



## **PLANNING COMMISSION - PC - REGULAR MEETING**

**WEDNESDAY, MARCH 1, 2023**

**REGULAR SESSION: 6:00 P.M.**

**COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595**

Kim Strong - Chair  
Eric Filar - Vice Chair  
Arrin Banks - Commissioner  
Brianna Bernard - Commissioner  
George Cambero - Commissioner

Matthew Bassi - Planning Director    Stephanie Gutierrez, Assistant City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and  
Quality Infrastructure while keeping a Hometown Feel

## **NOTICE:**

*Planning Commission meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.*

## **CALL TO ORDER - REGULAR SESSION - 6:00 P.M.**

## **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.

## **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 Planning Commission, the agenda can be reordered, added to, or have items tabled at this time.*

## **1. 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 - February 1, 2023 Regular Minutes**

Presented By: Janet Morales , City Clerk's Office

#### **RECOMMENDATION:**

Approve the minutes as presented.

### **1.2 2022 HCD Annual Housing Element/General Plan Progress Report**

Presented By: Matthew Bassi , Planning Department

#### **RECOMMENDATION:**

The Planning Department recommends the Planning Commission Receive and File this Report.

## **2. PUBLIC HEARINGS**

## 2.1 **Zoning Ordinance Amendment No. 2023-04 (EOT's):**

Presented By: Matthew Bassi , Planning Department

### **RECOMMENDATION:**

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

1. Determine that Zoning Ordinance Amendment No. 2023-04 meets the findings for a General Rule exemption in accordance with Section 15064(B)(3) of CEQA; and
2. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2023-04**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION A GENERAL RULE EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF CEQA, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2023-04 AMENDING CHAPTERS 17.200 (CONDITIONAL USE PERMITS), 17.208 (PUBLIC USE PERMITS) AND 17.216 (PLOT PLANS) OF THE WILDOMAR MUNICIPAL CODE RELATED TO TIME EXTENSIONS FOR DEVELOPMENT APPLICATIONS

## 3. **GENERAL BUSINESS**

### 3.1 **Plot Plan No. 13-0086 - Extension of Time #2 (Walmart):**

Presented By: Abdu Lachgar , Planning Department

### **RECOMMENDATION:**

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

1. Find and determine that the Extension of Time #2 for CUP/Plot Plan No. 13-0086 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and
2. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2023-05**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #2) TO MARCH 22, 2025 FOR CUP/PLOT PLAN NO. 13-0086 APPROVED FOR DEVELOPMENT OF A 185,682 SQUARE-FOOT WALMART RETAIL BUILDING WITH A STAND-ALONE 7,800 SQUARE-FOOT RETAIL BUILDING LOCATED AT THE SOUTHWEST CORNER OF MONTE VISTA DRIVE AND BUNDY CANYON ROAD (APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

### **3.2 Plot Plan No. 16-0006 - Extension of Time #2 (Bundy Resort Apartments):**

Presented By: Abdu Lachgar , Planning Department

#### **RECOMMENDATION:**

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

1. Find and determine that the Extension of Time #2 for Plot Plan No. 16-0006 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and
2. Adopt a Resolution entitled:

#### **PC RESOLUTION NO. 2023-06**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 2-YEAR EXTENSION OF TIME (EOT #2) TO APRIL 12, 2025 FOR PLOT PLAN NO. 16-0006 TO DEVELOP A 145-UNIT APARTMENT PROJECT ON A 29.05-ACRE SITE WITH RELATED ON-SITE RECREATIONAL AND OPEN SPACE AMENITIES LOCATED ON THE SOUTH SIDE OF BUNDY CANYON ROAD APPROXIMATELY 600 FEET WEST OF OAK CIRCLE DRIVE (APN: 367-250-008), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

#### **PLANNING COMMISSION COMMUNICATIONS**

#### **PLANNING DIRECTOR REPORT**

#### **CITY ATTORNEY REPORT**

#### **FUTURE AGENDA ITEMS**

## **ADJOURN THE MEETING**

The City of Wildomar encourages your participation in the meeting. The following options are available for the public to participate:

1. You may view the Regular Session meeting live on the City of Wildomar's website at <http://www.cityofwildomar.org> or on cable TV through Frontier Channel 36 or AT&T channel 99. To view from the website, select the live stream link on the top of the front page.
2. You may participate in person.

**PUBLIC COMMENT:** During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. If you would like to speak on that item, please fill out a speaker slip and submit it in the inbox at the front of the room. When the City Clerk announces your name, please come up to the podium. Public Comments are limited to 3 minutes or such other time as the Commission may provide. Commissioners are not allowed to respond to public comments.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at 951-677-7751 x210.

**REPORTS:** All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: [http://www.cityofwildomar.org/government/agendas\\_\\_\\_minutes](http://www.cityofwildomar.org/government/agendas___minutes). 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 by appointment for public inspection at City Hall during regular business hours.

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.

## **AFFIDAVIT OF POSTING**

I, Janet Morales, City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at [www.cityofwildomar.org](http://www.cityofwildomar.org).

Janet Morales, CMC

City Clerk

Dated: February 23, 2023