



## **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:



**CITY OF WILDOMAR  
PC - SPECIAL MEETING  
GENERAL BUSINESS  
Agenda Staff Report # 3.1  
Meeting Date: June 26, 2024**

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

**SUBMITTED BY:** Matthew Bassi

**PREPARED BY:** Matthew Bassi

**ACTION:**

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.

**PROJECT DESCRIPTION:**

**Wildomar Development Code Update:**

General Overview and Background

The Development (zoning) Code is the most important tool for implementing the General Plan. As with the General Plan, the City adopted the Riverside County regulations at the time of incorporation. As part of the update, we are also providing a comprehensive update to the development code.

A Development Code is comprised of two main components: Land Uses and Procedures.

**Land Uses.** The land use table includes uses that are recognizable to most property owners. Divided into allowable and conditional uses, the new code has tables rather than extensive text. The land uses allowed closely match the new General Plan, partially because they must be consistent, and partially because through the General Plan Update process there was a goal to ensure that existing neighborhoods were protected. Five new zoning districts: Mixed Use Low, Mixed Use High, Residential Mountainous, Public Facilities, and Open Space were

created to match similar land use designations in the General Plan. Numerous other zone districts were either combined into a single district, or eliminated as they don't pertain to Wildomar. Remember the existing code was intended to regulate an entire county.

**Procedures.** In addition to simplifying the zone districts, the procedures for reviewing projects have been streamlined. Ministerial projects will largely be approved at the staff level following objective design standards and the development code. Most projects that require discretion also trigger CEQA and would likely be reviewed by the Commission or Council.

In addition to these sections, the definitions were consolidated into a single section and referenced by the rest of the development code. This makes them easy to find and update as needed. While seemingly mundane, many disagreements over interpretation hinge on definitions. Making things clear and easy to understand helps the property owner, staff and ultimately the Commission when projects come before you.

In addition to these sections, the definitions were consolidated into a single section and referenced by the rest of the development code. This makes them easy to find and update as needed. While seemingly mundane, many disagreements over interpretation hinge on definitions. Making definitions clear and easy to understand helps the property owner, staff and ultimately the Commission/Council when projects come before you for consideration.

### **Workshop Goal**

The goal of this workshop is to give an overview of the main approach to the Development Code update and to discuss items with the Commission and public. Ultimately the Commission will receive the entire code (it is currently under review by the City Attorney's Office) and it will be posted online for public review. Following review, the new Development Code is expected after approval of the General Plan.

### **Next Steps**

Based on input and direction from the Planning Commission at tonight's meeting, City staff and the project team will complete work on the draft Development Code to get it ready for public review. It is our intention to release the draft Development Code for public review in late summer 2024. Following the public review, public hearings on the draft Development Code and Consistency Zone Changes will be scheduled for Commission and Council review in October/November 2024.

## **PROJECT ANALYSIS:**

### **East Side Grand Avenue Policy Overlay Area Discussion:**

#### **Background:**

The Grand Avenue land use recommendation was brought forward by the Commission during the May 24, 2023 study session. At this meeting, staff presented the final draft land use map for Commission discussion and consideration. Staff's recommendation on the final draft land use plan was to maintain (since incorporation in 2008) the existing Low Density Residential (LDR) land use designation for east side of Grand Avenue extending from McVicar Street south to the SCE substation and east from Grand Avenue to Murrieta Creek (Attachment C, Aerial Exhibit). The LDR land use designation is one of the city's rural land use designations allowing for rural residential uses on an existing parcel or as part of a new residential subdivision with half-acre (1/2) minimum lot sizes set a density of 2 units per acre.

During Commission discussion of the final draft land use plan, Commissioner Strong introduced the idea of changing the existing LDR land use designation to EDR (Estate Density Residential) to match the existing EDR designation on the west side of Grand Avenue primarily because the east side parcels are larger lots (some developed as estate lots, some vacant). The EDR designation is also one of the city's rural land use designations allowing for the same rural residential uses as LDR with the exception that the minimum lot size is 2 acres with a density of 1 unit per 2 acres instead of 2 units/acre. Upon conclusion of the discussion and public feedback (which was varied), the Commission voted unanimously to recommend City Council accept the EDR land use designation for the east side of Grand Avenue.

Staff brought the Commission's recommendation to the City Council for discussion at their July 18, 2023 study session on the final draft land use plan. The Council, after public feedback (which was varied) and discussion, concurred with the Commission's recommendation and directed staff to revise the final draft land use plan to show the EDR designation for this area.

Most recently on March 20, 2024, the City Council held a 2nd study session to discuss the General Plan update and various other topics, including the Grand Avenue land use change. The Council took public feedback from several members of the public and several property owners with parcels on the east side of Grand Avenue. The feedback and input on this issue was varied with some wanting to maintain the existing LDR designation and others wanting to keep the EDR designation that was recommended at the previous study sessions noted above. After deliberating and considering public feedback, Council chose to keep the EDR designation, but directed staff to look into possible alternatives, such as "split-zoning" or establishing a "special policy statement/vision" for this small geographic area. The reason being that a different approach/alternative to just the EDR designation (at 1 unit per 2 acres density) for this area could result in a blend of different sized lots along the Grand Avenue frontage (matching the west side) and allowing smaller lots (i.e., 1/3 acre sized lots) in the rear of the property. This approach could work given the physical/environmental constraints related to the Murietta Creek flood plain (a portion of each lot is in the flood plain), sewer and water improvements, topography, etc.

Discussion:

Following the March 20th Council study session, staff met with (or spoke with via phone) several east side property owners directly effected by the land use change from LDR to EDR.

Based on these conversations, each property owner expressed a deep desire to maintain the existing LDR land use designation versus the EDR land use designation. Most were also open to a hybrid approach if the EDR designation was to be formally adopted by the City Council. Staff has also heard and understands that property owners on the west side of Grand Avenue who have voiced their opinions either directly to staff, or at the March 20 study session, would prefer the EDR designation over the existing LDR designation.

Staff has created a preliminary version of a "Grand Avenue Neighborhood Land Use Policy Statement" for Commission consideration. It is important to note that this exhibit and the statements and standards therein are very preliminary and have not been studied in detail (i.e., no engineering design work) given the time constraints with our public hearings for the General Plan update and EIR scheduled for August 7, and August 28, 2024. If the concepts of this alternative are supported by Planning Commission and City Council, or some other variation, staff would recommend that any final decision on the idea be delayed and reviewed under a "future study plan" post General Plan update and EIR approval.

The following is a short summary of the Grand Avenue policy area statement and design standards for Commission consideration and direction. Please refer to Attachment D for more detail.

