

# CITY OF WILDOMAR PLANNING COMMISSION

## REGULAR MEETING OF NOVEMBER 6, 2013 AT 6:30 P.M.

Council Chambers  
23873 Clinton Keith Road, Suite #111



Stan Smith, Chairman  
Michael Kazmier, Vice-Chairman  
Veronica Langworthy, Planning Commissioner  
Robert Devine, Planning Commissioner  
Bobby L. Swann III, Planning Commissioner

Matthew C. Bassi  
Planning Director

Erica L. Vega  
Assistant City Attorney

**WILDOMAR PLANNING COMMISSION  
REGULAR MEETING AGENDA FOR  
NOVEMBER 6 2013**

**ORDER OF BUSINESS:** Public sessions of the November 6, 2013 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, [www.cityofwildomar.org](http://www.cityofwildomar.org). 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 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 – SPECIAL 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 – October 2, 2013 Regular Meeting**

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

## **2.0 PUBLIC HEARINGS**

### **2.1 City of Wildomar 2013 – 2021 Housing Element Update:**

Planning Commission consideration of the 2013-2021 Housing Element Update which includes an Environmental Impact Report (SCH# 2013051001), General Plan Amendment No. 13-02, Change of Zone Nos. 13-02 & 13-03, and Zoning Ordinance Amendment Nos. 13-03, 13-04, & 13-05.

#### **RECOMMENDATION:**

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

1. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 13-23**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2013051001) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 2013–2021 HOUSING ELEMENT UPDATE PROJECT CONSISTING OF GENERAL PLAN AMENDMENT NO. 13-02, ZONE CHANGE NOS. 13-02 & 13-03; AND ZONING ORDINANCE AMENDMENT NOS. 13-03, 13-04 & 13-05.

2. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 13-24**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 13-02) TO: 1) ADOPT THE 2013–2021 HOUSING ELEMENT UPDATE; 2) CHANGE THE EXISTING LAND USE DESIGNATION FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO HIGHEST DENSITY RESIDENTIAL (HHDR) FOR THREE (3) PARCELS (APN'S: 380-220-002; 370-040-009; & 380-270-013); 3) CHANGE THE EXISTING LAND USE DESIGNATION FROM BUSINESS PARK (BP) TO HIGHEST DENSITY RESIDENTIAL (HHDR) FOR ONE (1) PARCEL (APN: 380-250-003); AND 4) A CHANGE TO TABLE LU-4 OF THE GENERAL PLAN LAND USE ELEMENT (PAGE LU-42) TO ESTABLISH A MINIMUM DENSITY OF AT LEAST 30 UNITS/ACRE AND A MINIMUM SITE DEVELOPMENT SIZE OF 30% OF SITE FOR MULTI-FAMILY PROJECTS FOR ANY PROPERTY WITH THE MUPA LAND USE DESIGNATION.

3. Adopt a Resolution entitled:

**PC RESOLUTION NO. 13-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE NO. 13-02 FOR THE ADOPTION OF AN IMPLEMENTING MIXED USE (MU) OVERLAY ZONE DISTRICT FOR 21 PARCELS WITH THE EXISTING LAND USE DESIGNATION OF MIXED USE PLANNING AREA (MUPA) FOR APN'S: 376-190-001; 380-160-005; 380-160-009; 376-410-021; 380-160-006; 362-250-027; 380-160-004; 376-410-017; 362-250-001; 376-190-002; 380-160-007; 376-180-006; 367-050-068; 380-160-003; 367-180-015; 367-180-043; 376-410-016; 362-250-029; 380-160-008; 367-050-064; 376-410-015)

4. Adopt a Resolution entitled:

**PC RESOLUTION NO. 13-26**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE NO. 13-03 TO CHANGE THE EXISTING ZONING DESIGNATION FROM R-R (RURAL RESIDENTIAL ZONE) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR FOUR (4) PARCELS (APN'S: 380-220-002; 370-040-009; 380-270-013 & 380-250-003)

5. Adopt a Resolution entitled:

**PC RESOLUTION NO. 13-27**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 13-03 AMENDING TITLE 17 OF THE ZONING ORDINANCE TO ADOPT VARIOUS AMENDMENTS TO COMPLY WITH CHANGES IN STATE LAW AND IMPLEMENTATION OF THE 2013-2021 HOUSING ELEMENT UPDATE PROGRAMS

6. Adopt a Resolution entitled:

**PC RESOLUTION NO. 13-28**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 13-04 TO AMEND TITLE 17 OF THE ZONING ORDINANCE TO ADOPT A DENSITY BONUS ORDINANCE TO COMPLY WITH STATE LAW AND IMPLEMENT THE 2013-2021 HOUSING ELEMENT PROGRAM

7. Adopt a Resolution entitled:

**PC RESOLUTION NO. 13-29**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 13-05 TO AMEND TITLE 17 OF THE ZONING ORDINANCE TO ADOPT A REASONABLE ACCOMMODATIONS ORDINANCE TO COMPLY WITH STATE LAW AND IMPLEMENT THE 2013-2021 HOUSING ELEMENT PROGRAM

8. Adopt a Resolution entitled:

**PC RESOLUTION NO. 13-30**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 13-06 TO AMEND TITLE 17 OF THE ZONING ORDINANCE TO ADOPT A MIXED USE OVERLAY ZONE TO COMPLY WITH IMPLEMENTATION OF THE 2013-2021 HOUSING ELEMENT PROGRAMS

**3.0 GENERAL BUSINESS**

**3.1 Spring Meadow Ranch GPA Initiation Request (PA No. 13-0107):**

The Applicant (Shapouri & Associates) is requesting a Planning Commission recommendation to the City Council in accordance with Section 17.08.040.B of the Zoning Ordinance to initiate a proposed general plan land use amendment for a 792 acre project site to accommodate the future development of the “Spring Meadows Ranch Community” located at the terminus of Sunset Avenue (south of Bundy Canyon Road) within the Farm Specific Plan Area.

**RECOMMENDATION:**

The Planning Department recommends the Planning Commission recommend the City Council allow the initiation of a general plan amendment for Planning Application No. 13-0107 (Spring Meadows Ranch Community).

**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 Regular Planning Commission meeting of November 6, 2013 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:**

All agenda items and reports are available for review at Wildomar City Hall, 23873 Clinton Keith Road, Suite 201, Wildomar, California 92595. 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. If you wish to be added to the regular mailing list to receive a copy of the agenda, a request must be made through the Planning Department in writing or by e-mail.

**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 October 25, 2013, a true and correct copy of this agenda was posted at the 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