

ATTACHMENT B

PC Resolution No. 2016-34

General Plan Amendment No. 13-0082

PC RESOLUTION NO. 2016-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 13-0082) TO CHANGE THE EXISTING LAND USE DESIGNATION FROM COMMERCIAL OFFICE (CO) TO COMMERCIAL RETAIL (CR) ON 14.2 ACRES AND TO VERY HIGH DENSITY RESIDENTIAL (VHDR) ON 13.48 ACRES LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

WHEREAS, the Planning Department has received an application for a General Plan Amendment application (PA No. 13-0082) from:

Applicant/Owner:	Golden Eagle Multifamily Properties (Danny Brose, Project Manager)
Project Location:	NEC of the I-15 Freeway and Catt Road
APN:	376-410-013, 376-410-023 & 376-410-025
Project Area:	27.68± acres

WHEREAS, the Planning Commission of the City of Wildomar, California, has the authority to review the proposed General Plan Amendment No. 13-0082 for the Westpark Promenade project in accordance with the California Government Code, Section 65353 and the City of Wildomar Municipal Code, Title 17, Section 17.08.100; and

WHEREAS, in accordance with Government Code Sections 65353, and Chapter 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Department on October 19, 2016 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. 13-0082 that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, in accordance with Government Code Sections 65353, and Chapter 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Department on October 21, 2016 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. 13-0082 that would be considered by the City of Wildomar Planning Commission; and

WHEREAS, in accordance with Government Code Section 65353 and Chapter 17.08.100 of the Zoning Ordinance, the City of Wildomar Planning Commission conducted the duly noticed public hearing on November 2, 2016, at which time all

interested persons had an opportunity to testify in support of, or opposition to, the proposed General Plan Amendment, and at which time the Planning Commission received public testimony concerning General Plan Amendment No. 13-0082.

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

SECTION 1. CEQA:

The approval of General Plan Amendment No. 13-0082 is in compliance with requirements of the California Environmental Quality Act (“CEQA”), in that on November 2, 2016, at a duly noticed public hearing, the Planning Commission recommended to the City Council certification of an Environmental Impact Report (SCH# 2014021022) reflecting its independent judgment and analysis and documenting the environmental impacts and mitigation measures related to the proposed Westpark Promenade Mixed-Use 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 No. 13-0082 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 Chapter 17.08.040(F)(2) of the Zoning Ordinance, the Planning Commission hereby recommends the City Council make the following findings to approve General Plan Amendment No. 13-0082 as follows:

- 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 Westpark Promenade Mixed-Use 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 proposed land use designations of Commercial Retail (CR) and Very High Density Residential (VHDR) fall within the “Community Development” Foundation Component of the General Plan. Thus, the proposed land use designation changes do 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 Westpark Promenade Mixed-Use 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 amendments are 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 (i.e., ownership) within the City (App. B, Sec. I.D.). Further, Appendix B encourages commercial related development that provides support services and jobs for the Wildomar community.

- 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 land use designations of Commercial Retail (CR) and Very High Density Residential (VHDR) resulting in the development of commercial retail and residential uses did not require any changes to other Elements of the Wildomar General Plan. Therefore, the proposed general plan amendments result in the project being internally consistent. The proposed land use changes furthers the following land use and housing element policies related to the proposed project:

- LU 2.1 The proposed 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 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 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 residential portions of the 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 residential portions of the 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 residential portions of the 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 commercial retail portion of the project is properly located and designated for commercial development in accordance with the General Plan.
- LU23.6 The proposed project will have proper mitigation measures to protect the neighboring residential areas from noise, light, fumes, odors, vehicular traffic, parking and operational hazards.
- LU23.7 The proposed project will be served by water and sewer along provided by EVMWD to meet the project demands.
- LU 23.8 The proposed project will provide needed services and jobs for the Wildomar community in accordance with the General Plan.
- H-1.1 The proposed single family attached condominiums 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 single family attached condominiums will utilize energy conservation measures in that each enclosed garage space has been conditioned to provide an EV charging outlet for electric vehicles, and will be designed to meet Green Building code standards. In addition, the commercial retail development has been designed to meet the Green Building code standards.

- C. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the City's economic base) and that would improve the ratio of jobs-to-workers in the City.

Evidence: The proposed land use designation change from Commercial Office (CO) to Commercial Retail (CR) and Very High Density Residential (VHDR) will result in a well-planned mixed-use project that includes a commercial retail center and condominium development within the project area. Approving the proposed General Plan Amendment would result in a contribution to the City's economic base and job-generating uses within close proximity to the condominium site. This in turn will create employment opportunities for city residents living in Westpark Promenade. The end result is a positive benefit to the City's jobs/housing balance consistent with general plan policies.

SECTION 4. PLANNING COMMISSION ACTION.