Policy Statement:

The Grand Avenue neighborhood policy area is located on the east side of Grand Avenue bounded by McVicar Street on the north, Murrieta Creek on the east and the northerly property line of the Tenaja SCE substation on the south (refer to map exhibit below).

The properties falling within the boundary area noted above are subject to a “special design consideration” regarding future single family residential (SFR) development of this neighborhood boundary area. Due to the current topography, Murrieta Creek flood plain constraints, and other constraints (to be determined by technical studies during entitlement process), development opportunities beyond a single house on a single lot, may utilize a “clustered design concept” as part of a future subdivision map provided the property owner or applicant/subdivider prepares a specific “lot yield study” to be submitted to the city concurrently with a subdivision application for approval by the Planning Commission.

Each property (or a combination of properties assembled) is allowed a maximum number of lots (i.e., total lot yield) based on the adopted land use designation (LDR or EDR). The design of the subdivision layout is subject to the following general design standards:

Lots fronting on the East Side of Grand Avenue (facing west):

- minimum lot size: 2 acres gross (measured to centerline of the street).
- minimum lot width: 350 feet +/- (or matching lot width as lots fronting on west side of Grand Avenue).
- minimum lot depth: 249 feet +/- (or matching lot depth as lots fronting on west side of Grand Avenue).
- each subdivision development is only allowed one (1) public or private street from Grand Avenue leading into the interior of the site to provide ingress and egress for the lots in the rear of the property.
- Minor deviations for existing parcels three (3) acres or less in size from the above standards may be allowed on a case by case basis only if supported by technical studies and approved by the Planning Commission

Lots located behind the Grand Avenue lots:

- lot design: “clustering” is allowed subject to the following minimum standards:
- minimum lot size: 14,000 square feet gross (measure to centerline of interior street).
- minimum lot width: 100 feet +/-
- minimum lot depth: 140 feet +/-
- each SFR development proposal is only allowed one (1) public/private street for ingress & egress off Grand Avenue leading into the interior of the site.
- Minor deviations for existing parcels three (3) acres or less in size from the above standards may be allowed on a case by case basis only if supported by technical studies and approved by the Planning Commission.

Staff is recommending the Planning Commission make one of three recommendations as listed in the "Recommendation Section."



**ATTACHMENTS:**

[Attach A - WDC Presentation.pdf](#)

[Attach B - Grand Ave Land Use Map Exhibit.pdf](#)

[Attach C - Grand Avenue East Side Policy Doc.pdf](#)

[Attach D - PC Study Session NOPM-Residents \[6-12-24\].pdf](#)



# Planning Commission

## Development Code Study Session

June 26, 2024

# Agenda

- 1. Introduction**
- 2. Approach to Development Code**
- 3. Overview of Amendments by Article**
- 4. New Zone Districts**
- 5. Zoning Map Revisions**
- 6. Next Steps**

# Approach to Development Code

# Overarching Goals

- **Change only what is necessary**
  - Change in zoning names to reflect the General Plan.
  - Even with name change, keep the underlying zoning standard(s).
- **Clarify**
  - Explain in text and/or Graphics key points in the regulation.
  - Use tables rather than text-lists for uses.
- **Provide the intent**
  - Intent statements will help the City in reviewing projects not yet envisioned.
  - Allow for, and document, interpretations of the development code.
- **Procedures**
  - Clarify what permits are approved at what level.

# THE DEVELOPMENT CODE

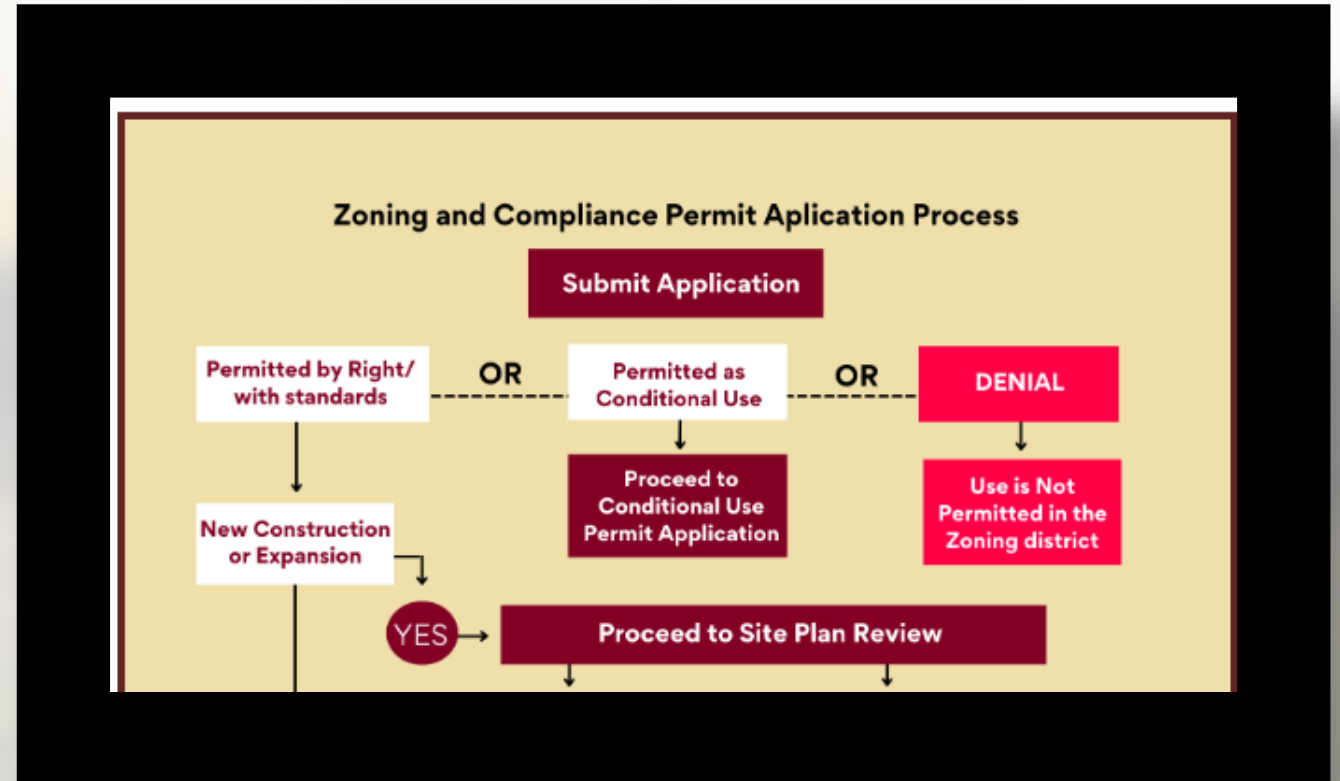
- **Focus on Wildomar**
  - Eliminates countywide range.
  - Clarifies land uses and densities.
- **Implements the General Plan**
  - Reflects revised land use designations.
  - Clarifies land uses and densities.
- **Adds New Zone Districts**
  - Open Space
  - Mixed Use Low/Mixed Use High
- **Procedures**
  - Streamlines approval process



# **OVERVIEW OF AMENDMENTS BY ARTICLE**

## Article 1: General Provisions

- Minimal revisions to section on legal non-confirming structures and uses.
- Rezoning of parcels to be in complete conformance with the General Plan Land Use Designation.





## Article 2: Zoning and Allowable Land Uses

- Streamlined the number of zones from 37 to 14 for ease of reference and accessibility.
- The City now features 3 rural zones, 5 residential zones, 2 commercial zones, 2 mixed-use zones, one (1) industrial zone, and one (1) open space zone.
- Removed minimum site area requirement for dwelling unit requirements in the R-2 and R-T zones.

Table 17.05.020-1 Zoning and Implementing General Plan Land Use Designations

| Zone Name |   | Implementing General Plan Land Use Designation |   |
|-----------|---|--|---|
| R-M       | Residential Mountainous                     | RM   | Rural Mountainous   |
| R-A       | Residential Agricultural                    | LLR  | Large Lot Residential   |
| R-R       | Rural Residential                           | EDR,<br>VLDR,<br>LDR                           | Estate Density Residential<br>Very Low Density Residential<br>Low Density Residential |
| R-1       | Residential Low                             | MDR  | Medium Density Residential  |
| R-2       | Residential Medium                          | MHDR<br>HDR                                    | Medium High Density Residential<br>High Density Residential                           |
| R-3       | Residential Medium High                     | VHDR   | Very High Density Residential   |
| R-4       | Residential High                            | HHDR   | Highest Density Residential   |
| R-T       | Mobilehome Subdivisions and Mobilehome Park | Any residential designation                    |   |
| C-G       | Commercial General                          | CO<br>CR                                       | Commercial General<br>Commercial Highway  |
| C-H       | Commercial Highway                          | CO<br>CR                                       | Commercial General<br>Commercial Highway  |
| M-I       | Manufacturing/Industrial                    | BP, LI   | Business Park or Light Industrial   |
| O-S       | Open Area Combining Zone                    | OS-R<br>OS-CH                                  | Open Space Recreation<br>Open Space Conservation Habitat                              |
| MUL       | Mixed Use Low                               | MUL  | Mixed Use Low   |
| MUH       | Mixed Use High                              | MUH  | Mixed Use High  |

## Article 3: Land Use Permits and Procedures

- Simplified the approval process.
- Included a table summarizing the approval authority for different approval types.
- Consolidated all procedures, including appeals, into a single Article.

| Approval Type (Chapter)                     | Type of Action | Designated Authority           |                     |              |
|---|----------------|--------------------------------|---------------------|--------------|
|   |                | Community Development Director | Planning Commission | City Council |
| Accessory Dwelling Unit Permit              | Ministerial    | A                              |                     |              |
| Conditional Use Permit                      | Discretionary  | R                              | A                   |              |
| Development Agreement                       | Legislative    | R                              | R                   | A            |
| Development Review, Minor                   | Ministerial    | A                              |                     |              |
| Development Review, Major                   | Discretionary  | R                              | A                   |              |
| Finding of Public Convenience and Necessity | Discretionary  | R                              | A                   |              |
| General Plan Amendment                      | Legislative    | R                              | R                   | A            |
| Home Occupation Permit                      | Ministerial    | A                              |                     |              |
| Home-Based Business                         | Discretionary  | A                              |                     |              |
| Large Family Daycare Permit                 | Ministerial    | A                              |                     |              |
| Minor Exception                             | Discretionary  | A                              |                     |              |
| Official Code Interpretation                | Discretionary  | A                              |                     |              |
| Planned Development                         | Discretionary  | R                              | R                   | A            |
| Reasonable Accommodation                    | Discretionary  | A                              |                     |              |
| Sign Permit                                 | Ministerial    | A                              |                     |              |
| Similar Use Determination                   | Discretionary  | A                              |                     |              |
| Specific Plan                               | Legislative    | R                              | R                   | A            |
| Substantial Conformance Determination       | Discretionary  | A                              |                     |              |
| Temporary Use Permit                        | Discretionary  | A                              |                     |              |
| Variance                                    | Discretionary  | A                              | R                   | A            |

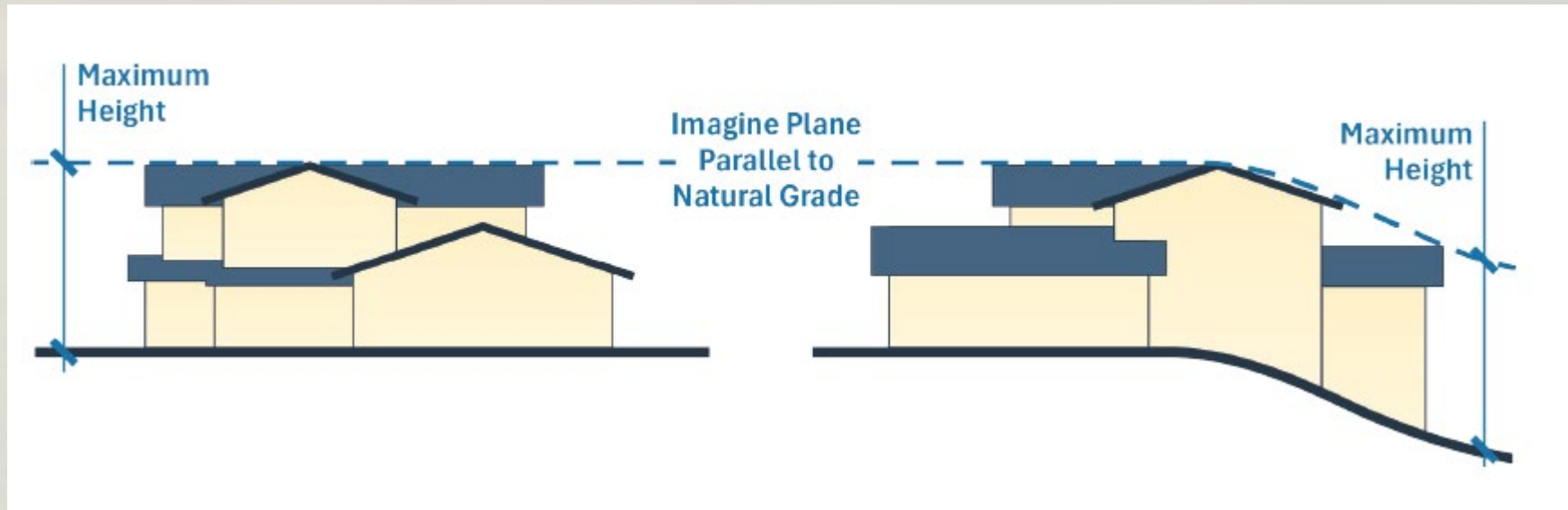
## Article 3: Land Use Permits and Procedures (Continued)

- Summarizes Approval Timelines.
- Clarifies when extension must go to the Commission.

| Table 17.24.130-1 Permit Timelines, Expiration, and Extensions |              |                |            |                      |                                |
|--|--------------|----------------|------------|----------------------|--------------------------------|
| Type of Approval   | Initial Time | Extension Time | Total Time | Number of Extensions | Extension Approval Authority   |
| Ministerial  | N/A          | N/A            | 3 years    | N/A                  | Community Development Director |
| Discretionary  | 3 years      | 6 years        | 9 years    | 3                    | Planning Commission            |
| Development Review, Minor                                      | 3 years      | 6 years        | 9 years    | 3                    | Community Development Director |
| Development Review, Major                                      | 3 years      | 6 years        | 9 years    | 3                    | Planning Commission            |
| Conditional Use Permit   | 3 years      | 6 years        | 9 years    | 3                    | Planning Commission            |
| Variance   | 3 years      | 6 years        | 9 years    | 3                    | Planning Commission            |

## Article 4: Site Development Regulations and Performance Standards

- Added recreational vehicle provisions.
- Revised/clarified sign standards.
- Revised density bonus regulations to comply with State Law.
- Revised development standards for nonresidential accessory structures.
- Added cluster development subdivision regulations.



## Article 5: Standards Related to Specific Uses

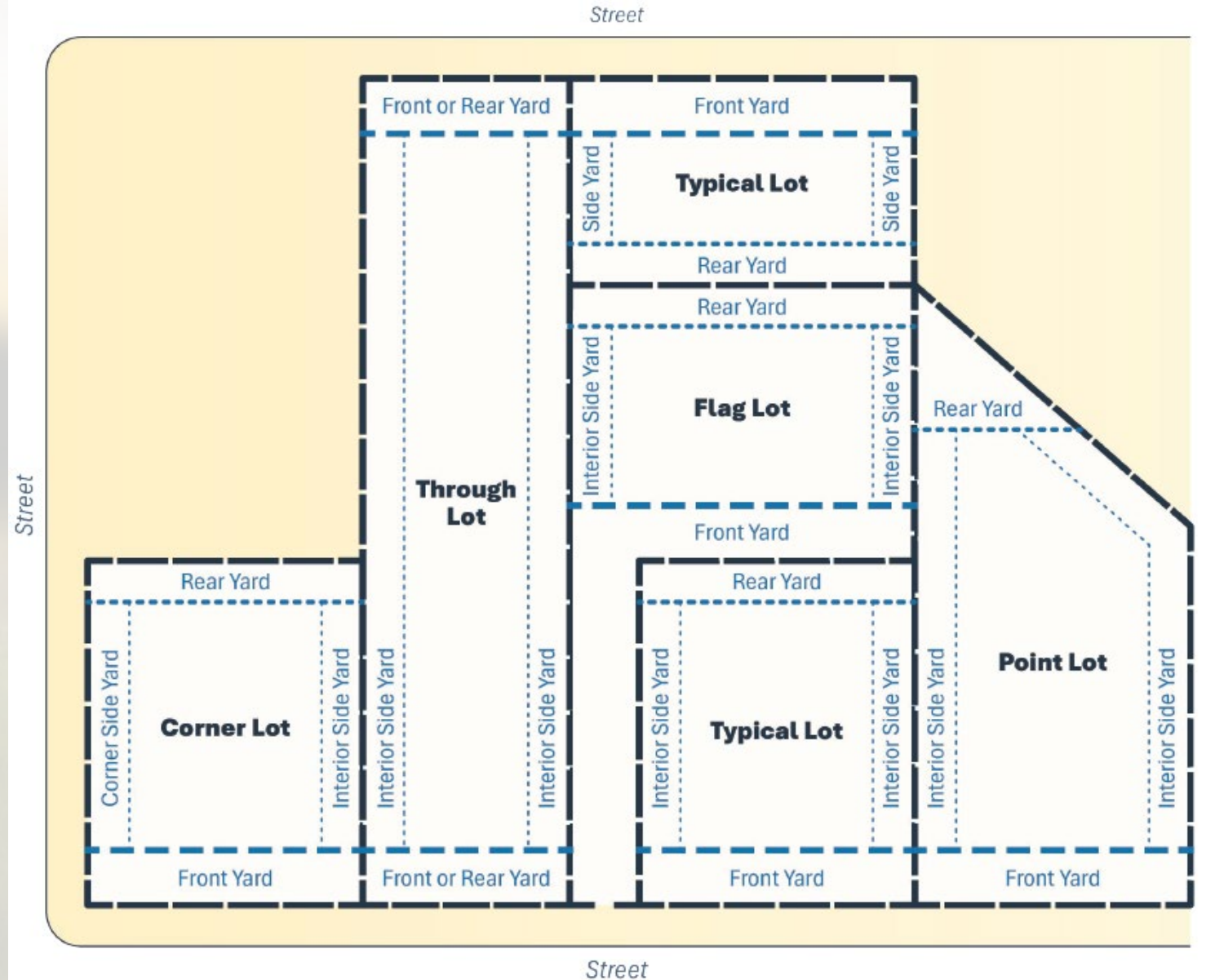
- Added standards for residential beekeeping, stables/boarding of large animals, aviaries, & aquaculture
- Removed commercial fertilizer operations.
- Updated cannabis regulations to align with State law requirements.
- Added standards for licensed residential care facilities, employee housing, emergency shelters, and transitional and supportive housing consistent with State law.
- Added home occupation standards & standards for short-term rentals.
- Added standards for RV & Boat storage uses in Commercial zones.

