



## **PLANNING COMMISSION - PC - SPECIAL MEETING**

**WEDNESDAY, JUNE 26, 2024**

**COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595  
REGULAR MEETING 6:00 P.M.**

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 – SPECIAL SESSION - 6:00 P.M.**

**ROLL CALL**

**FLAG SALUTE**

**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.*

**2. PUBLIC HEARINGS**

**3. GENERAL BUSINESS**

**3.1 Wildomar Development Code Update and East-Side Grand Avenue Policy Overlay Area Discussion - PC Study Session:**

Presented By: Matthew Bassi , Planning Department

**RECOMMENDATION:**

Staff recommends the Planning Commission take the following actions:

1. Receive Staff/Consultant presentation on the Wildomar Development Code update and discuss/provide feedback/ideas to Staff; and
2. Discuss the "East-Side Grand Avenue Policy Overlay Area" and recommend to the City Council one of the following actions:
  - a) Keep the GP Land Use designation of Estate Density Residential (EDR) as presently recommended; or
  - b) Revert the GP Land Use designation back to Low Density Residential (LDR); or
  - c) Adopt the "East-Side Grand Avenue Policy Overlay Area" language for the final General Plan Document.

## **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 (for Regular Meetings) 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, Heidi Jemane, Deputy City Clerk, do certify that at least 24 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).

Heidi Jemane  
Deputy City Clerk  
Dated: