

**REGULAR MEETING  
CITY OF WILDOMAR  
PLANNING COMMISSION  
August 19, 2009**

**1.0 CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Devine at 7:05 P.M. at Wildomar City Hall, Council Chambers.

**1.1 ROLL CALL OF PLANNING COMMISSION**

Present:        Robert Devine, Chairman  
                 Gary Andre, Commissioner  
                 Harv Dykstra, Vice-Chairman  
                 Scott Nowak, Commissioner  
                 Miguel Casillas, Commissioner

Absent:

Staff Present: David Hogan, Planning Director  
                 Thomas Jex, Assistant City Attorney  
                 Sean del Solar, Planner

**1.2 PLEDGE OF ALLEGIANCE:**

Chairman Devine led the flag salute.

**2.0 COMMUNICATIONS FROM THE PUBLIC:**

None.

**3.0 APPROVAL OF MINUTES:**

Commissioner Nowak moved to approve the Minutes of July 15, 2009. The motion was seconded by Commissioner Andre. Motion carried, the following vote resulted:

AYES:            Devine, Nowak, Casillas, and Andre.

NOES:

ABSENT:

ABSTAIN:       Dykstra

Vice-Chairman Dykstra moved to approve the Minutes of August 5, 2009. The motion was seconded by Commissioner Andre. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, and Andre.

NOES:

ABSENT:

ABSTAIN: Nowak, and Casillas

#### **4.0 CONTINUED PUBLIC HEARING ITEMS:**

##### 4.1 VARIANCE NO. 08-0179 (VAR01757).

Applicant: Bundy I-15, LP  
Location: Southeast corner of Bundy Canyon Road and Interstate 15 (APNs: 367-100-019 & 367-100-020).  
Proposals: A request to construct a sign larger than 45' for a previously approved project.  
Environmental  
Action: The proposed sign variance is within the scope of the previously adopted Mitigated Negative Declaration developed in accordance with the California Environmental Quality Act (CEQA).

Planning Director Hogan made the staff report.

Chairman Devine opened the Public Hearing.

Applicant Ino Cruz addressed the Commission. He discussed the flag test and requested that the height of the sign be increased because at 71 feet, some of the signage may not be visible from the south bound lanes of the freeway.

Commissioner Andre disagreed and referenced the fact that the sign was still visible when it was at the 63 foot position. He then asked if the applicant had an opportunity to review the drawings he had created of an alternative design for the sign.

Vice-Chairman Dykstra asked what height the applicant originally requested.

Applicant Cruz responded that originally they had requested 80 feet. He went on to explain that in going through the process, Staff had discussed a 75 foot sign before this recommendation of 71 feet.

Vice-Chairman Dykstra asked if the applicant was in agreement with Staff's recommendation of a 71 foot maximum height for the sign.

Applicant Cruz responded in the affirmative but did indicate that he would prefer a 75 foot maximum.

Vice-Chairman Dykstra asked again if the applicant was in agreement with Staff's recommendation of a 71 foot maximum height for the sign.

Applicant Cruz responded in the affirmative.

Vice-Chairman Dykstra indicated that liked the design Commissioner Andre proposed for the sign and asked the applicant if the alternative design would be harmonious with the architecture of the project.

Applicant Cruz responded that the original sign was harmonious with architecture of the project site.

Vice-Chairman Dykstra asked if stone wainscoting would be included on the buildings.

Applicant Cruz responded in the affirmative.

Vice-Chairman Dykstra concluded that the sign Commissioner Andre proposed would be compatible with the architecture of the development and also indicated that he felt favorably about that design, but he then clarified that he did not want to dictate the design of the applicant's project.

Commissioner Andre described the Wildomar Bell Tower and some of the architectural features including tapered columns and stone veneers. He went on to indicate that he was in agreement with the 71 foot height maximum.

Applicant Cruz responded that it would not be a problem to incorporate the proposed design elements into the sign.

Commissioner Nowak asked if the panel used in the flag test would be the same size as the proposed sign.

Director Hogan replied that it was not, and that the proposed sign would be larger. He referred to the exhibit in the Staff Report for a comparison between the signage areas.

Commissioner Nowak indicated that he felt favorably about the sign Commissioner Andre created and asked if the Commission could recommend that design for approval.

Director Hogan responded in the affirmative. He then thanked the applicant for arranging the additional flag test and for their cooperation throughout the process.

Chairman Devine closed the Public Hearing.

Chairman Devine noted that staff had recommended a 71 foot maximum height for the sign and asked the Commission for discussion.

Commissioner Nowak stated that at 71 feet, the sign is completely visible. He went on to express his content with the design that Commissioner Andre had created and described fondness for elements such as the tapered columns, arches and stone veneers.

Vice-Chairman Dykstra agreed with Commissioner Nowak but also expressed his reluctance to place requirements on the developer. He stated he would encourage the developer to create a sign consistent with others already existing in the Community. He concluded by stating that he would be recommending that the sign be limited to 71 feet.

Commissioner Casillas stated that he also felt favorably about the design Commissioner Andre had created.

Commissioner Andre stated that he also felt that 71 feet was acceptable maximum height.

Director Hogan suggested that the Commission add a condition of approval that the final design of the sign must be approved by the Planning Director to ensure that it encompasses the design elements discussed at the Commission.

Chairman Devine discussed the precedence being created by approving a 71 foot tall sign and noted that it would be the largest in the City. He concluded by stating that he felt favorably about the design elements being discussed by the Commission and felt that 71 feet was an acceptable compromise on the height of the sign.

Commissioner Andre made a motion to approve the variance permitting the construction of the 71 foot sign and adding the Condition of Approval discussed by the Commission.

Assistant City Attorney Jex requested that the Planning Director read the condition of approval into the record.

Director Hogan agreed and read the following condition of approval: Prior to the issuance of a Building Permit, the applicant shall submit to the Planning Director for approval a revised plan for the free standing sign incorporating tapered columns and stone veneers to be consistent with other signs in the community.

MOTION: Commissioner Andre motioned to approve Variance number 08-0179 as amended at the hearing with resolution PC09-015. The motion was seconded by Vice-chairman Dykstra. Motion carried, the following vote resulted:

AYES: Devine, Andre, Nowak, Casillas and Dykstra.

NOES:

ABSENT:

ABSTAIN:

**6.0 GENERAL BUSINESS ITEMS:**

None.

**7.0 ADMINISTRATIVE HEARINGS REPORT:**

None.

**8.0 PLANNING DIRECTOR'S REPORT:**

None.

**9.0 PLANNING COMMISSION COMMENTS:**

Vice-Chairman Dykstra asked what would be on the Agenda for the next meeting.

Director Hogan responded that the Clinton Keith Animal Hospital would be brought to the September 2, Planning Commission meeting.

Chairman Devine asked when the Second Unit Permit issue would return to the Commission.

Director Hogan replied that it would be returning either at the September 16<sup>th</sup> meeting or the October 7<sup>th</sup> meeting.

Commissioner Ander stated that he wanted to develop the Design Guidelines identified in the Strategic Visioning Plan.

Chairman Devine asked for a copy and Director Hogan responded that he would ensure that the Commission receives copies of the Strategic Visioning Plan.

**10.0 ADJOURNMENT:**

The August 19, 2009 regular meeting of the Wildomar Planning Commission adjourned at 7:30 P.M.

Respectfully submitted:

David Hogan  
Commission Secretary