**Table 17.07.020- 1: Residential Zones - Allowed Uses and Approval Requirements**

| Allowed Use                                    | R-1 | R-2 | R-3 | R-4 | R-T | Additional Requirements |
|--|-----|-----|-----|-----|-----|-------------------------|
| <b>Agricultural Uses</b>                       |     |     |     |     |     |                         |
| Animal Keeping, Noncommercial                  | --  | P   | --  | --  | --  | Chapter xx              |
| Animal Keeping, Poultry                        | P   | P   | P   | P   | --  | Chapter xx              |
| Animal Keeping, Small                          | --  | P   | P   | P   | --  | Chapter xx              |
| Field crops, propagation, and culture purposes | P   | P   | P   | --  | --  | Chapter xx              |
| Kennels and Catteries                          | P   | P   | P   | --  | P   | Chapter xx              |

## Article 6: Definitions

- Consolidated definitions from multiple/individual sections into one section.
- Removed all 'regulations' from the definitions.



# NEW ZONE DISTRICTS

# New Zone Districts

## Open Space (OS)

- Replaces the Natural Asset Zone
- Allows for the conservation of open space and some recreational uses.

## Mixed Use Low (MUL)

- Mixed Use Low (MUL) Zone. Provides for neighborhood-serving goods and commercial services and/or multifamily residential in a mixed-use format (vertical or horizontal).

## Mixed Use High (MUH)

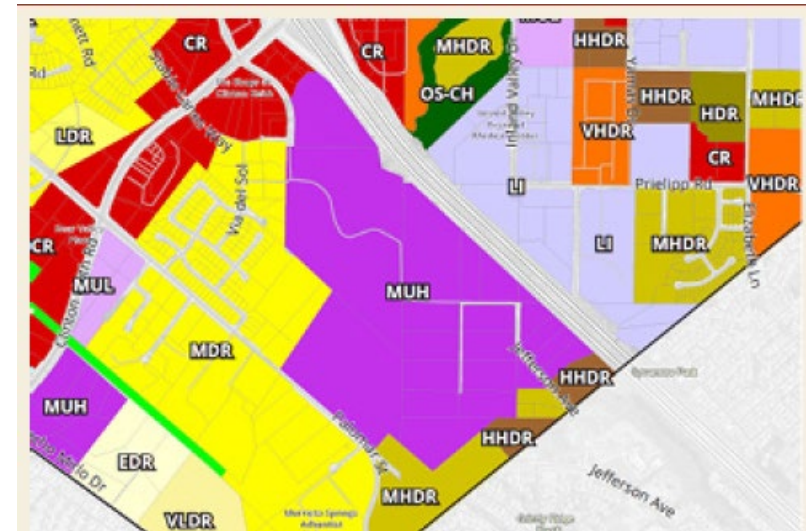
- Provides for larger-sized properties to be developed with a mix of uses that may include buildings developed for single use (such as retail, office, restaurant, and housing) and/or structures that integrate multiple uses vertically (such as housing above ground level retail).

## Residential Mountainous (RM)

- Allows for clustering of residential uses. Minimum lot size of 10 acres.

## Public Facilities (PF)

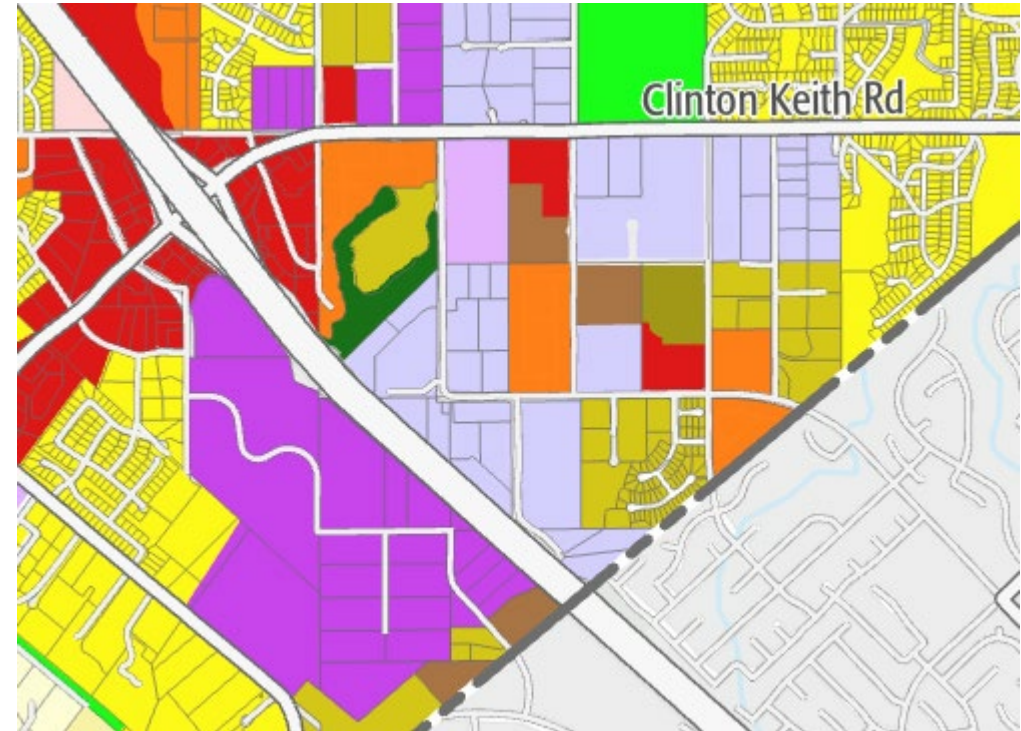
- Allows for civic uses such as City administrative buildings and schools.



