CALL TO ORDER
The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Lloyd at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL
Present: John Lloyd, Chairman, Michele Thomas, Vice-Chair, Veronica Langworthy, Commissioner, Kim Strong, Commissioner, Mason Ballard, Commissioner

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Alfredo Garcia, Associate Planner
Tom Jex, City Attorney

Absent: None

FLAG SALUTE
Commissioner Langworthy led the flag salute.
PUBLIC COMMENT:

None

APPROVAL OF AGENDA AS PRESENTED

Commissioner Ballard motioned to approve the agenda as presented. The motion was seconded by Vice-Chair Thomas. Motion Carried, 5-0, with the following vote resulted:

AYES: LLOYD, THOMAS, LANGWORTHY, BALLARD, STRONG
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

1.0 CONSENT CALENDAR

There were no public hearing items on this agenda.

PUBLIC HEARING

There were no public hearing items on this agenda.

3.0 GENERAL BUSINESS ITEMS:

3.1 Tentative Tract Map 32024 - Minor Change/Time Extension (PA 18-0008):

Planning Commission review and consideration of a modification to an approved condition of approval and a request for a 2-year extension of time (#3 of 4) for a County approved tract map located on the east side of Monte Vista Drive just south of Canyon Drive (APN: 367-140-007 & 011).

Director Bassi made a presentation to the Planning Commission.

With no questions of Staff, Chairman Lloyd opened the item for public comment.

Applicant Eric Lunde, introduced the project and made himself available for questions from the Commission.

Director Bassi disclosed a letter of petition from the residential tract to the north.

Michael Fitzgibbons, resident, provided public comment.

Commissioner Langworthy asked for clarification regarding the perimeter walls.

Director Bassi, provided clarification with respect to the perimeter walls.
With no public testimony/comments, Chairman Lloyd closed the public comment period, and asked for Commission discussion.

With no further Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2018-07 entitled:

**PC RESOLUTION NO. 2018-07**
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO CONDITION 80.PLANNING.20 REGARDING WALLS/FENCES, AND A 2-YEAR EXTENSION OF TIME (#3) TO APRIL 4, 2020 FOR TENTATIVE TRACT MAP NO. 32024 (PLANNING APPLICATION NO. 18-0008), SUBJECT TO CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON APRIL 4, 2006, LOCATED ON THE EAST SIDE OF MONTE VISTA DRIVE JUST SOUTH OF CANYON DRIVE (APN: 367-140-007 & 011), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

Motion was made by Commissioner Ballard and seconded by Vice-Chair Thomas. The Motion carried 5-0 with the following vote resulted:

AYES:   LLOYD, THOMAS, LANGWORTHY, BALLARD, STRONG  
NOES:   NONE  
ABSENT: NONE  
RECUSED: NONE

3.2 2017 General Plan Initiation Proposal (GPIP) - PA 18-0012:
Planning Commission review of a GPIP proposal from DH Holdings, Inc. to amend the General Plan land use map from Commercial Retail (CR) to Highest Density Residential (HHDR) to accommodate a potential 94-unit (4-story / 24.6 units/acre) apartment project on 3.82 acres located generally on the west side of Hidden Springs Road 900'+/- south of Clinton Keith Road (APN’s: 380-120-008; 380-120-026; 380-120-027 and 380-120-028).

Director Bassi, made a presentation to the Planning Commission.

Applicant David Hornstein, introduced the project and made himself available for questions form the Commission.

Kenny Mayes, resident, provided public comment.
Kathleen Hamblin, resident, provided public comment.

Joseph Morabito, resident, provided public comment.
With no further public comment Chairman Lloyd asked for Commission discussion.

Chairman Lloyd commented he feels that the City already has too many apartments.

Commissioner Ballard, commented that he is not opposed of the project. However, he wants the project to be done right.

Commissioner Langworthy, commented she would prefer to see a mixed use project.

Vice-Chair Thomas and Commissioner Strong, commented that the City does not need more apartments and expressed their concerns of sacrificing potential commercial zoned land for high density residential projects.

Director Bassi, clarified that the presentation was only informative and no formal action would be required by the Commission.

With no further Commission discussion, Chairman Lloyd thanked staff and the Applicant for their presentation.

3.3 Planning Commission Training Session:
The City Attorney will provide a training presentation regarding Findings of Fact for Development Projects.

City Attorney Thomas Jex made a presentation to the Planning Commission.

With no further Commission discussion, Chairman Lloyd thanked staff for their presentation.

PLANNING COMMISSION COMMUNICATIONS
Commissioner Langworthy reminded everyone of the City Easter Egg hunt event on Saturday.

PLANNING DIRECTOR REPORT
Director Bassi informed the Commission that the April 4th meeting will be cancelled and there will be a special meeting on April 18th 2018.

CITY ATTORNEY REPORT
None.

FUTURE AGENDA ITEMS
None.
ADJOURNMENT
Chairman Lloyd adjourned the March 7, 2018 Planning Commission meeting at 7:28 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary