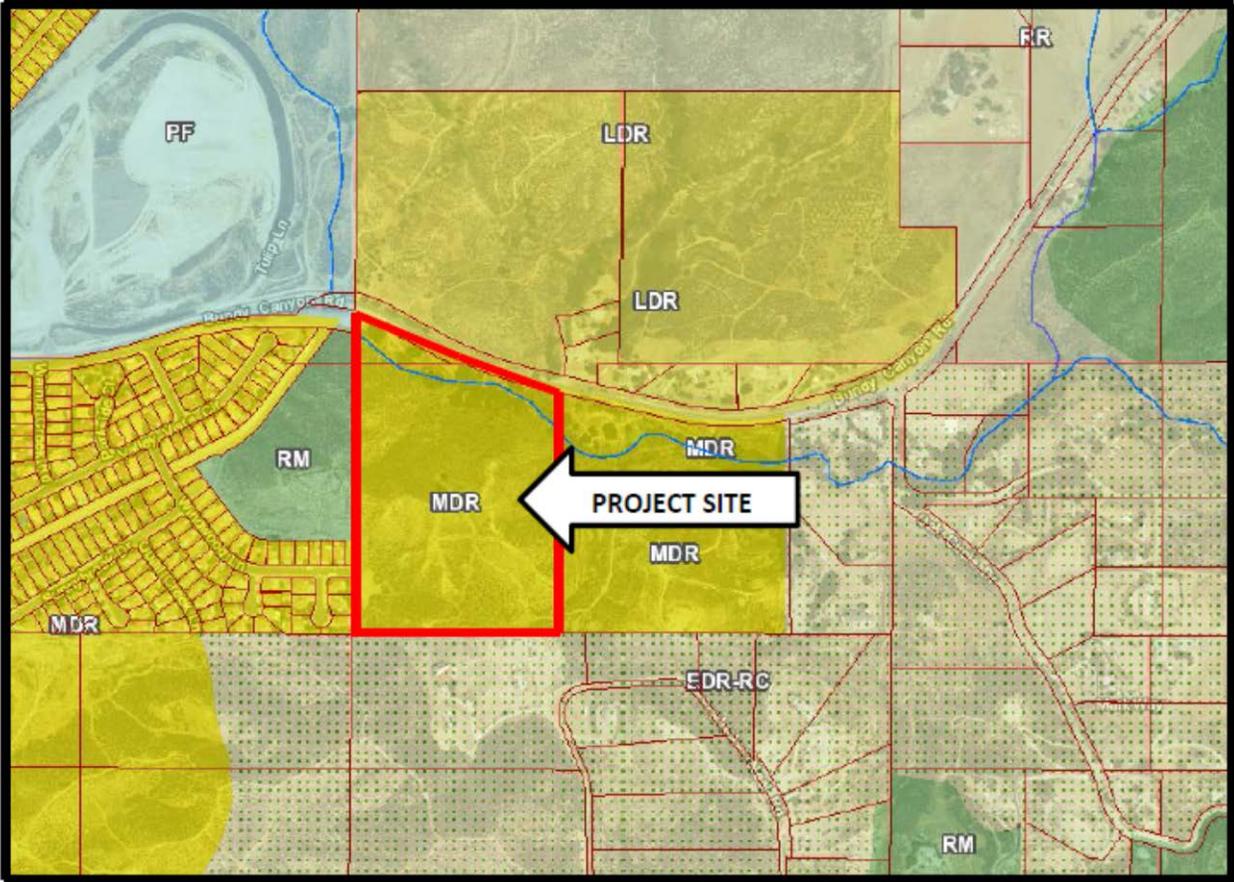
Hence, staff has brought this request forward to the Commission for review and comment. Once the Council adopts an order to initiate a general plan amendment, the amendment process then follows the standard process outlined by state law and Section 17.08.010 and 17.08.100 of the Zoning Ordinance in processing a general plan amendment and any other applicable applications.

**General Plan Amendment Proposal:**

The proposal from MDR to MHDR desired by the Applicant is needed to accommodate a potential 180-unit multi-family townhouse project designed in “cluster concept” at 6.5 units/acre. The cluster design would preserve open space and minimize hillside grading impacts. The proposed project would also require a Change of Zone from R-R to R-2 or R-3 (to be determined later) and a Plot Plan to develop the site, including a complete CEQA analysis.

The exhibits below show the existing land use designation for the site and surrounding areas.

**Existing Land Use Designation Exhibit**



As noted on the exhibit above, the abutting areas to the west and east have the MDR land use designation. The area to the north has an LDR (Low Density Residential, 2 units/acre density) designation, while the area to the south has an EDR-RC (Estate Density Residential, 2-acre minimum lot size). The topography of the site, and surrounding area, is very hilly with 360-degree scenic views.

While not shown in the exhibit, the majority of the properties abutting the project site has a R-R (Rural Residential) zoning designation, including the project site.

In reviewing the proposed land use amendment, the Commission may consider, but is not limited to, the following items:

- Land use and density compatibility with surrounding properties;
- The value of a “cluster-concept design” to preserve open space and minimize hillside impacts (encouraged and required by existing General Plan policies);
- Differences between the existing MDR land use designation and proposed MHDR designation related to number and type of units (i.e., single family vs. multi-family);
- Grading issues (i.e., import/export of dirt, truck hauling of dirt, etc.)....site as proposed would be a balanced site.; and/or
- CEQA environmental factors (MND vs. EIR).

In providing comments 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.

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,  
Erica Vega  
Assistant City Attorney

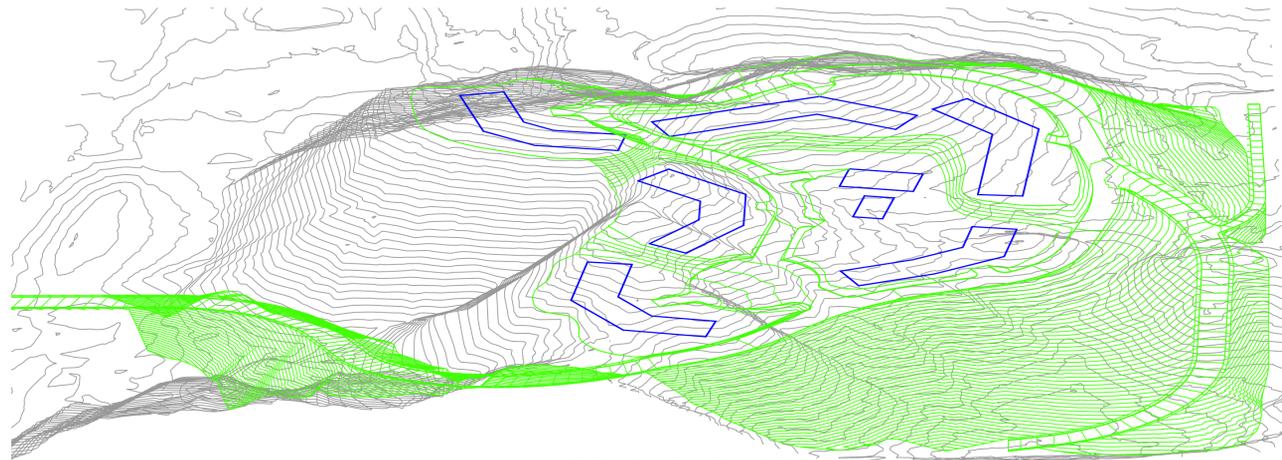
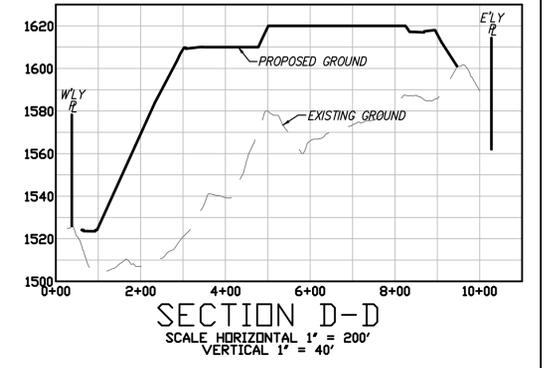
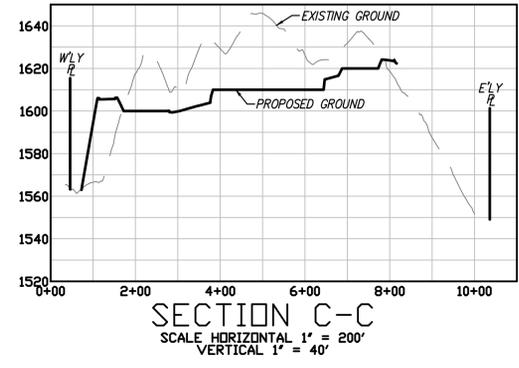
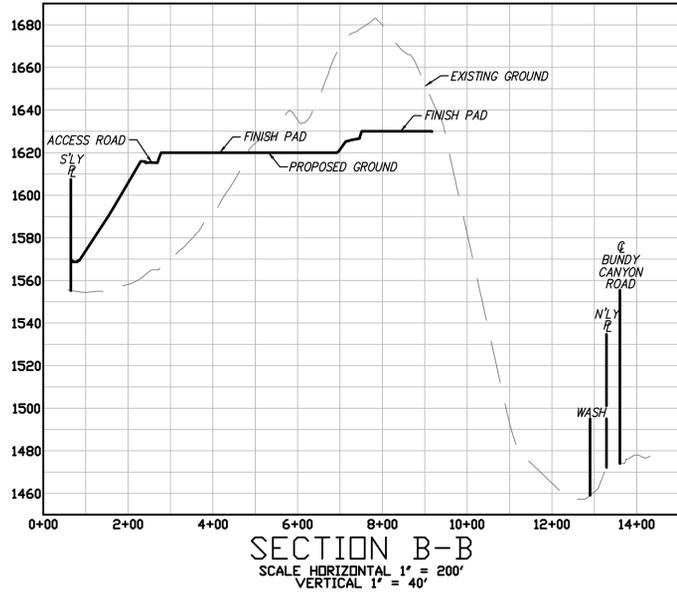
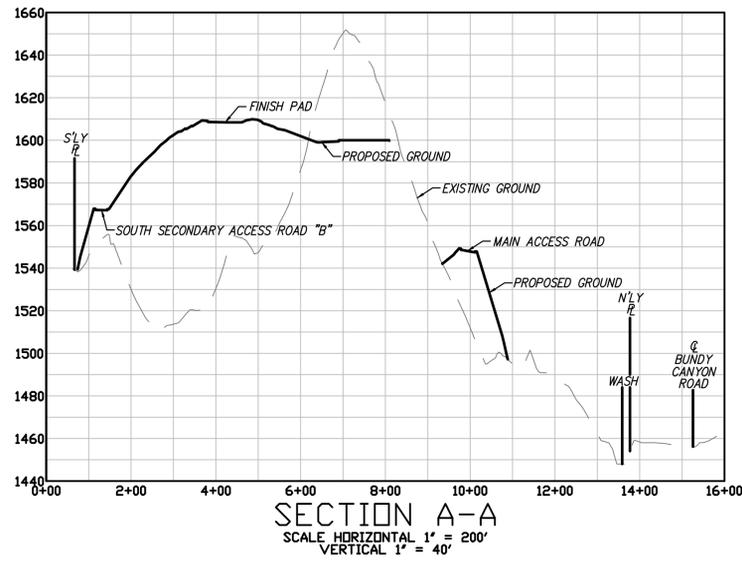
### **ATTACHMENTS**

- A. Preliminary Site/Grading Plan Exhibits
- B. 8-1/2” x 11” graphic perspective illustrations

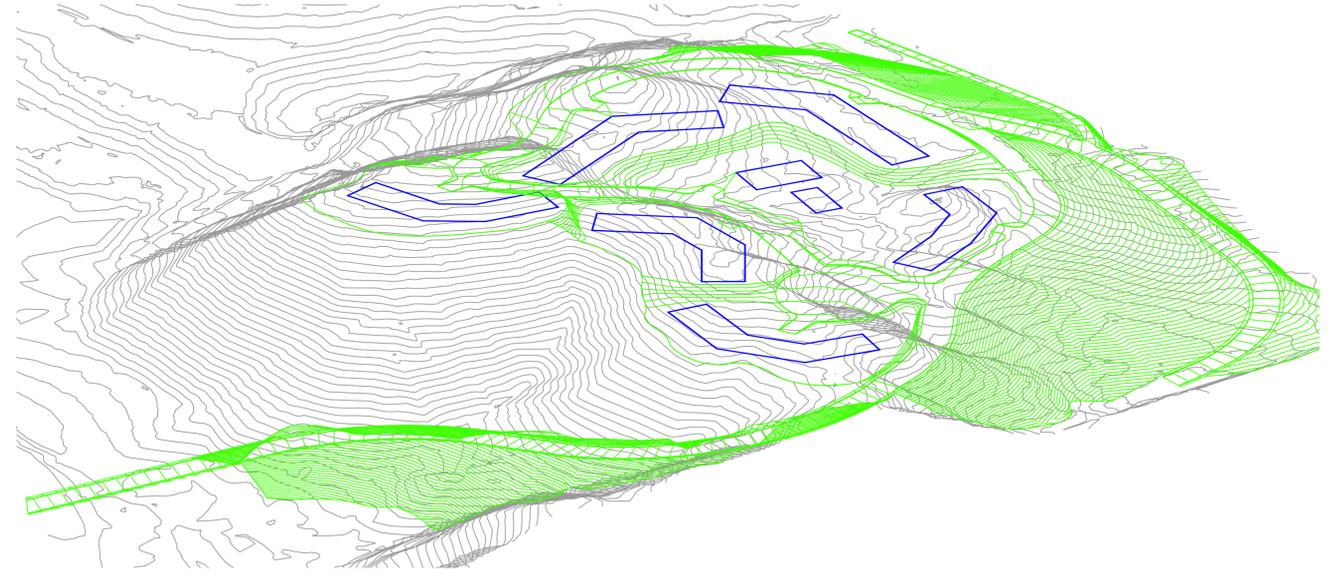
# **ATTACHMENT A**

## **Preliminary Site/Grading Plan Exhibit**

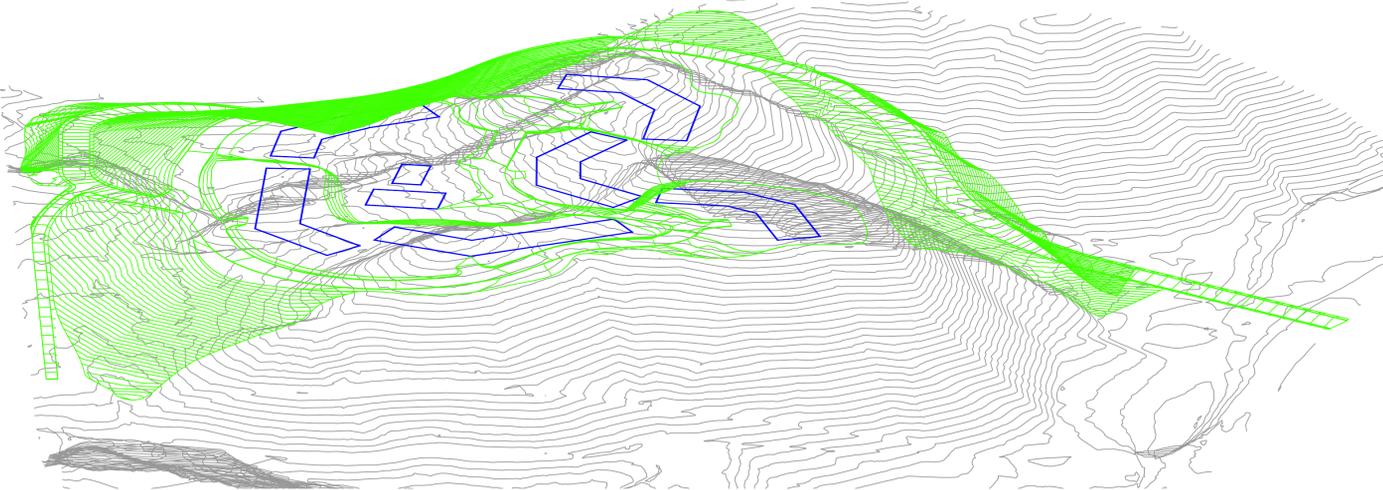




LOOKING EAST



LOOKING SOUTHEAST

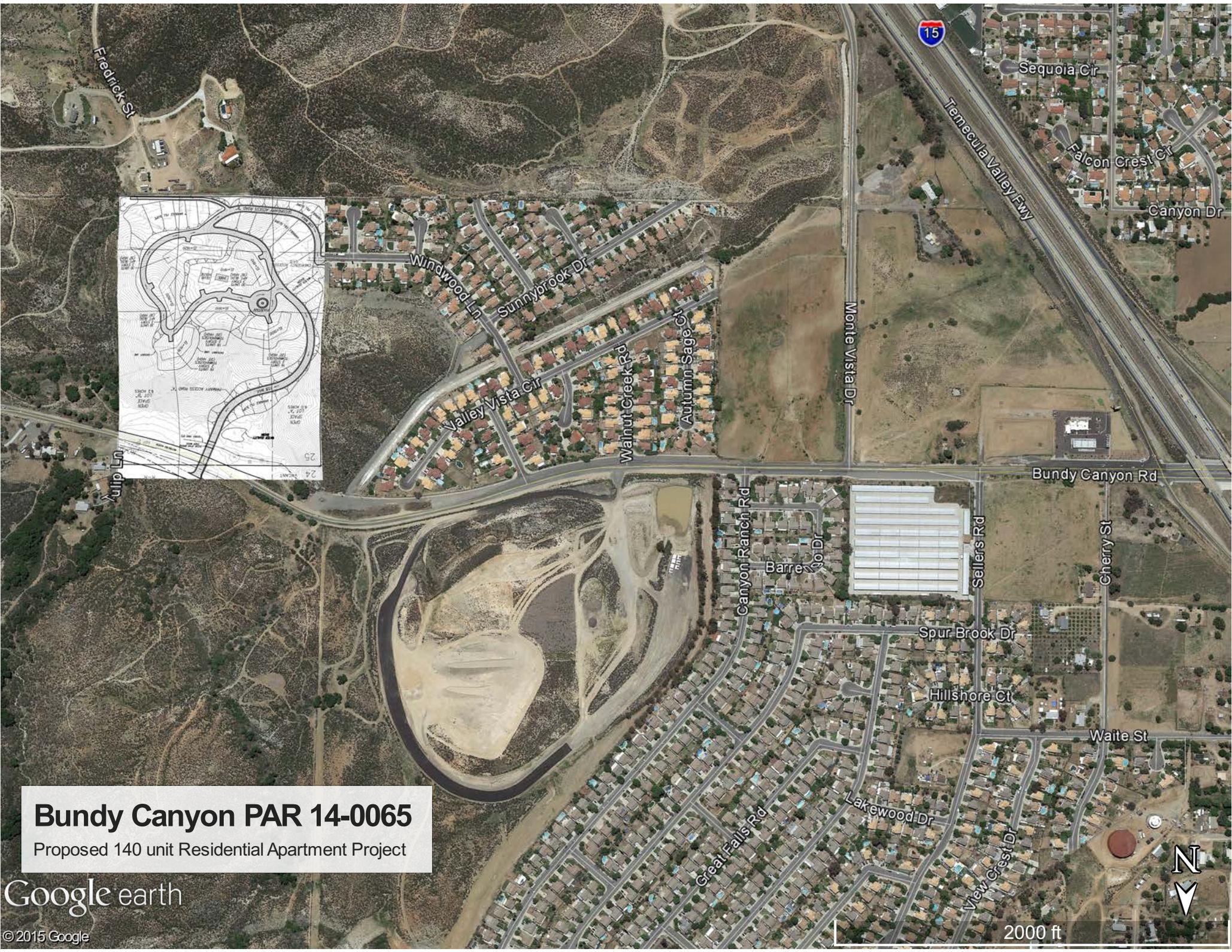


LOOKING WEST

REV.	DESCRIPTION	BY	DATE
1	REVISED GRADING, ACCESS ROADS & ADDED SITE PLAN INFORMATION.	G.B.	07/28/15
JOB NAME: <b>PRE-APPLICATION REVIEW EXHIBIT</b>		DRAWN BY: <b>BB</b>	CHECKED BY: <b>GB</b>