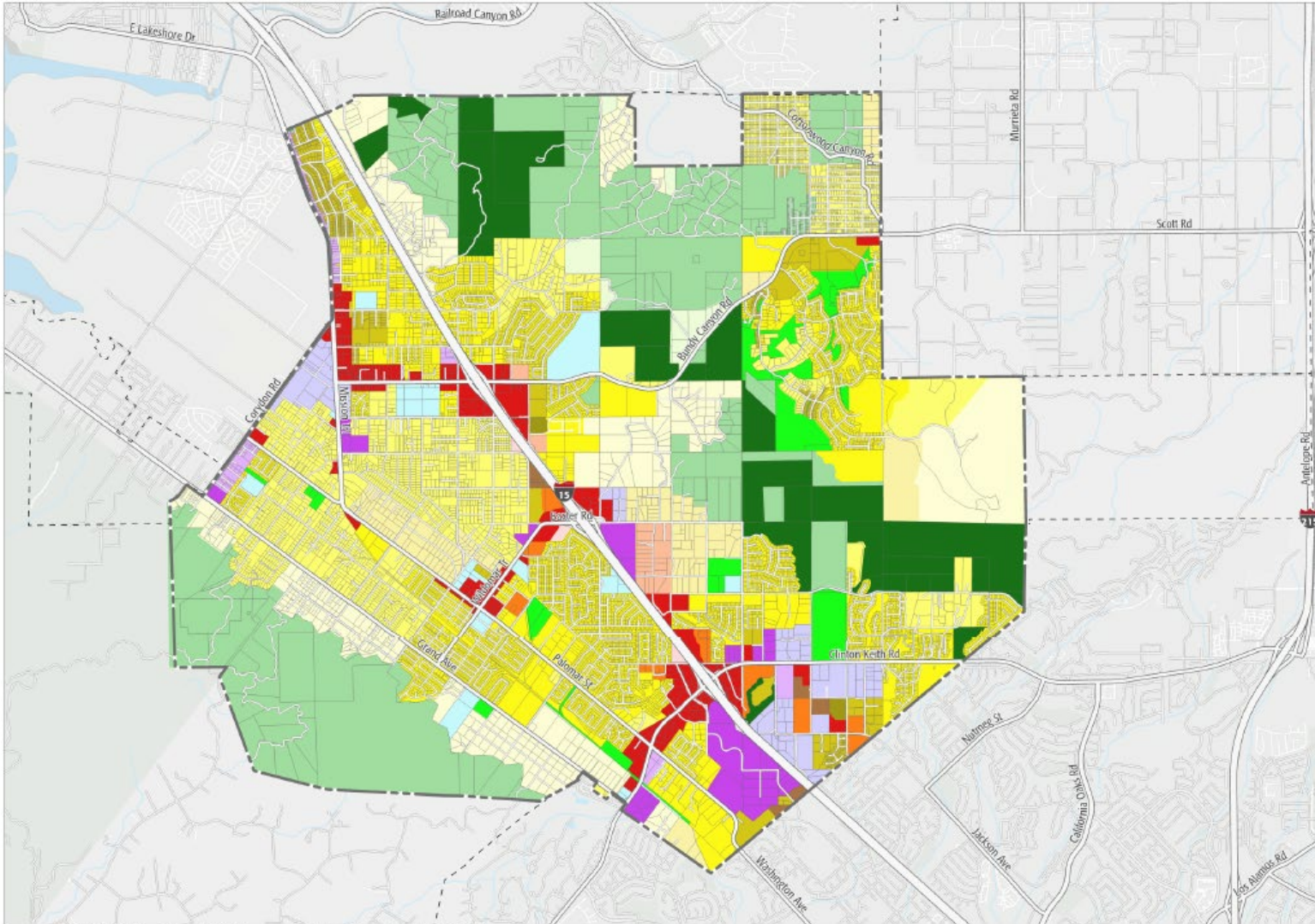


# Manufacturing/Industrial Zone

1. All former industrial zones have been consolidated into a single zone, the Manufacturing/Industrial (M-I) zone.
2. The M-I zone allows for commercial/service uses, hybrid commercial/industrial “maker spaces,” research and development, storage, automotive, and traditional industrial uses.

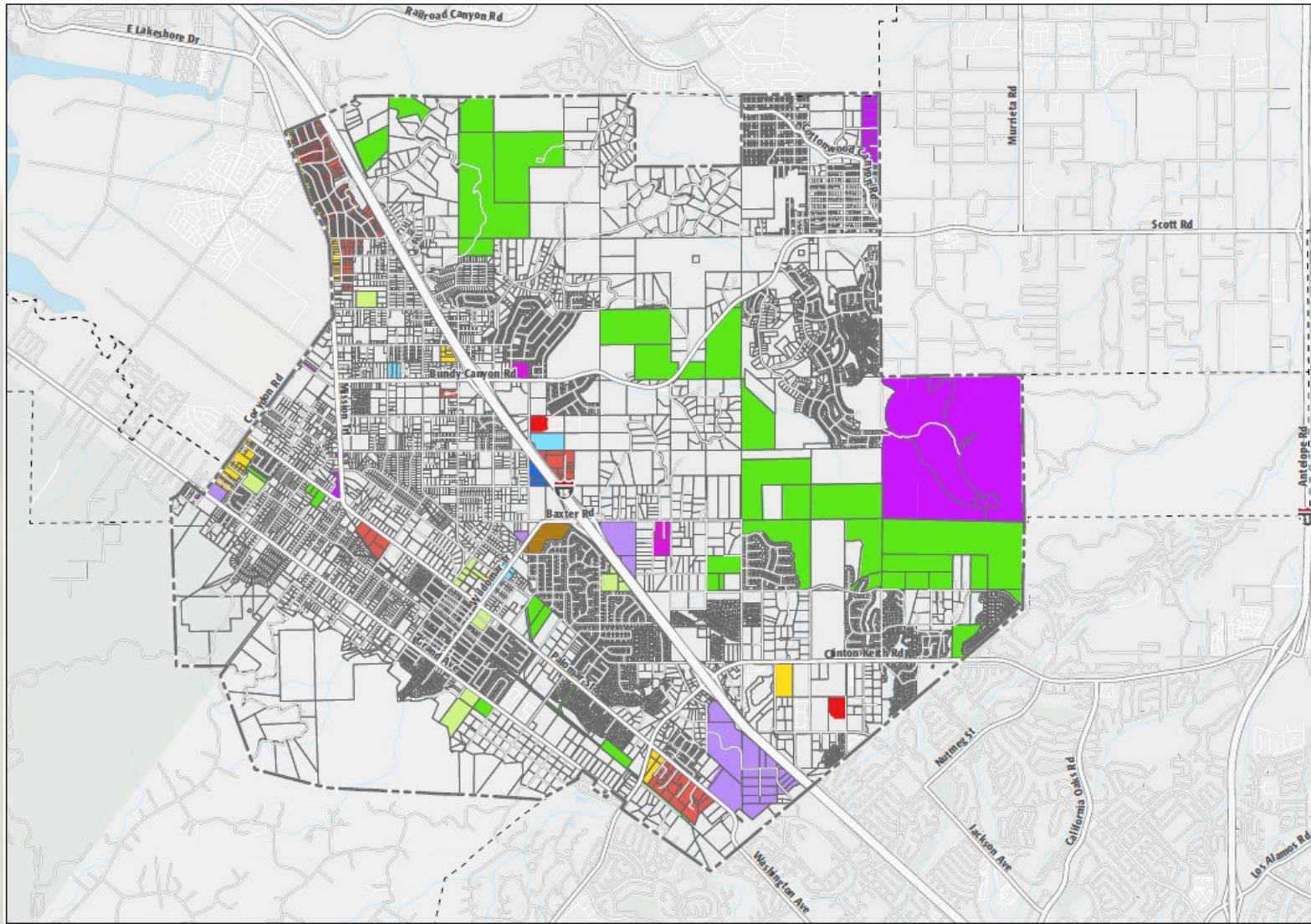


# ZONING MAP REVISIONS



Source: ESRI, 2024; City of Wildomar, 2020; PlaceWorks, 2024

# PROPOSED GENERAL PLAN



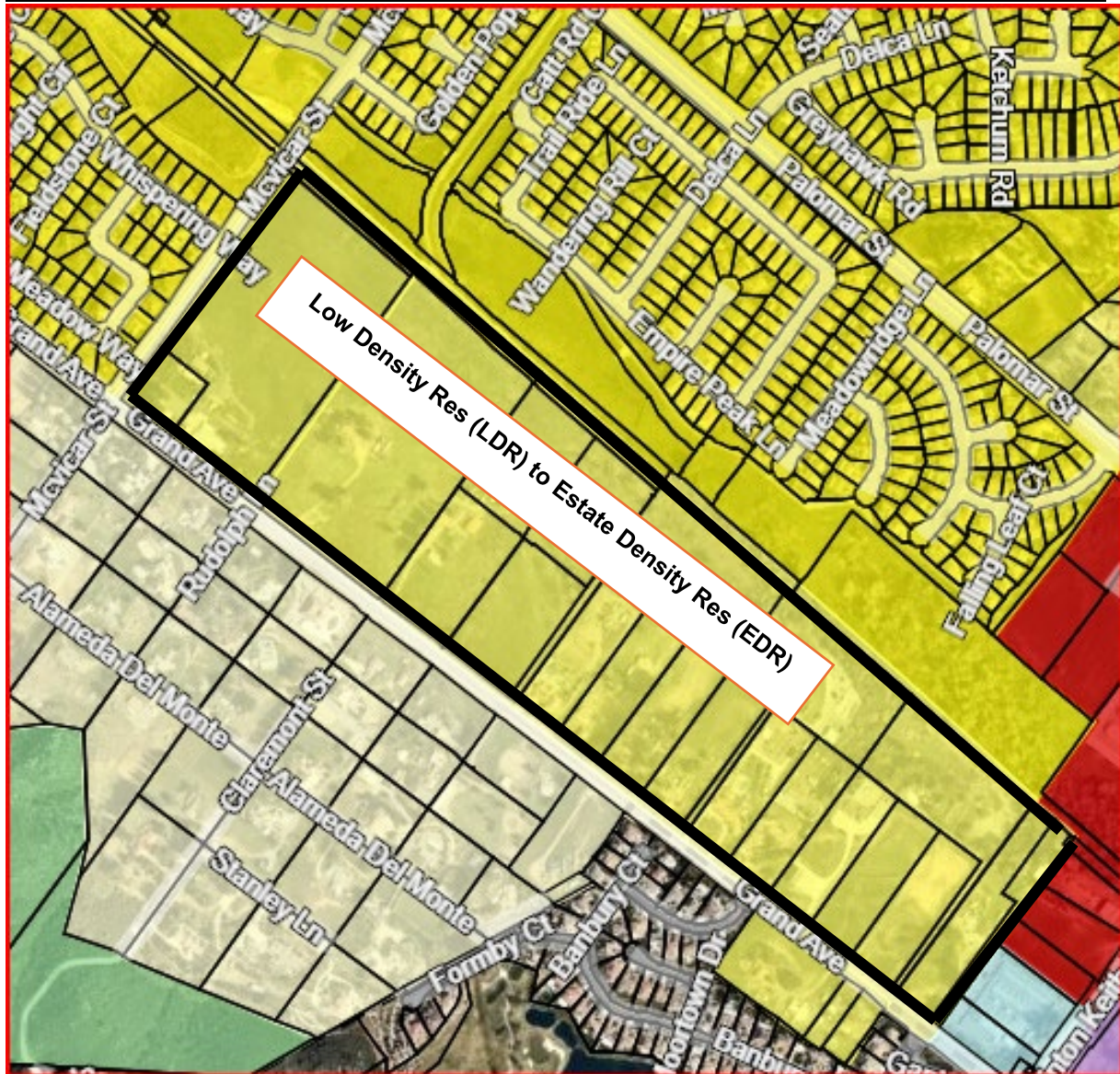
# PROPOSED ZONING MAP

# Next Steps

# Next Steps

- Draft EIR and General Plan Public Review (May 9 – June 24, 2024)
- Planning Commission Workshop on the new Development Code Update (June 2024)
- Public Hearings on EIR and General Plan (August 7 & 28, 2024)
- Public Hearings on Development Code Update and Consistency Zoning Changes (October & November 2024)

