



CITY OF WILDOMAR

## PLANNING COMMISSION

Commission Members

Chairman Robert Devine · Vice-Chairman Harv Dykstra

Gary Andre · Scott Nowak · Miguel Casillas

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REGULAR MEETING

**WEDNESDAY, JULY 15, 2009 AT 7:00 P.M.**

Council Chambers, Wildomar City Hall, 23873 Clinton Keith Road, Wildomar, CA 92595

**PUBLIC COMMENTS:** Prior to the business portion of the agenda, the Planning Commission will receive public comments regarding any agenda items or matters within the jurisdiction of the governing body. This is the only opportunity for public input except for scheduled public hearing items. The Chairperson will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a "Public Speaker/Comment Card" available at the door. The completed form is to be submitted to the Chairperson prior to an individual being heard. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker or less if a large number of requests are received on a particular item.

### AGENDA

#### **1.0 CALL TO ORDER**

- 1.1 Roll Call
- 1.2 Pledge of Allegiance

**2.0 PUBLIC COMMENT:** *Members of the audience may comment on matters that are not included on the agenda. Each person will be allowed three (3) minutes or less if a large number of requests are received on a particular item. No action may be taken on a matter raised under "public comment" until the matter has been specifically included on an agenda as an action item.*

#### **3.0 APPROVAL OF MINUTES:**

- 3.1 Approval of the May 6, 2009 Regular Meeting Minutes.

**4.0 CONTINUED PUBLIC HEARING ITEMS:** The Planning Commission will review the proposed request, receive public input and consider action for the following items:

- 4.1 **PARCEL MAP NO. 32257 AND CONDITIONAL USE PERMIT (CUP03403) NO. 08-0179:** The project proposes the construction of 23,700 square feet of a

commercial retail development, with a gas station and 3 drive through restaurants. The proposed project site is located south of Bundy Canyon Road East of I-15 and west of Monte Vista Drive, APNs: 367-100-019 & 367-100-020.

Environmental Determinations: In accordance with the California Environmental Quality Act (CEQA) a Mitigated Negative declaration has been recommended for adoption.

**5.0 PUBLIC HEARING ITEMS:** The Planning Commission will review the proposed request, receive public input and consider action for the following items:

**5.1 CONDITIONAL (PUBLIC) USE PERMIT NO. 08-0214:** The project proposes the addition of 8,048 square feet of floor area to an existing facility, including the addition of three new classrooms and other minor facilities, and the conversion of existing space to create a new multipurpose room and new administrative facilities. The existing facility and proposed expansion is located at 21776 Palomar Street, APN: 380-050-005.

In accordance with the California Environmental Quality Act (CEQA), the proposed project qualifies for Class 3 and Class 14 Categorical Exemptions.

**5.2 CONDITIONAL USE PERMIT NO. 09-0374:** The project proposes the installation and operation of a tire sales and repair facility in an existing commercial space designed for an automotive use in the Oak Creek Shopping Center at 23885 Clinton Keith Road, APN: 380-240-046.

In accordance with the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 1 Categorical Exemption.

**6.0 GENERAL BUSINESS ITEMS:**

None.

**7.0 ADMINISTRATIVE HEARINGS REPORT:**

**7.1** Report actions taken at the July 1, 2009 Director's Hearing.

**8.0 PLANNING DIRECTOR'S REPORT:** This item is reserved for the Planning Director to comment or report on items not on the agenda. No action will be taken.

**8.1** Report on General Plan Update status.

**8.2** Planning Commission conflict of interest radius maps.

**9.0 PLANNING COMMISSION COMMENTS:** This portion of the agenda is reserved for Planning Commission business, for the Planning Commission to make comments on items not on the agenda, and/or for the Planning Commission to request information from staff.

### **10.0 ADJOURNMENT**

The next scheduled Regular Meeting of the City of Wildomar Planning Commission is August 5, 2009 at 7:00 P.M.

**RIGHT TO APPEAL:** Any decision of the Planning Commission may be appealed to the City Council within ten (10) calendar days after the date of Planning Commission's action.

**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.

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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 Jul 10, 2009, a true and correct copy of this agenda was posted at the three designated posting places: Wildomar City Hall, 23873 Clinton Keith Road; U. S. Post Office, 21392 Palomar Street; and the Mission Trail Library, 34303 Mission Trail Blvd.