LOCATION: <b>BUNDY CANYON ROAD AT TULIP LN.</b>		SCALE: <b>1" = 100'</b>	
DATE: <b>5/20/2014</b>			
		JOB NUMBER	SHEET
DESCRIPTION: <b>APN 367-250-003</b>		<b>2014-008</b>	<b>2 OF 2</b>

## **ATTACHMENT B**

**8-1/2" x 11" graphic perspective illustrations**



# Bundy Canyon PAR 14-0065

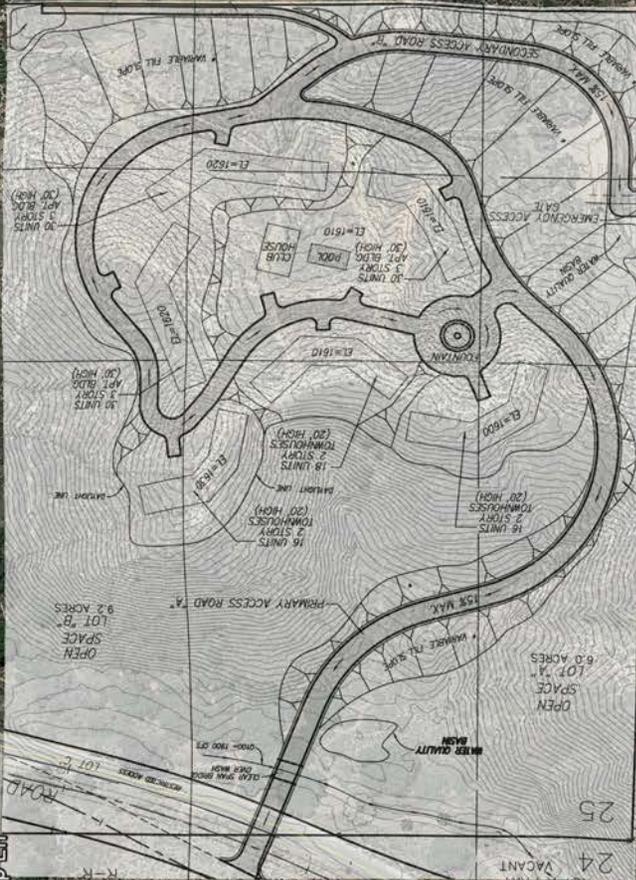
Proposed 140 unit Residential Apartment Project

