



CITY OF WILDOMAR – PLANNING COMMISSION
Agenda Item #3.1
GENERAL BUSINESS
Meeting Date: November 2, 2016

TO: Chairman and Members of the Planning Commission

FROM: Matthew C. Bassi, Planning Director

SUBJECT: **Faith Bible Church General Plan Initiation (GPIP) - PAR No. 16-0023:**
Planning Commission discussion in accordance with Section 17.08.040.B of the Wildomar Municipal Code of a proposed General Plan Amendment (GPA) from Commercial Office (CO) and Medium Density Residential (MDR) to Commercial Retail (CR).

STAFF REPORT

RECOMMENDATION:

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

1. Receive public testimony from the Applicant and public; and
2. Discuss the proposed GPA and forward comments to the City Council.

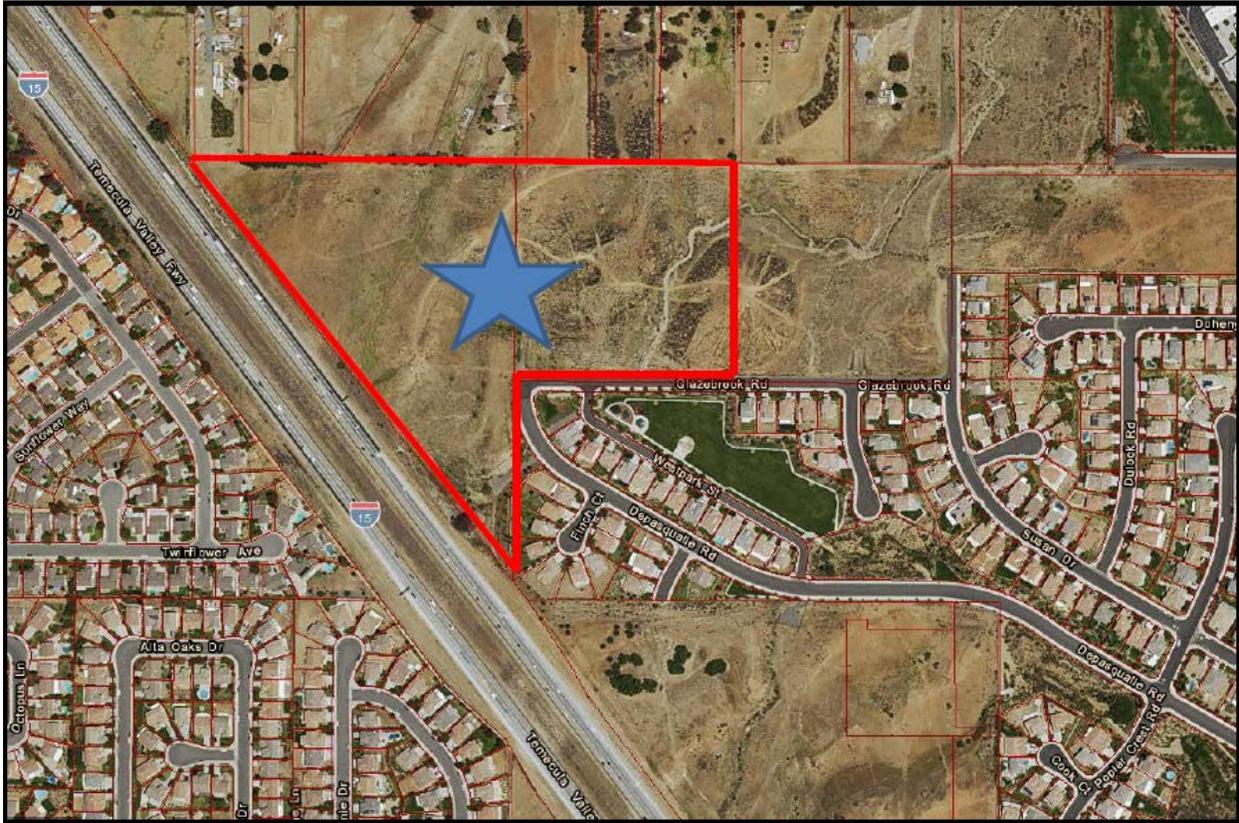
BACKGROUND/DESCRIPTION:

The Applicant, Pastor John Pleasnick (Faith Bible Church), has submitted a Pre-Application Review (PAR) for a proposed General Plan Amendment (GPA) to accommodate a potential 1,100± seat church with a K – 12 private school. The project site is 24.3 acres and includes two (2) properties located at the terminus of Depasquale Road and Glazebrook Road adjacent to the I-15 freeway (APN: 376-410-002 & 376-410-024).

The GPA proposes to amend the land use map from Commercial Office (CO) and Medium Density Residential (MDR) to Commercial Retail (CR) to be consistent with the C-1/C-P zoning. The two parcels total approximately 24.5 acres. A formal development project has not yet been submitted.

The vicinity map/exhibit on the next page shows the location and surrounding area.

