

**CITY OF WILDOMAR**

**PLANNING DIRECTOR HEARING AGENDA**

**2:00 P.M. - SPECIAL MEETING OF**

**JULY 12, 2018**



City Council Chambers  
23873 Clinton Keith Road, Suite #105/106

Matthew Bassi, Planning Director  
Thomas D. Jex, City Attorney

## **PLANNING DIRECTOR SPECIAL MEETING AGENDA July 12, 2018**

**ORDER OF BUSINESS:** Public sessions of Planning Director meeting begins at 2:00 p.m.

**REPORTS:** All agenda items and reports are available for review at the Planning Department, Wildomar City Hall, 23873 Clinton Keith Road, Suite #201, and on the City's website at [http://www.cityofwildomar.org/government/agendas\\_\\_\\_minutes/directors\\_hearing\\_agendas\\_\\_\\_minutes/](http://www.cityofwildomar.org/government/agendas___minutes/directors_hearing_agendas___minutes/). Any writings or documents provided to the Planning Director 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.

**PUBLIC COMMENTS:** Prior to the business portion of the agenda, the Planning Director will receive public comments regarding any items or matters within the jurisdiction of the Planning Director. The Director will separately call for testimony at the time of each public hearing. If you wish to speak, please complete a Public Comment Card available at the Chamber door. The completed form is to be submitted to the Secretary prior to an individual being heard. Lengthy testimony should be presented to the Director in writing (15 copies) and only pertinent points presented orally. The time limit established for public comments is three minutes per speaker.

**CONSENT CALENDAR:** Consent Calendar items will be acted on by one roll call vote unless the Director, staff, or the public request the item be discussed and/or removed from the Consent Calendar for separate action.

**RIGHT TO APPEAL:** Any decision of the Planning Director may be appealed to the Planning Commission provided the required appeal application and filing fee are submitted to the City Clerk ten (10) calendar days after the Planning Director's action.

**PLEASE TURN ALL DEVICES TO VIBRATE/MUTE/OFF FOR THE DURATION OF THE MEETING. YOUR COOPERATION IS APPRECIATED.**

## **CALL TO ORDER – SPECIAL MEETING - 2:00 P.M.**

### **PUBLIC COMMENTS**

This is the time when the Planning Director receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. State law allows the Director to only talk about items that are listed on the agenda. **Speakers are allowed to raise issues not listed on the agenda; however, the law does not allow the Commission to discuss those issues during the meeting.** After hearing the matter, the Director will turn the matter over to the Planning Department who will put you in contact with the proper Staff person. Each speaker is asked to fill out a Public Comments Card available at the Chamber door and submit the card to the Secretary. **Lengthy testimony should be presented to the Commission in writing (15 copies) and only pertinent points presented orally.** The time limit established for public comments is three minutes per speaker. Prior to taking action on any item that is on the agenda, the public will be permitted to comment at the time it is considered by the Planning Director.

### **APPROVAL OF THE AGENDA AS PRESENTED**

The Planning Director to approve the agenda as it is herein presented, or, if it is the desire of the Commission, the agenda can be reordered, added to, or have items tabled at this time.

#### **1.0 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 Director Hearing Minutes – October 31, 2017 – Special Meeting:**

**RECOMMENDATION:** Staff recommends the Planning Director approve the October 31, 2017 meeting minutes as submitted.

## **2.0 PUBLIC HEARINGS**

### **2.1 Tentative Parcel Map No. 37523 (PA No. 18-0068):**

Planning Director consideration of the adoption of a CEQA determination and review of a Schedule H Tentative Parcel Map (TPM No. 37523) to subdivide 25.72 acres into two (2) parcels for finance purposes and future single family and multi-family residential development within the approved Baxter Village Mixed-Use project area located at the NEC of the Baxter Road and White Street (APN: 367-180-015).

#### **RECOMMENDATION:**

Staff recommends the Planning Director take the following action:

1. Adopt a Resolution entitled:

#### **DH RESOLUTION NO. 2018-01**

A RESOLUTION OF THE PLANNING DIRECTOR OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 37523 (PLANNING APPLICATION NO. 18-0068) TO SUBDIVIDE 25.72 ACRES INTO TWO (2) PARCELS FOR FINANCE PURPOSES, SUBJECT TO CONDITIONS, LOCATED AT THE NORTHEAST CORNER OF BAXTER ROAD AND WHITE STREET (APN: 367-180-015), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

## **PLANNING DIRECTOR COMMUNICATIONS**

## **PLANNING STAFF COMMUNICATIONS**

## **FUTURE AGENDA ITEMS**

## **ADJOURNMENT**

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. I, Matthew C. Bassi, Planning Director, do certify that on or before October 24, 2017, by 5:00 p.m., a true and correct copy of this agenda was posted at the three designated posting locations:

- 1) Wildomar City Hall, 23873 Clinton Keith Road.
- 2) U.S. Post Office, 21392 Palomar Street.
- 3) Wildomar Library, 34303 Mission Trail.



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Matthew C. Bassi  
Planning Director