Google earth

© 2015 Google



2000 ft



# Bundy Canyon PAR 14-0065

Proposed 140 unit Residential Apartment Project

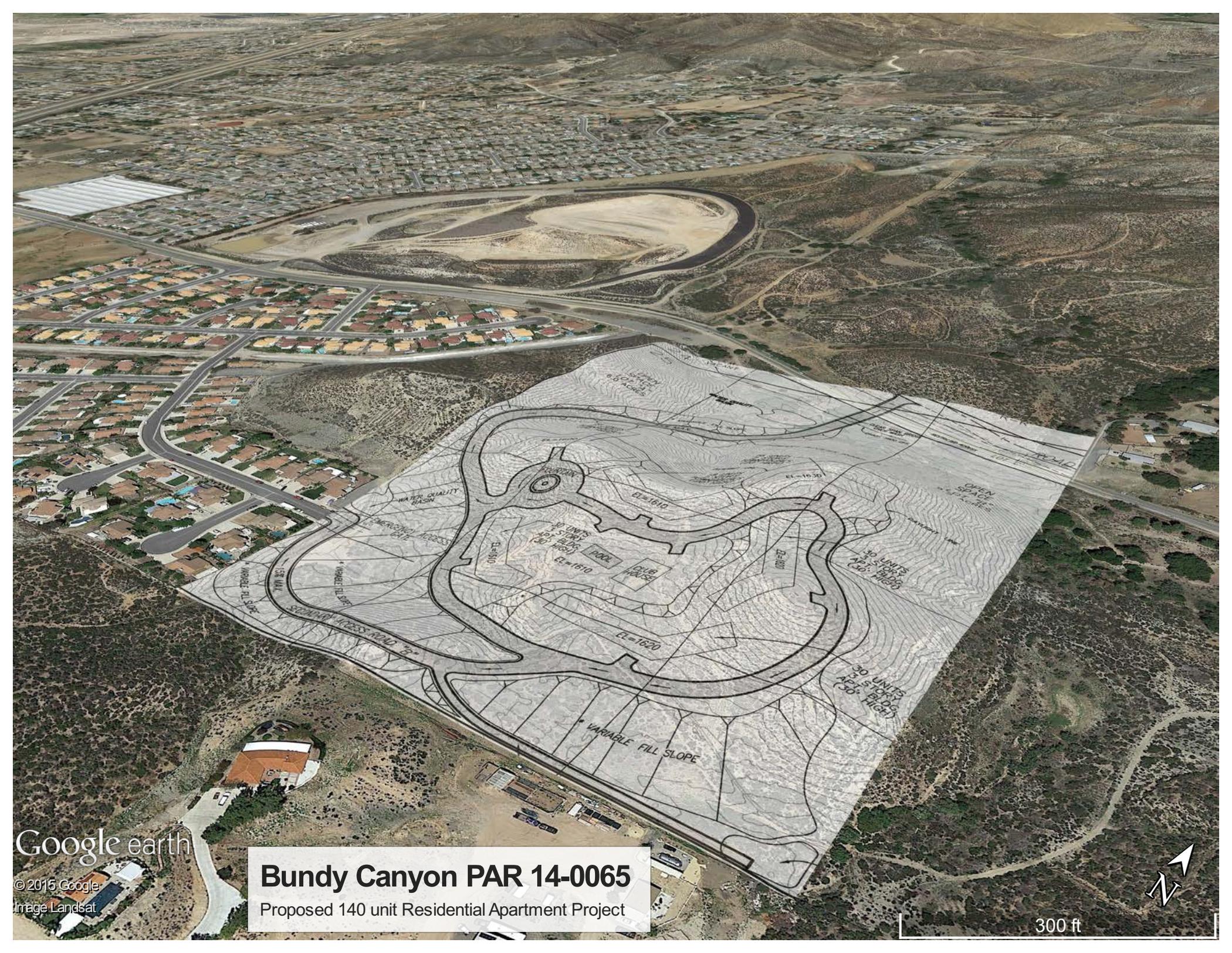
Google earth

© 2015 Google



1000 ft





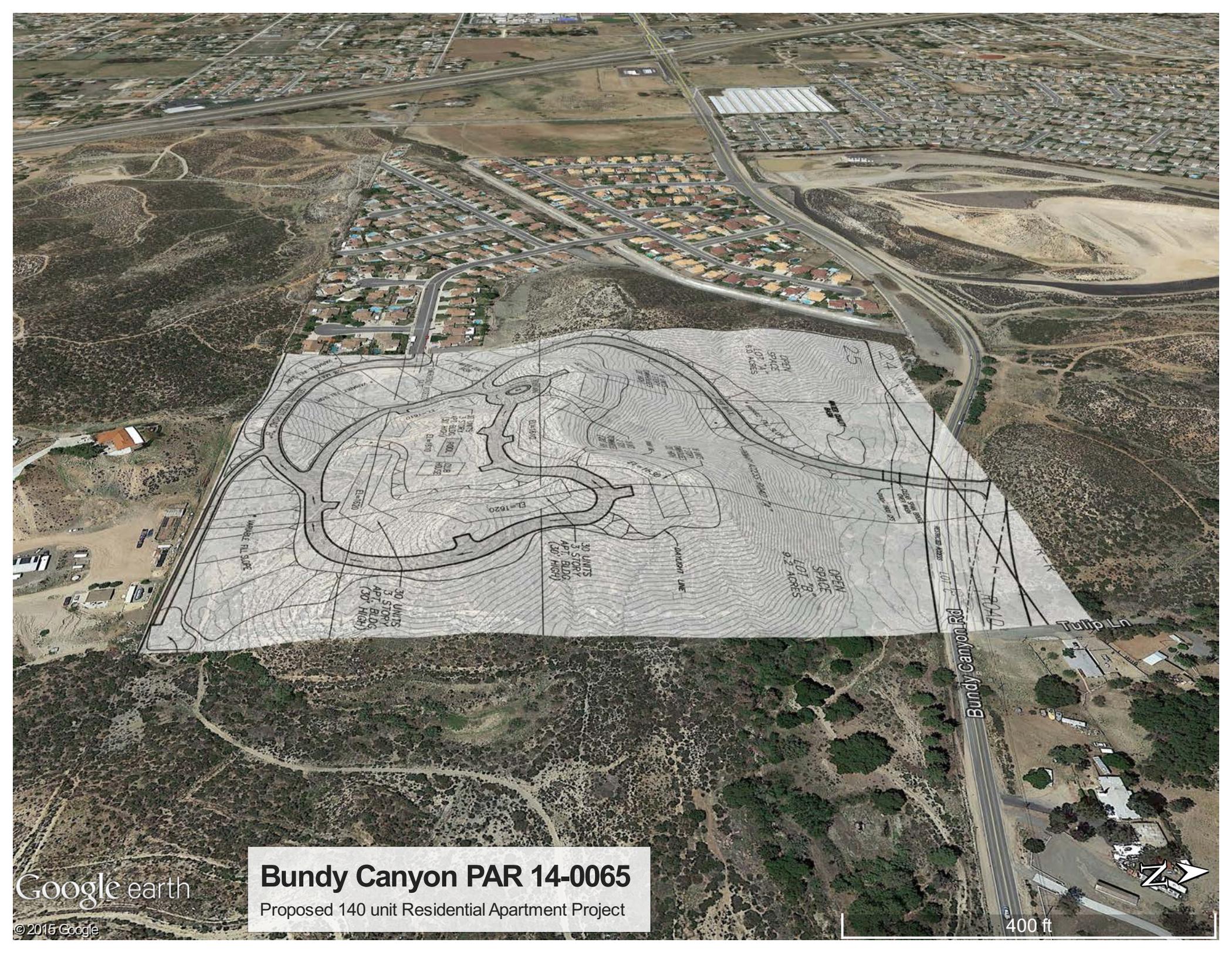
Google earth

© 2015 Google  
Image Landsat

**Bundy Canyon PAR 14-0065**  
Proposed 140 unit Residential Apartment Project



