

CITY OF WILDOMAR PLANNING COMMISSION AGENDA

6:30 P.M. – SPECIAL MEETING

MARCH 15, 2017

Council Chambers
23873 Clinton Keith Road, Suite 106



Veronica Langworthy, Chairman
Stan Smith, Vice-Chairman
Kim Strong, Commissioner
John Lloyd, Commissioner
Michele Thomas, Commissioner-Elect

Matthew C. Bassi
Planning Director

Thomas D. Jex
City Attorney

CITY OF WILDOMAR PLANNING COMMISSION SPECIAL MEETING AGENDA MARCH 15, 2017

ORDER OF BUSINESS: Public session of the special meeting of the Planning Commission will begin at 6:30 P.M.

REPORTS: All agenda items and reports are available for review at: Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, and on the City's website at <http://www.cityofwildomar.org/planning-commission-minutes.asp>. Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection at City Hall during regular business hours.

PUBLIC COMMENTS: Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any items or matters within the jurisdiction of the Commission. The Chairman will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a Public Comment Card available at the Chamber door. The completed form is to be submitted to the Secretary prior to an individual being heard. Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

ADDITIONS/DELETIONS: Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Commission.

CONSENT CALENDAR: Consent Calendar items will be acted on by one roll call vote unless Commission members, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

RIGHT TO APPEAL: Any decision of the Planning Commission may be appealed to the City Council provided the required appeal application and filing fee are submitted to the City Clerk within ten (10) calendar days after the Planning Commission's action.

**PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF FOR
THE DURATION OF THE MEETING. YOUR COOPERATION
IS APPRECIATED.**

CALL TO ORDER – SPECIAL MEETING - 6:30 P.M.

SWEARING IN OF COMMISSIONER-ELECT MICHELE THOMAS

ROLL CALL

FLAG SALUTE

PUBLIC COMMENTS

This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. State law allows the Commission to only talk about items that are listed on the agenda. **Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the Commission to discuss those issues during the meeting.** After hearing the matter, the Chairman will turn the matter over to the Planning Director who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the Secretary. **Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally.** The time limit established for public comments is three minutes per speaker. Prior to taking action on any item that is on the agenda, the public will be permitted to comment at the time it is considered by the Commission.

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Commission, the agenda can be reordered, added to, or have items tabled at this time.

1.0 CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Minutes – December 7, 2016 Regular Meeting:

RECOMMENDATION: Staff recommends that the Planning Commission approve the Minutes as submitted.

2.0 PUBLIC HEARINGS

2.1 Bundy Canyon Resort Apartment Project (PA No. 16-0006):

Planning Commission consideration and recommendation to the City Council for certification of an Environmental Impact Report/Mitigation Monitoring and Reporting Program, and approval of a Change of Zone from R-R (Rural Residential) to R-3 (General Residential) and a Plot Plan to develop a 140-unit apartment project on 28.8 acres with related on-site recreational and open space amenities located on the south side of Bundy Canyon Road approximately 800 feet west of Oak Canyon Drive (APN: 367-250-008).

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2017-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2016041067), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BUNDY CANYON RESORT APARTMENT PROJECT (PLANNING APPLICATION NO. 16-0006) CONSISTING OF A CHANGE OF ZONE FROM R-R TO R-3 AND PLOT PLAN TO DEVELOP A 140-UNIT APARTMENT PROJECT ON 28.8 ACRES WITH RELATED ON-SITE RECREATIONAL AND OPEN SPACE AMENITIES LOCATED ON THE SOUTH SIDE OF BUNDY CANYON ROAD APPROXIMATELY 800 FEET WEST OF OAK CANYON DRIVE (APN: 367-250-008).

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2017-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE TO CHANGE THE EXISTING ZONING DESIGNATION ON A 28.8 ACRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-3 (GENERAL

RESIDENTIAL) FOR THE BUNDY CANYON RESORT APARTMENT PROJECT (PLANNING APPLICATION NO. 16-0006) LOCATED ON THE SOUTH SIDE OF BUNDY CANYON ROAD APPROXIMATELY 800 FEET WEST OF OAK CANYON DRIVE (APN: 367-250-008).

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2017-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN TO DEVELOP THE BUNDY CANYON RESORT APARTMENT PROJECT (PA 16-0006) CONSISTING A 140 APARTMENT UNITS ON 28.8 ACRES WITH RELATED ON-SITE RECREATIONAL AND OPEN SPACE AMENITIES LOCATED ON THE SOUTH SIDE OF BUNDY CANYON ROAD APPROXIMATELY 800 FEET WEST OF OAK CANYON DRIVE (APN: 367-250-008)

2.2 Zoning Ordinance Amendment No. 17-01:

Planning Commission review of a Categorical Exemption and an amendment to Chapter 17.252 (Sign Regulations) of the Wildomar Municipal Code relating to on-site construction and on-site public hearing notification signage for all developer projects.

RECOMMENDATION:

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

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2017-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15061(B)(3) AND SECTION 15311(A) OF THE CEQA GUIDELINES AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 17-01 AMENDING THE WILDOMAR MUNICIPAL CODE TO REQUIRE ON-SITE CONSTRUCTION AND ON-SITE PUBLIC HEARING NOTIFICATION SIGNAGE FOR CERTAIN DEVELOPMENT PROJECTS

3.0 GENERAL BUSINESS

3.1 Capital Improvement Program for Fiscal Year 2016/17:

Commission's Annual Review of the Public Works Department 2016/17 Capital Improvement Program for General Plan Consistency.

RECOMMENDATION:

The Public Works Department recommends the Planning Commission take the following action:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2017-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THAT FISCAL YEAR 2016/17 OF THE FIVE YEAR CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY OF WILDOMAR GENERAL PLAN

3.2 2016 General Plan/Housing Element Annual Progress Report:

A report on the City's progress in meeting its share of the Housing Element's Regional Housing Needs Assessment (RHNA) for calendar year 2016.

RECOMMENDATION:

The Planning Department recommends the Planning Commission receive and file this information and forward to the City Council.

3.3 Election of New Planning Commission Officers:

The Planning Commission will elect a new Chair and Vice-Chair for the 2017 calendar year in accordance with Section 2 the Planning Commission Bylaws.

RECOMMENDATION:

The Planning Department recommends the Planning Commission elect a new Chair and Vice-Chair for the 2017 calendar year in accordance with Section 2 of the Planning Commission bylaws.

PLANNING COMMISSION COMMUNICATIONS

PLANNING DIRECTOR REPORT

1. Planning Projects Re-Cap from 12/14/16, 1/11/17 & 2/8/17 Council meetings.
2. Upcoming Planning Projects for Commission Review
3. League of Cities Planning Commissioners Conference update

CITY ATTORNEY REPORT

1. Brown Act Presentation / Discussion

FUTURE AGENDA ITEMS

ADJOURNMENT

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at (951) 677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

I, Matthew C. Bassi, Planning Director, do certify that on, or before, March 10, 2017 by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations as follows:

- 1) Wildomar City Hall, 23873 Clinton Keith Road.
- 2) U.S. Post Office, 21392 Palomar Street.
- 3) Wildomar Library, 34303 Mission Trail.



Matthew C. Bassi
Planning Director