



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

**WEDNESDAY, DECEMBER 4, 2024**

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

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

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

Matthew Bassi - Community Development 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 Planning Commission Meeting Minutes - October 23, 2024 Special Planning Commission Meeting**

Presented By: Matthew Bassi , Planning Department

#### **RECOMMENDATION:**

The Planning Department recommends the Planning Commission approve the October 23, 2024 special meeting minutes as submitted.

### **1.2 Planning Commission Meeting Minutes - November 20, 2024 Special Meeting**

Presented By: Matthew Bassi , Planning Department

#### **RECOMMENDATION:**

Staff recommends the Planning Commission approve the November 20, 2024 special meeting minutes as submitted.

## **2. PUBLIC HEARINGS**

**2.1 Parcel Map No. 38911 / Plot Plan No. 24-0054 (Stable Lanes Retail Center) - Subdivision of a 4.61-acre site into 4 parcels and development of a 17,004 square-foot commercial retail center**

Presented By: Abdu Lachgar , Planning Department

**RECOMMENDATION:**

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

1. Find and determine that the approval of Tentative Parcel Map No. 38911 meets the findings for a Categorical Exemption in accordance with Section 15315 (Minor Land Divisions – Class 15);
2. Find and determine that Plot Plan No. 24-0054 meets the findings for a Categorical Exemption in accordance Section 15332 (Class 32 In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines; and
3. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2024-23**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15315 OF CEQA AND APPROVING TENTATIVE PARCEL MAP NO. 38911 TO SUBDIVIDE A 4.61-ACRE SITE INTO FOUR (4) PARCELS, SUBJECT TO CONDITIONS, LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES ROAD (APN: 380-120-012 AND 380-120-013)

4. Adopt a Resolution entitled:

**PC RESOLUTION NO. 2024-24**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15332 OF CEQ AND APPROVING PLOT PLAN NO. 24-0054, SUBJECT TO CONDITIONS, TO DEVELOP A 17,004 SQUARE-FOOT RETAIL CENTER (STABLE LANES RETAIL CENTER) LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND STABLE LANES ROAD (APN: 380-120-012 AND 380-120-013)

**3. GENERAL BUSINESS**

**3.1 Conditional Use Permit No. 14-0040 - EOT#4 (Horizons Assisted Living Facility) - Planning Commission review of a final, 2-year Extension of Time to February 10, 2027.**

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 #4 for CUP No. 14-0040 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. 2024-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A FINAL, 2-YEAR EXTENSION OF TIME TO FEBRUARY 10, 2027 (PER ORDINANCE NO. 231) FOR CONDITIONAL USE PERMIT NO. 14-0040 TO DEVELOP AN 86-UNIT SENIOR ASSISTED LIVING/SKILLED NURSING FACILITY LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

**PLANNING COMMISSION COMMUNICATIONS**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**CITY ATTORNEY REPORT**

**FUTURE AGENDA ITEMS**

**ADJOURN THE MEETING**

## **PARTICIPATION**

### **MEETINGS**

Regular Planning Commission Meetings are held on the 1st Wednesday of every month at 6:00 P.M. in the City Council Chambers, 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595.

### **VIEW THE MEETING**

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595
2. Cable TV | Frontier Channel 36 or AT&T Channel 99
3. Watch Live | <https://www.cityofwildomar.org/129/Agendas-Videos-Watch-Live> | Click on the "Live Video Link"

### **PARTICIPATE IN THE MEETING**

1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the Deputy Clerk in the basket located at the front of the chambers.
3. When the Deputy Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the Planning Commission may provide. Per the Brown Act, Commissioners are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

### **ACCOMMODATIONS**

In compliance with the Americans with Disabilities Act, 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.

### **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>.

**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

City Clerk

Dated: November 27, 2024