



PLANNING COMMISSION - PC - REGULAR MEETING

WEDNESDAY, JUNE 4, 2025

Regular Meeting 6:00 p.m.

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

Eric Filar - Chair
Brianna Bernard - Vice Chair
Rene Cambero - Commissioner
Dr. Charles Golden III - Commissioner
Nolan King - Commissioner

Abdu Lachgar - Senior Planner
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 - May 7, 2025 Meeting

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

Approve the May 7, 2025 meeting minutes as presented.

2. PUBLIC HEARINGS

2.1 Cherry Outpost Retail Center Project - TPM 38828 and CUP/Plot Plan No. 24-0055:

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2025-08
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION / MITIGATION MONITORING AND REPORTING PROGRAM (SCH# 2024120689) FOR TENTATIVE PARCEL MAP NO. 38828, CONDITIONAL USE PERMIT NO. 24-0055, AND PLOT PLAN NO. 24-0055 (CHERRY OUTPOST) LOCATED AT THE NWC OF CHERRY ST. & BUNDY CANYON ROAD (APN: 366-290-007 & 366-290-008).

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2025-09
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 38828 TO SUBDIVIDE A 6.65 ACRE SITE INTO FOUR (4) PARCELS, SUBJECT TO CONDITIONS, WITHIN THE C-H ZONE TO ACCOMMODATE THE CHERRY OUTPOST RETAIL CENTER LOCATED AT THE NWC OF CHERRY ST. & BUNDY CANYON ROAD (APN: 366-290-007 & 366-290-008).

3. Adopt a Resolution entitled:

PC RESOLUTION NO. 2025-10
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 24-0055 AND PLOT PLAN NO. 24-0055 (INCLUDING THE CHERRY OUTPOST SIGN PROGRAM), SUBJECT TO CONDITIONS, TO DEVELOP THE CHERRY OUTPOST RETAIL CENTER WITHIN THE C-H ZONE LOCATED AT THE NWC OF CHERRY ST. & BUNDY CANYON ROAD (APN: 366-290-007 & 366-290-008).

2.2 Development Code Amendment No. 2025-01 (Cannabis Code Amendment): Planning Commission review of a proposed code amendment to Ordinance 187 adopting a CEQA exemption pursuant to Business and Professions Code section 26055(h) and approving a development code amendment amending various requirements of Chapter 17.240 of the WMC related to cannabis businesses.

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Determine that the City Council's approval of Development Code Amendment No. 2025-01 is exempt under the California Environmental Quality Act (CEQA) Guidelines pursuant to Business and Professions Code section 26055(h).

2. Adopt a resolution entitled:

PC RESOLUTION NO. 2025-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 26055(H) AND CEQA GUIDELINE 15061(B)(3), AND APPROVING DEVELOPMENT CODE AMENDMENT NO. 2025-01 AMENDING THE WILDOMAR MUNICIPAL CODE RELATED TO CANNABIS BUSINESSES AND ADDING BACK CERTAIN PROVISIONS TO THE DEVELOPMENT CODE THAT WERE UNINTENTIONALLY OMITTED.

3. GENERAL BUSINESS

3.1 Plot Plan No. 24-0054 (Stable Lanes Retail Center) Architecture & Sign Program Update

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Approve the updated architectural plans.
2. Approve the updated sign program.

3.2 Introduction of New Draft Greenhouse Gas (GHG) Emissions Methodology for (CEQA) Compliance for Projects Within the City of Wildomar

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Determine this report is categorically exempt from the application of CEQA; and
2. Receive and file this report.

3.3 Request for Direction on the Placement of Metal Shipping Containers as Accessory Structures on Lots or Parcels Not Less Than 1/2 Acre in Size Within the Agricultural and Rural Residential Zones

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Receive and file this report with no further action, or
2. Provide direction for staff to prepare an ordinance identifying solutions to impacts of the placement of metal shipping containers on certain areas of land within agricultural and rural residential zones for a duly noticed public hearing.

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.wildomar.gov/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.wildomar.gov>.

AFFIDAVIT OF POSTING

I, Heidi Jemane, Deputy 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.wildomar.gov.

Heidi Jemane
Deputy City Clerk
Dated: May 29, 2025