

ATTACHMENT G

PC RESOLUTION NO. 2015-26

PLOT PLAN NO. 13-0089

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL DENIAL 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)

WHEREAS, the Planning Department has received a Plot Plan (Planning Application No. 13-0089) to develop a 170-unit multi-family apartment project:

Applicant/Owner: Wildomar Ranch Investments, LLC (Danny Brose, Project Manager)
Project Location: NEC of Elizabeth Lane and Prielipp Road
APN: 380-290-029
Project Area: 10.02 gross acres

WHEREAS, the Planning Commission of the City of Wildomar, California, has the authority to review the proposed Villa Siena Plot Plan No. 13-0089 as proposed in accordance with City of Wildomar Municipal Code, Title 17, Section 17.216.050; and

WHEREAS, in accordance with Section 17.216.050 of the Zoning Ordinance, the City of Wildomar Planning Department on September 2, 2015 gave public notice by mailing a public hearing notice to all property owners within a 600-foot radius of the project boundaries notifying said property owners of the date and time of the public hearing for Plot Plan No. 13-0089 that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, Section 17.216.050 of the Zoning Ordinance the City of Wildomar Planning Department on September 4, 2015 published a legal notice in the "Press Enterprise," a local newspaper of general circulation, in compliance with State law notifying the general public of the holding of a public hearing for Plot Plan No. 13-0089 that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, in accordance with Section 17.216.050 of the Zoning Ordinance, the City of Wildomar Planning Commission conducted the duly noticed public hearing on September 16, 2015, at which time all interested persons had an opportunity to testify in support of, or opposition to, the proposed Plot Plan No. 13-0089, and at which time the Planning Commission received public testimony concerning Plot Plan No. 13-0089; and

WHEREAS, the City of Wildomar Planning Commission continued the public hearing for the Villa Siena project to October 21, 2015; and

WHEREAS, on October 21, 2015, the City of Wildomar Planning Commission conducted the continued public hearing at which time interested persons had an opportunity to testify in support of, or opposition to, the proposed Plot Plan No. 13-0089, and at which time the Planning Commission received public testimony concerning the proposed Plot Plan No. 13-0089.

NOW, THEREFORE, the Planning Commission of the City of Wildomar does hereby resolve, determine and order as follows:

SECTION 1. CEQA.

The denial of this Plot Plan (Planning Application No. 13-0089) is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that Public Resources Code section 21080(b)(5) provides that CEQA does not apply to projects that a public agency rejects or disapproves.

SECTION 2. PLOT PLAN FINDINGS:

Section 17.216.040(A) of the Wildomar Zoning Ordinance requires certain findings to be made for a plot plan to be approved. The Planning Commission hereby recommends the City Council determine that it cannot make the findings for approval of Plot Plan No. 13-0089 as required by Section 17.216.040(A). The proposed Villa Siena apartment project is inconsistent with the existing General Plan land use designation of Medium High Density Residential (MHDR) since this land use designation is intended for the development of multi-family dwellings within a density range of 5 – 8 units/acre. The proposed project has been designed with a density of 17.0 units/acre which falls above the allowable density range of the MHDR land use designation.

Further, the proposed Villa Siena apartment project is also inconsistent with the existing zoning designation of I-P (Industrial Park) since this zoning designation is intended for the development of industrial land uses. The proposed apartment project has been designed for multi-family development which is not an allowed use in the I-P zone. For Based on these facts and findings, the Planning Commission hereby recommends the City Council deny Plot Plan No. 13-0089.

SECTION 3. PLANNING COMMISSION ACTION:

The Planning Commission hereby adopts PC Resolution No. 2015-26 recommending City Council denial of Plot Plan No. 13-0089 based upon the findings above.

PASSED, APPROVED AND ADOPTED this 21st day of October 2015, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Veronica Langworthy
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

APPROVED AS TO FORM:

Erica L. Vega, Assistant City Attorney