

# **CITY OF WILDOMAR PLANNING COMMISSION**

## **REGULAR MEETING**

**OCTOBER 1, 2014**

**AT 6:30 P.M.**

Council Chambers  
23873 Clinton Keith Road, Suite #111



Stan Smith, Chairman  
Veronica Langworthy, Vice-Chair  
Dan Bidwell, Planning Commissioner  
Gary Brown, Planning Commissioner  
Bobby L. Swann III, Planning Commissioner

Matthew C. Bassi  
Planning Director

Erica L. Vega  
Assistant City Attorney

## **CITY OF WILDOMAR PLANNING COMMISSION MEETING AGENDA OCTOBER 1, 2014**

### **ORDER OF BUSINESS:**

Public sessions of the October 1, 2014 regular meeting of the Planning Commission begins at 6:30 p.m.

### **REPORTS:**

The Planning Commission agenda packet/reports are available for review at Wildomar City Hall, Planning Department located at 23873 Clinton Keith Road, Suite #201 and on the City's website, <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 special 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 governing body. 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 Planning Commission Clerk 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.

### **CONSENT CALENDAR:**

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

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

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

**ROLL CALL**

**FLAG SALUTE**

**PUBLIC COMMENTS**

This is the time when the Planning Commission receives general public comments regarding any items or matters within the jurisdiction of the Planning Commission that do not appear on the agenda. Each speaker is asked to fill out a “Public Comments Card” available at the Chamber door and submit the card to the Planning Commission 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 open session agenda item, the public will be permitted to comment at the time it is considered by the Planning Commission.

**APPROVAL OF THE AGENDA AS PRESENTED**

The Planning Commission to approve the agenda as it is herein presented, or, if it the desire of the Planning Commission, the agenda can be reordered 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 that specific items are removed from the Consent Calendar for separate discussion and/or action.

**1.1 Minutes – August 20, 2014 – Special Meeting**

**Recommendation** – Staff Recommends that the Planning Commission approve the Minutes as submitted.

## **2.0 PUBLIC HEARINGS**

### **2.1 Rancon Medical Office and Retail Project (Planning Application No. 12-0053):**

Planning Commission consideration for the adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP), and approval of Parcel Map No. 36492 to subdivide 11.62 acres into 13 parcels, and Plot Plan No. 12-0053 for the development of 96,240 square feet of medical, office and retail uses located at the southwest corner of Clinton Keith Road and Elizabeth Lane.

#### **RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 14-13**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR PARCEL MAP NO. 36492 (PLANNING APPLICATION NO. 12-0053) TO SUBDIVIDE 11.62 ACRES INTO 13 PARCELS, AND PLOT PLAN NO. 12-0053 FOR THE DEVELOPMENT OF 96,240 SQUARE FEET OF MEDICAL, OFFICE AND RETAIL USES LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

2. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 14-14**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 36492 FOR THE SUBDIVISION OF 11.62 ACRES INTO 13 PARCELS FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT SUBJECT TO CONDITIONS LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

3. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 14-15**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 12-0053 FOR THE DEVELOPMENT OF 96,240 SQUARE FEET OF MEDICAL, OFFICE, AND RETAIL USES LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

**2.2 Canyon Plaza Retail Center Parcel Map Minor Change and Amendment to an approved Phasing Agreement (Planning Application No. 08-0179):**

Planning Commission consideration for the adoption of an Addendum to an approved Mitigated Negative Declaration (MND)/Mitigation Monitoring & Reporting Program (MMRP), approval of a Minor Change to Parcel Map No. 32257, and approval of an amendment to an approved Phasing Agreement for the Canyon Plaza Retail Center located at the southeast corner of the I-15 Freeway and Bundy Canyon Road.

**RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

**PC RESOLUTION NO. 14-16**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN ADDENDUM TO AN APPROVED MITIGATED NEGATIVE DECLARATION (MND) FOR PARCEL MAP NO. 32257 (PLANNING APPLICATION NO. 08-0179) AND CONDITIONAL USE PERMIT NO. 3403 (PLANNING APPLICATION NO. 08-0179) FOR THE CANYON PLAZA RETAIL CENTER LOCATED AT THE SOUTHEAST CORNER OF THE I-15 FREEWAY AND BUNDY CANYON ROAD (APN: 367-100-019 & 367-019-020).

2. Adopt a Resolution entitled:

**PC RESOLUTION NO. 14-17**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING MINOR CHANGES TO TENTATIVE PARCEL MAP NO. 32257 (PLANNING APPLICATION NO. 08-0179) FOR THE CANYON PLAZA RETAIL CENTER LOCATED AT THE SOUTHEAST CORNER OF THE I-15 FREEWAY AND BUNDY CANYON ROAD (APN: 367-100-019 & 367-019-020).

3. Adopt a Resolution entitled:

**PC RESOLUTION NO. 14-18**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AN AMENDMENT TO AN APPROVED PHASING AGREEMENT FOR CONDITIONAL USE PERMIT NO. 3403 AND TENTATIVE PARCEL MAP NO. 32257 (PLANNING APPLICATION NO. 08-0179) FOR THE CANYON PLAZA RETAIL CENTER LOCATED AT THE SOUTHEAST CORNER OF THE I-15 FREEWAY AND BUNDY CANYON ROAD (APN: 367-100-019 & 367-019-020).

### **3.0 GENERAL BUSINESS**

#### **3.1 Iodine Springs GPA Initiation Request (PAR 14-0089):**

Planning Commission consideration of a request to initiate a General Plan Amendment in accordance with Section 17.08.040.B of the Zoning Ordinance to change the General Plan land use designation from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR – 5 to 8 units/acre) located on the east of west side of Iodine Springs approximately 637 feet north of Clinton Keith Road (APN: 362-050-001 & 026).

#### **RECOMMENDATION:**

That the Planning Commission forward its comments to the City Council for review and consideration of this General Plan Amendment Initiation Proposal (GPIP) in accordance with Section 17.08.040.B of the Zoning Ordinance.

### **PUBLIC COMMENTS**

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### **PLANNING DIRECTOR REPORT**

This item is reserved for the Planning Director to report on items not on the agenda. No action by the Planning Commission is needed.

### **ASSISTANT CITY ATTORNEY REPORT**

This item is reserved for the Assistant City Attorney to report on items not on the agenda. No action by the Planning Commission is needed.

### **PLANNING COMMISSION COMMUNICATIONS**

This item is reserved for the Planning Commission to make comments on items not on the agenda, request information and/or provide direction to the Planning Department staff.

## **FUTURE AGENDA ITEMS**

### **ADJOURNMENT**

The City of Wildomar Special Planning Commission meeting of September 17, 2014 is hereby adjourned.

### **RIGHT TO APPEAL:**

Any decision of the Planning Commission may be appealed to the Planning Commission provided the required appeal application and the \$964 filing fee is submitted to the City Clerk within ten (10) calendar days proceeding the Planning Commission's action on any given project.

### **REPORTS:**

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### **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 Planning Commission.

### **ADA COMPLIANCE:**

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 who 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 Planning Department either in person or by telephone at (951) 667-7751, no later than 10:00 A.M. on the day preceding the scheduled meeting.

### **POSTING STATEMENT:**

On or before September 26, 2014 a true and correct copy of this agenda was posted at three (3) designated places: 1) Wildomar City Hall, 23873 Clinton Keith Road; 2) United States Post Office, 21392 Palomar Street; and 3) Mission Trail Library, 34303 Mission Trail Road.



Matthew C. Bassi  
Planning Director