The Planning Commission of the City of Wildomar, California, hereby adopts PC Resolution No. 2016-34 recommending the City Council approve General Plan Amendment No. 13-0082 to change the existing land use designations on the project site as illustrated herein in Exhibit 1 of this Resolution located at the northeast corner of the I-15 Freeway and Catt Road (APN: 376-410-013, 376-410-023 & 376-410-025).

PASSED, APPROVED AND ADOPTED this 2nd day of November 2016, by the following vote:

AYES.

NOES:

ABSENT:

ABSTAINED:

Veronica Langworthy
Planning Commission Chairman

ATTEST:

Matthew C. Bassi
Planning Director/Minutes Secretary

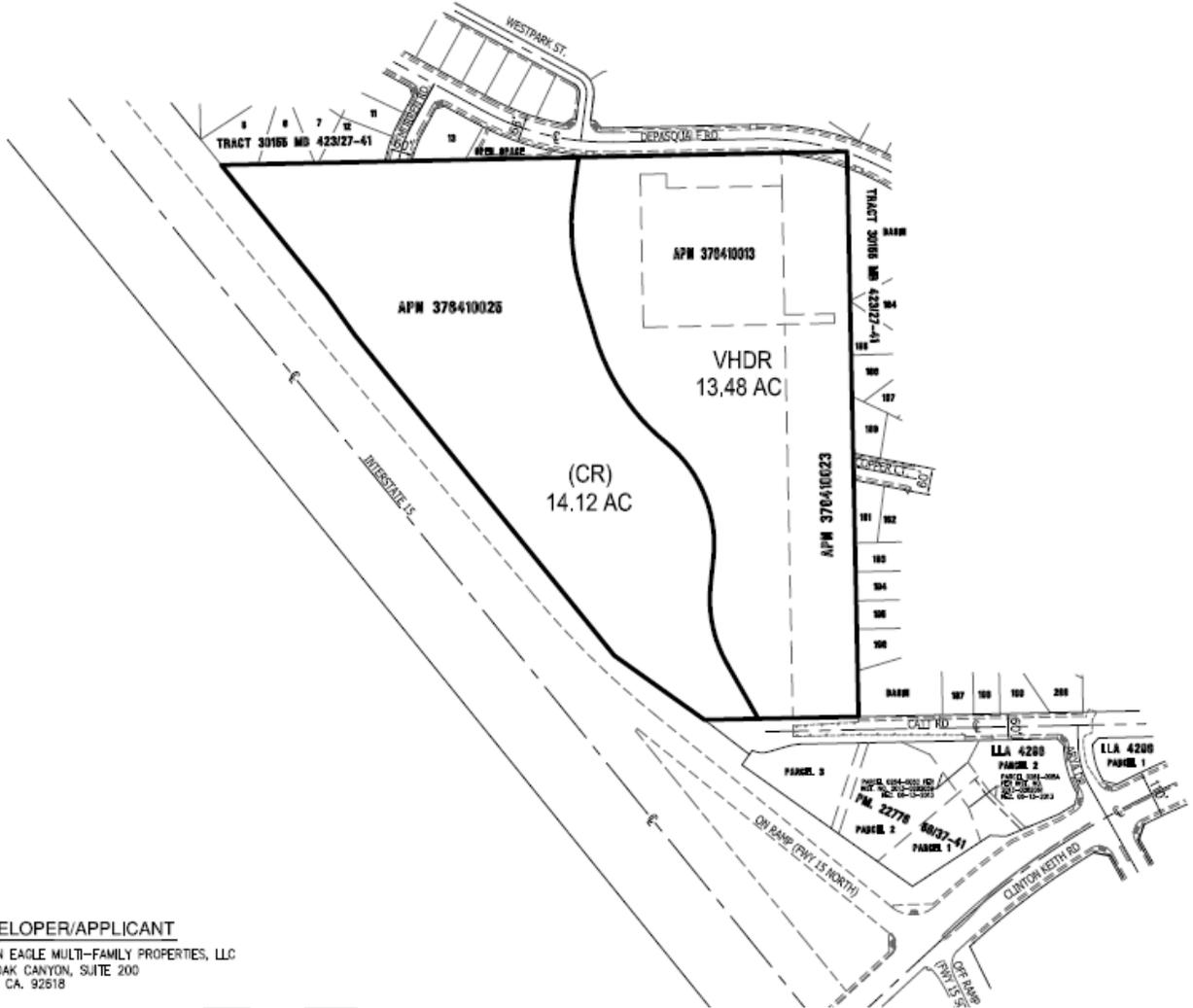
APPROVED AS TO FORM:

Erica L. Vega
Assistant City Attorney

EXHIBIT 1 OF ATTACHMENT B

GPA Boundary Exhibit

GPA-2013-0043
SEC. 36, T.6S., R.4W.



DEVELOPER/APPLICANT
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
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IRVINE, CA. 92618