300 ft



Google earth

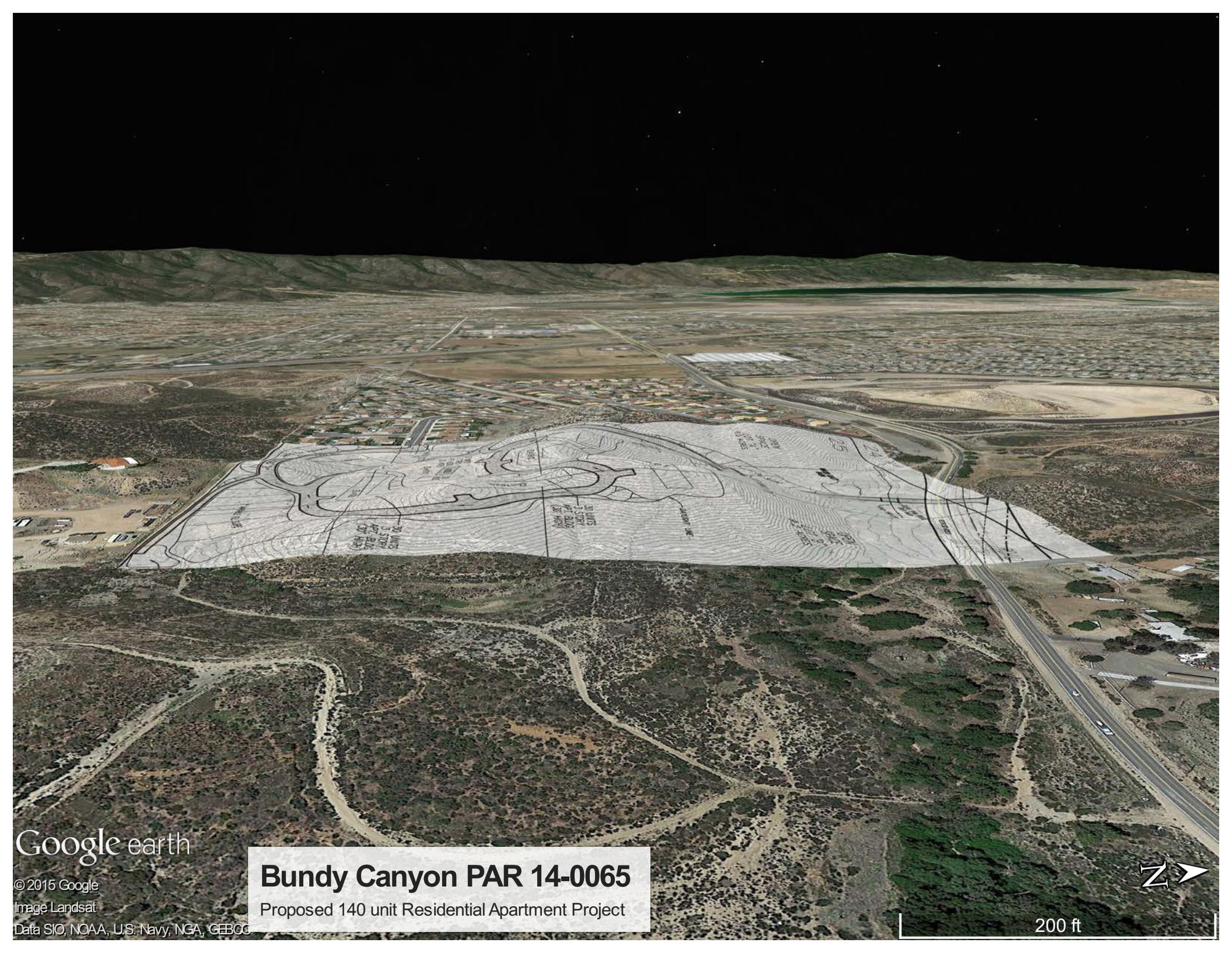
# Bundy Canyon PAR 14-0065

Proposed 140 unit Residential Apartment Project

© 2015 Google

400 ft





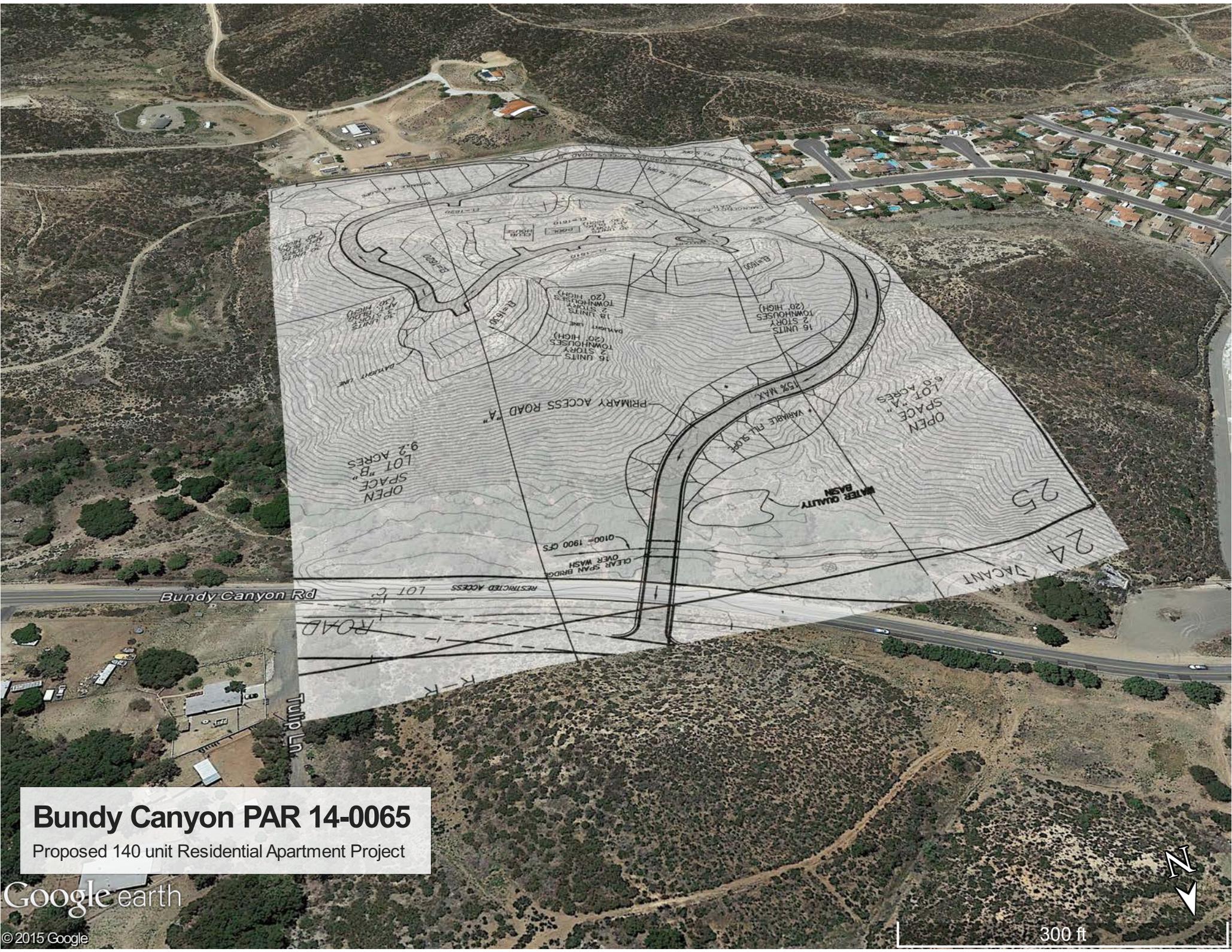
Google earth

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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