Vicinity/Location Map



GPIP ANALYSIS

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 amendment process outlined by state law and Chapters 17.08.010 and 17.08.100 of the Wildomar Municipal Code.

General Plan Amendment Proposal:

The current general plan land use designations for the project area is Commercial Office (CO) and Medium Density Residential (MDR). As the proposed church and school will be one "project," the best land use designation for both properties would be Commercial Retail (CR). This would match the current zoning designation of C-1/C-P (General Commercial). The proposed church and private school are permitted uses with the C-1/C-P zone. The proposed project will also require a parcel merger and plot

plan to develop the site, and a complete CEQA analysis (i.e., EIR). The exhibit below shows the existing general plan land use designation and current zoning for the project area and surrounding areas.

Existing General Plan Land Use Designation Exhibit



Planning Application PAR No. 16-0023

APPLICANT / LANDOWNER:
FAITH BIBLE CHURCH

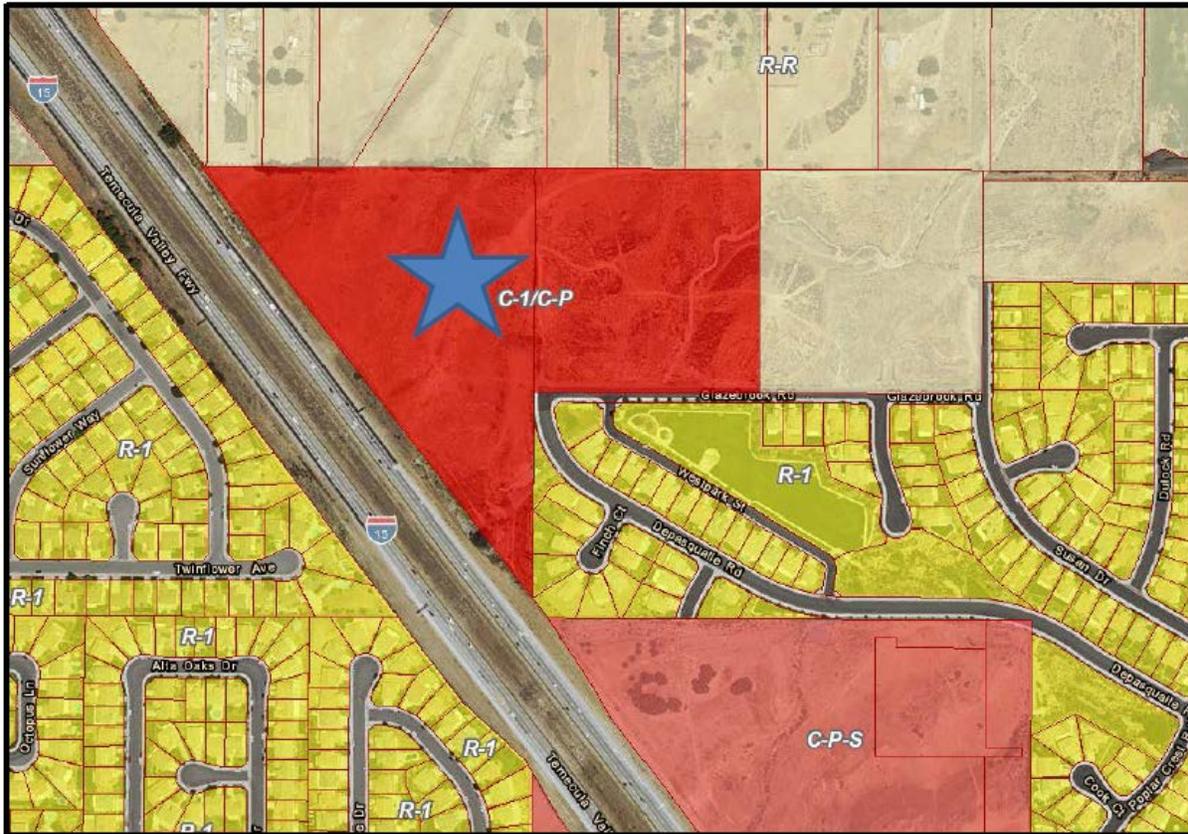
Proposed General Plan Land Use Designation Exhibit



Planning Application PAR No. 16-0023

**APPLICANT / LANDOWNER:
FAITH BIBLE CHURCH**

Existing Zoning Designation Exhibit



In providing comments to the City Council on this proposed general plan amendment, the Commission may consider the planning issues described below and other issues/concerns, or positive elements it deems important to share with the Council. For example:

- Land use compatibility with surrounding properties/neighborhoods;
- Loss of commercial retail opportunities;
- Loss of commercial office opportunities;
- Aesthetic views from the I-15 freeway;
- Vehicular access from George Avenue and possible extension of La Estrella to the project site;
- Noise and Traffic impacts; and/or
- Environmental impacts (project will lead to preparation of the an EIR).

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 likely community meetings.

Respectfully Submitted,
Matthew C. Bassi
Planning Director

Reviewed By,
Erica Vega
Assistant City Attorney

ATTACHMENTS

None