**Grand Avenue Policy Area - Proposed Land Use Change - General Plan Update**

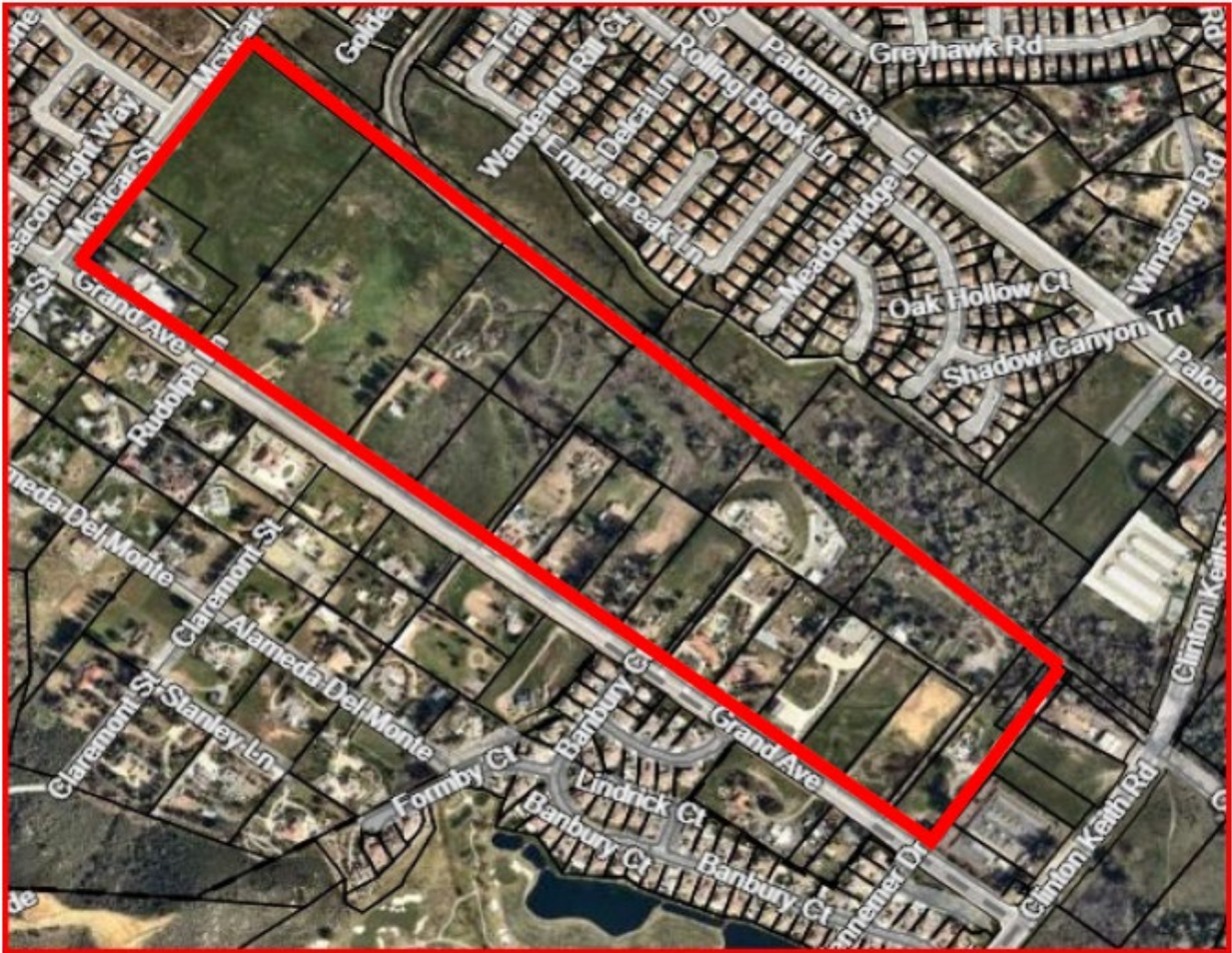






**Grand Avenue Neighborhood Land Use Policy Statement**

The Grand Avenue neighborhood policy area is located on the east side of Grand Avenue bounded by McVicar Street on the north, Murrieta Creek on the east and the northerly property line of the Tenaja SCE substation on the south (refer to map exhibit below).



- Gen. Plan Land Use Designation: Low Density Res (LDR) or Estate Density Res (EDR)
- Zoning Designation: Rural Residential (R-R) – Existing to remain
- Neighborhood Area Acreage: 98.7 acres +/- (

**Policy Statement:**

The properties falling within the boundary area noted above are subject to a “special design consideration” regarding future single family residential (SFR) development of this neighborhood boundary area. Due to the current topography, Murrieta Creek flood plain constraints, and other constraints (to be determined by technical studies during entitlement process), development opportunities beyond a single house on a single lot, may utilize a “clustered design concept” as part of a future subdivision map provided the property owner or applicant/subdivider prepares a specific “lot yield study” to be submitted to the city concurrently with a subdivision application for approval by the Planning Commission.

Each property (or a combination of properties assembled) is allowed a maximum number of lots (i.e., total lot yield) based on the adopted land use designation (LDR or EDR). The design of the subdivision layout is subject to the following general design standards:

**Lots fronting on the East Side of Grand Avenue (facing west):**

- minimum lot size: 2 acres gross (measured to centerline of the street).
- minimum lot width: 350 feet +/- (or matching lot width as lots fronting on west side of Grand Avenue).
- minimum lot depth: 249 feet +/- (or matching lot depth as lots fronting on west side of Grand Avenue).
- each subdivision development is only allowed one (1) public or private street from Grand Avenue leading into the interior of the site to provide ingress and egress for the lots in the rear of the property.
- Minor deviations for existing parcels three (3) acres or less in size from the above standards may be allowed on a case by case basis only if supported by technical studies and approved by the Planning Commission

**Lots located behind the Grand Avenue lots:**

- lot design: “clustering” is allowed subject to the following minimum standards:
  - minimum lot size: 14,000 square feet gross (measure to centerline of interior street).
  - minimum lot width: 100 feet +/-
  - minimum lot depth: 140 feet +/-
  - each SFR development proposal is only allowed one (1) public/private street for ingress & egress off Grand Avenue leading into the interior of the site.
- Minor deviations for existing parcels three (3) acres or less in size from the above standards may be allowed on a case by case basis only if supported by technical studies and approved by the Planning Commission

**NOTICE OF A PUBLIC MEETING  
FOR THE WILDOMAR DEVELOPMENT CODE UPDATE PROJECT**

**Public Meeting:** Notice is hereby given that a Public Meeting/Study Session has been scheduled before the City of Wildomar Planning Commission on **Wednesday, June 26, 2024** beginning at 6:00 PM in the Wildomar City Council Chambers located at 23873 Clinton Keith Road, Suite #105/106, Wildomar, CA 92595 to discuss the City of Wildomar Development Code Update described below.

**Project Case Type(s) and Number(s):** Wildomar Development Code Update (ZOA No. 2024-01)

**Applicant's Name/Address:** City of Wildomar Planning Division, 23873 Clinton Keith Road, Suite #110

**Project Location/APN No(s):** See Exhibit below

**Project Description:** The Planning Commission will hold a study session consisting of 2 parts regarding the new Wildomar Development Code update and Grand Avenue land use study area. During part 1, the Commission will discuss and take public comments regarding permitted and conditionally permitted uses, development and use standards, and administrative and use procedures. During part 2, the Commission will discuss and take public comments regarding the East Side Grand Avenue land use changes/study area (see exhibit below for boundary area). This 4<sup>th</sup> study session meeting is open to the general public and you are encouraged to come and participate. For more details, please visit our website at [www.envisionwildomar2040.com](http://www.envisionwildomar2040.com).

Any person may submit written comments to the Planning Commission before the hearing or may appear and be heard in support of, or opposition to, the proposed project at the time of hearing. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondences delivered to the City Clerk at, or prior to, the meeting. The June 26, 2024 Planning Commission agenda packet may be viewed online once it has been posted by the City Clerk (tentatively set for June 19, 2024 at: <https://www.cityofwildomar.org/cms/one.aspx?pageId=18045837>). If you have questions concerning this notice, you may contact Mathew Bassi, Community Development Director at (951) 677-7751, Ext. 213 or via email at [mbassi@cityofwildomar.org](mailto:mbassi@cityofwildomar.org)

**Mailed to Residents: June 12, 2024**