**Bundy Canyon PAR 14-0065**  
Proposed 140 unit Residential Apartment Project



200 ft



# Bundy Canyon PAR 14-0065

Proposed 140 unit Residential Apartment Project

Google earth

© 2015 Google



300 ft



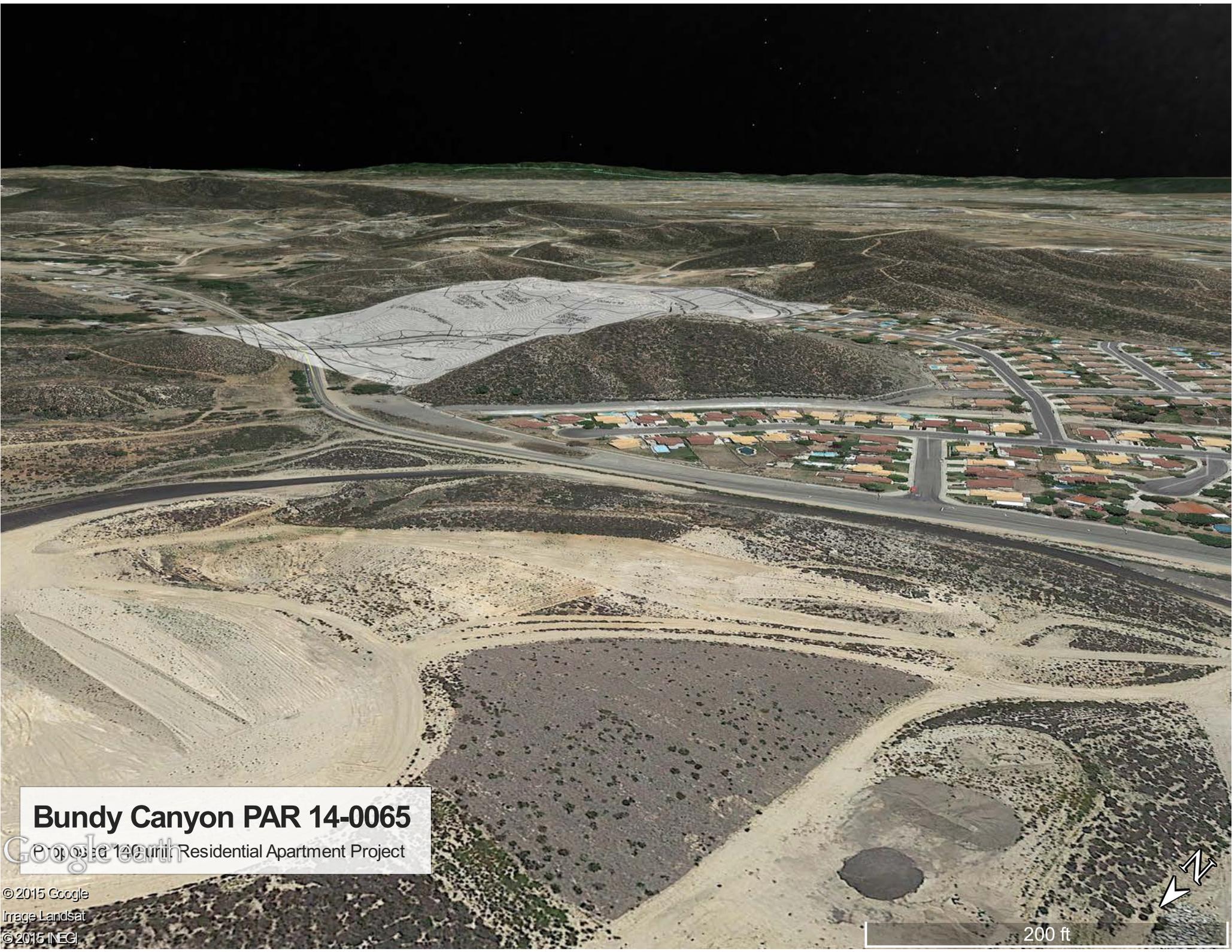
# Bundy Canyon PAR 14-0065

Proposed 140 unit Residential Apartment Project

Google earth

© 2015 Google

600 ft



# Bundy Canyon PAR 14-0065

Proposed 140-unit Residential Apartment Project

Google Earth

© 2015 Google  
Imagery Landsat  
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200 ft





# Bundy Canyon PAR 14-0065

Proposed 140 unit Residential Apartment Project

Google earth

© 2015 Google



600 ft



# Bundy Canyon PAR 14-0065

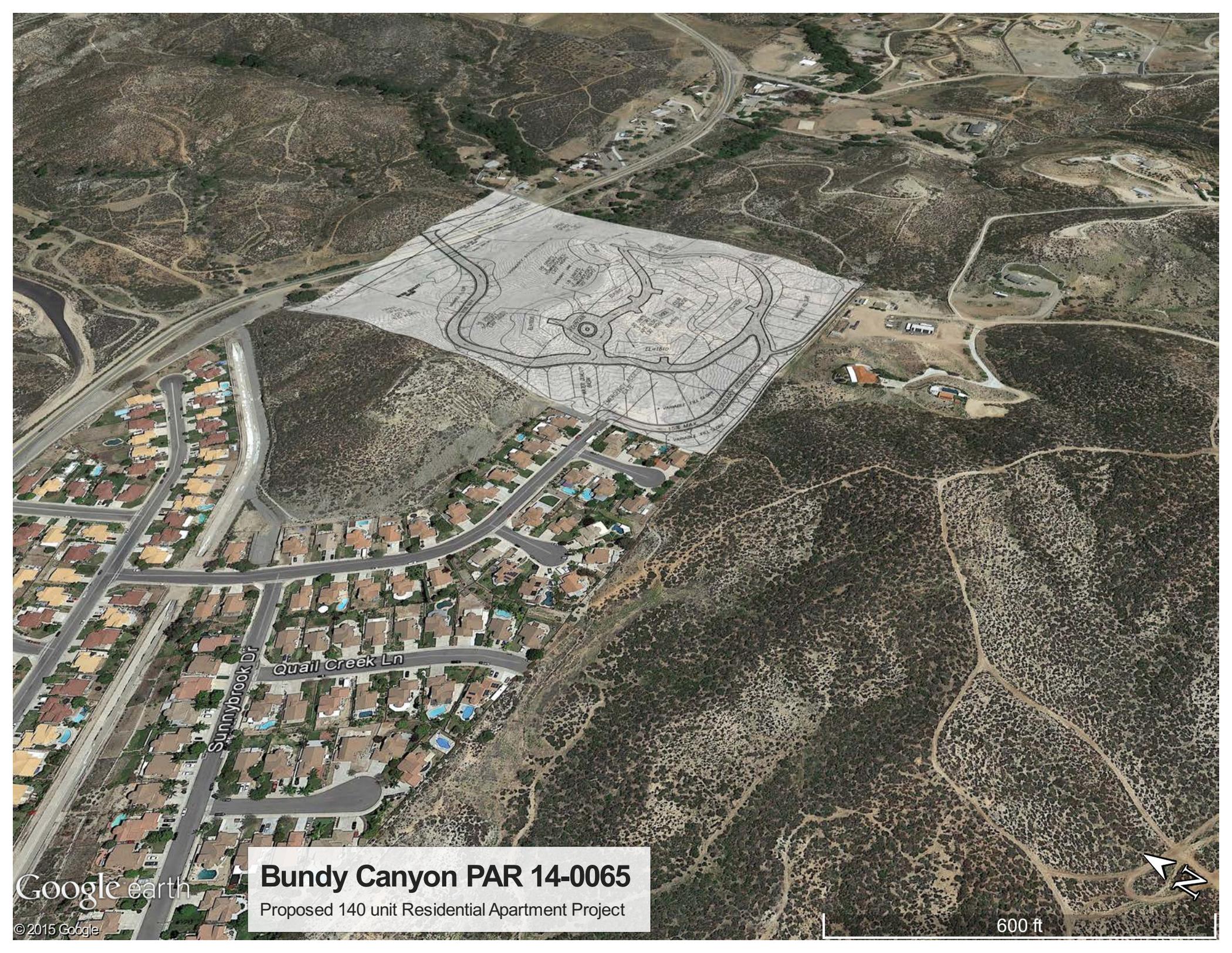
Residential Apartment Project

Google Earth

© 2015 Google  
Image Landsat  
© 2015 INEGI

200 ft





Google earth

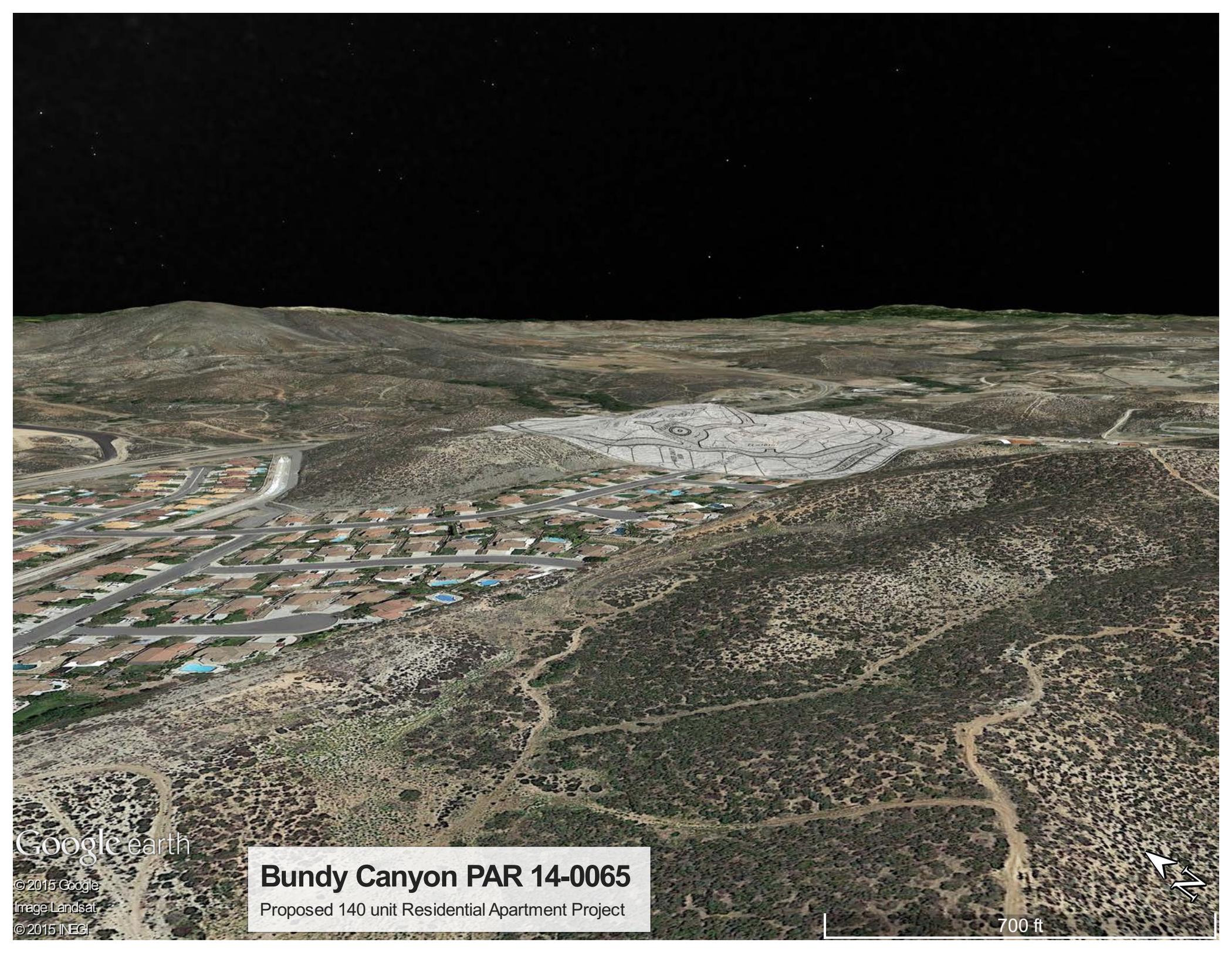
# Bundy Canyon PAR 14-0065

Proposed 140 unit Residential Apartment Project

© 2015 Google

600 ft





Google earth

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Image Landsat  
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**Bundy Canyon PAR 14-0065**  
Proposed 140 unit Residential Apartment Project

700 ft

