

# **ATTACHMENT B**

**PC Resolution No. 2016-02**

**General Plan Amendment No. 14-0040**

**PC RESOLUTION NO. 2016-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0040) TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 20.21 GROSS ACRES FROM BUSINESS PARK TO COMMERCIAL RETAIL (ON THE SOUTHERLY 8.52± ACRES), AND TO HIGH DENSITY RESIDENTIAL (ON THE NORTHERLY 11.69± ACRES) TO ACCOMMODATE THE HORIZONS MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023)**

**WHEREAS**, the Planning Department has received a General Plan Amendment (PA No. 14-0040) to change the existing general plan land use designation from Business Park (BP) to Commercial Retail (CR) on the southerly 8.52± acres of the project site, and to High Density Residential (HDR) on the northerly 11.69± acres of the site from:

Applicant/Owner:	Strata Keith, LLC (Eric Flodine, Project Manager)
Project Location:	SWC of Clinton Keith Road and Yamas Drive
APN:	380-250-023
Project Area:	20.21± acres

**WHEREAS**, the Planning Commission of the City of Wildomar, California, has the authority to review the proposed Horizons Mixed-Use Development General Plan Amendment No. 14-0040 as proposed in accordance with the California Government Code, Section 65353 and the City of Wildomar Municipal Code, Title 17, Section 17.08.100; and

**WHEREAS**, the proposed Horizons Mixed-Use Development Project is considered a “project” as defined by the California Environmental Quality Act, Public Resources Code § 21000 et seq. (“CEQA”); and

**WHEREAS**, the Planning Director determined that there was substantial evidence that the Horizons Mixed-Use Development Project may have one or more significant effects on the environment and that preparation of an Environmental Impact Report (“EIR”) was therefore warranted under Public Resources Code § 21080(d) and CEQA Guideline 15060(d); and,

**WHEREAS**, the Planning Department on January 26, 2015 provided a Notice of Preparation (NOP) for the Horizons Mixed-Use Development project EIR and released the NOP for the required 30-day public review/comment period which began on January

26, 2015 and concluded on February 24, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

**WHEREAS**, the City conducted a public scoping meeting concerning the proposed project and Draft EIR on February 9, 2015 in accordance with Section 15082 of the CEQA Guidelines; and

**WHEREAS**, upon completion of the Draft EIR, the City provided a Notice of Completion (NOC) to the State Clearinghouse (OPR) on August 27, 2015 notifying the State of the availability of the Horizons Mixed-Use development project DEIR for its 45-day public review/comment period in accordance with Section 15085 of the CEQA Guidelines; and

**WHEREAS**, on August 27, 2015, the Planning Department published Notice of Availability (NOA) in the "Press Enterprise," a local newspaper of general circulation, giving notice to the general public and all interested parties requesting said notice regarding public review of the Horizons Draft EIR (SCH# 2015011021), and

**WHEREAS**, the Draft EIR for the Horizons Mixed-Use Development project was circulated to the public, responsible agencies and other interested parties as required by CEQA Guidelines §15087 and §15105(a) for a period of not less than 45 days commencing on August 27, 2015 and concluding on October 12, 2015, and which said notice and project DEIR was posted at Wildomar City Hall Planning Department and the City of Wildomar Environmental Documents Center website; and

**WHEREAS**, at the conclusion of the 45-day public review/comment period, the Planning Department received three (3) public comments on the Horizons Mixed-Use Development project Draft EIR; and

**WHEREAS**, this EIR, as authorized under CEQA Guidelines § 15150, incorporates by reference the City of Wildomar General Plan, Zoning Ordinance, and the Final EIR prepared for the project; and

**WHEREAS**, in accordance with Government Code Sections 65353 and 65090, and Section 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Department on December 22, 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 the General Plan Amendment No. 14-0040 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, in accordance with Government Code Sections 65353 and 65090, and Section 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Department on December 26, 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 General Plan Amendment No. 14-0040 that would be considered by the City of Wildomar Planning Commission; and

**WHEREAS**, in accordance with Government Code Section 65353 and Section 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Commission conducted the duly noticed public hearing on January 6, 2016, at which time all interested persons had an opportunity to testify in support of, or opposition to, the proposed General Plan Amendment No. 14-0040, and at which time the Planning Commission received public testimony concerning General Plan Amendment No. 14-0040.

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

**SECTION 1. CEQA:**

The approval of this General Plan Amendment (Planning Application No. 14-0040) is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that on January 6, 2016, at a duly noticed public hearing, the Planning Commission recommended to the City Council certification of an Environmental Impact Report reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed Horizons Mixed-Use Development project. The documents comprising the City’s environmental review for the project are on file and available for public review at Wildomar City Hall, 23873 Clinton Keith Rd., Suite 201, Wildomar, CA 92595.

**SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP).**

The proposed General Plan Amendment (Planning Application No. 14-0040) is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area and mitigation is provided through payment of the MSHCP Mitigation Fee.

**SECTION 3. GENERAL PLAN AMENDMENT FINDINGS.**

Pursuant to Government Code Section 65350 – 65362 and Section 17.08.040(F)(2) of the Zoning Ordinance, the Planning Commission hereby recommends that the City Council make the following finding in support of the Horizons Mixed-Use Development Apartment project General Plan Amendment (Planning Application No. 14-0040):

- A. The proposed change does not involve a change in or conflict with the City of Wildomar Vision, any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan

Evidence: The proposed land use amendment for the Horizons Mixed-Use Development project does not involve a change in or conflict with the City of

Wildomar Vision (Chapter 2 of the Gen. Plan), any general planning principles in Appendix B to the General Plan, or any Foundation Component designation in the General Plan in that both the current and the proposed land use designations (BP and CR & HDR, respectively) fall within the “Community Development” Foundation Component of the General Plan. Thus, the proposed land use designation change to CR (southerly 8.52± acres) and HDR (on the northerly 11.69± acres) does not conflict with the property’s “Community Development” Foundation Component designation. Further, the Vision outlined in Chapter 2 of the General Plan states that each element of the General Plan contains a description of how it implements the Vision in the form of specific policies related to each element (page V-2). Thus, consistency with specific General Plan policies demonstrates consistency with the vision.

The proposed Horizons Mixed-Use Development project achieves the vision as it is consistent with those land use and housing policies discussed in Finding B below. Finally, the proposed general plan amendment is consistent with the general planning principles set forth in Appendix B to the General Plan, in that Appendix B encourages compact, higher density development (App. B, Sec. I.G.) and the development of new housing in a manner that encourages a wide range of housing choices within the City (App. B, Sec. I.D.). Further, Appendix B encourages commercial related development that provides support services for the Wildomar community. The Senior Assisted Living Facility will provide support service for the Inland Valley hospital and medical related uses in the general area.

- B. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

Evidence: The proposed general plan amendment will contribute to the purposes of the General Plan and will not be detrimental in that as part of the DEIR and development review process it was determined that the proposed townhouse development and Senior Assisted Living Facility project did not require any changes to other Elements of the Wildomar General Plan, thereby, resulting in the proposed general plan amendment being internally consistent. The proposed amendment furthers the following land use and housing element policies related to the proposed project:

LU 2.1 The proposed townhouse and Senior Assisted Living Facility project will accommodate a land use development that is in accordance with patterns and distribution of land uses that are depicted on the General Plan Land Use map proposed for the subject site.

LU 4.1 The proposed townhouse and Senior Assisted Living Facility project will accommodate a land use development proposal that is located and designed to visually enhance and not degrade the character of the surrounding area.

- LU 6.1 The proposed townhouse and Senior Assisted Living Facility project will be developed in accordance with the proposed General Plan land use designation that ensures compatibility and minimizes impacts.
- LU 22.1 The proposed townhouse and Senior Assisted Living Facility project will accommodate the development of multi-family residential units in an area that is appropriately designated by the General Plan.
- LU 22.4 The proposed townhouse and Senior Assisted Living Facility project will provide a specific housing type, style and density that is accessible to and meets the needs of a range of lifestyles, physical abilities and income levels.
- LU 22.10 The proposed townhouse and Senior Assisted Living Facility project are designed to consider the surrounding areas to visually enhance, and not degrade, the appearance of adjacent residential structures.
- LU 23.1 The proposed land use amendment resulting in the Senior Assisted Living Facility is properly located and designated for commercial development in accordance with the General Plan.
- LU 23.8 The proposed land use amendment resulting in the Senior Assisted Living Facility is part of a mixed use development in a commercially designated area that will provide needed services and jobs for the Wildomar community in accordance with the General Plan.
- H-1.1 The proposed townhouse project will help ensure a sufficient supply of properly planned land to meet housing needs identified in the City's Regional Housing Needs Allocation (RHNA) required in the Housing Element.
- H-6.1 The proposed townhouse project will utilize energy conservation measures in that each enclosed garage space has an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards.

C. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Evidence: The proposed general plan amendment is needed to address circumstances and conditions that were unanticipated when the General Plan was prepared. The economy, and the housing market in particular, have weathered a great recession. At the time the General Plan land use designations were determined, there was a greater emphasis on lower density single-family residential land uses. Post-recession, there is now a greater need for higher density, more affordable housing, including townhomes. With the approval of the

2013 – 2021 Housing Element in December 2013, multi-family development opportunities were a specific policy (Policy H-1.1) that encourages the City to pursue as it provides a more affordable housing opportunities. Given the type of project proposed and the amenities being provided, the proposed amendment meets this finding.

**SECTION 4. PLANNING COMMISSION ACTION.**

The Planning Commission hereby adopts PC Resolution No. 2016-02 recommending City Council approval of General Plan Amendment No. 14-0040 to amend the existing general plan land use designation from rom Business Park (BP) to Commercial Retail (CR) to CR (southerly 8.52± acres) of the project site and to HDR (on the northerly 11.69± acres) of the project site as illustrated in Exhibit 1 of this Resolution.

**PASSED, APPROVED AND ADOPTED** this 6th day of January 2016, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

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Veronica Langworthy  
Planning Commission Chairman

**ATTEST:**

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Matthew C. Bassi  
Planning Director/Minutes Secretary

**APPROVED AS TO FORM:**

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Erica L. Vega  
Assistant City Attorney

# EXHIBIT 1

## Horizon's GPA Land Use Amendment Exhibit

