CALL TO ORDER:
The special 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
Michael Paul, Assistant Planner
Erica Vega, Assistant City Attorney

FLAG SALUTE:
Vice-Chair Thomas 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 Commissioner Langworthy. Motion Carried, 5-0, with the following vote resulted:

AYES: LLOYD, THOMAS, LANGWORTHY, BALLARD, STRONG

NOES:

ABSENT:

ABSTAIN:

CONSENT CALENDAR ITEMS:
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 Minutes – June 6, 2018 – Regular Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the June 6, 2018 meeting minutes as submitted.

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

AYES: LLOYD, THOMAS, LANGWORTHY, STRONG, BALLARD

NOES:

ABSENT:

ABSTAIN:

PUBLIC HEARING ITEMS:

2.1 Zoning Ordinance Amendment No. 18-01 (PA 18-0063):
Planning Commission review and recommendation to the City Council of a General Rule CEQA Exemption and an amendment to Title 17, Section 17.252 (Sign Regulations) of the Wildomar Municipal Code to establish regulations for freeway oriented electronic graphic display (L.E.D.) signs for medical centers located in the C-P-S and I-P zones adjacent to the I-15 freeway.
Planning Director Bassi, made a presentation to the Planning Commission. Chairman Lloyd opened the public hearing.

Ariana Diverio, Applicant representative, made a presentation to the Planning Commission.

Jared Giles, Applicant representative, addressed the Planning Commission.

John Pironti, Applicant representative, addressed the Planning Commission.

John Garrett, resident, provided public comment.

With no further public testimony/comments, Chairman Lloyd closed the public hearing, and asked for Commission discussion.

Commissioner Langworthy disclosed she met with the applicant.

Chairman Lloyd disclosed he met with the applicant.

Vice-Chair Thomas, disclosed she met with the applicant.

Commissioner Mason, thanked the applicant for their design concept.

Vice-Chair Thomas asked the applicant questions with respect to the text limit display.

Ariana Diverio, Applicant representative, provided responses.

Commissioner Strong mentioned she would prefer to see a limit on the text.

Ariana Diverio, Applicant representative, provided responses in the affirmative that it could be limited to 15 lines of text.

Planning Director Bassi provided additional responses with respect to Commissioner Strong’s question.

Chairman Lloyd requested if the lighting can be diminished to 1% as a standard for all future lighting, and also asked if the minimum duration could be changed from 5 to 8 seconds.

Planning Director Bassi responded that the requested change would be presented to the Council as part of the Commission’s recommendation.

Commissioner Strong responded in agreement with Chairman Lloyds request.
With no further Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2018-15, as amended recommending Council consider the 8 second minimum duration period instead of 5 seconds, and limiting the line of text to 15 lines, entitled:

**PC RESOLUTION NO. 2018-15**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE AND CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) AND 15311(A), RESPECTIVELY OF THE CEQA GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 18-01 AMENDING SECTION 17.252 (SIGN REGULATIONS) OF THE WILDOMAR MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR FREEWAY ORIENTED ELECTRONIC GRAPHIC DISPLAY (L.E.D.) SIGNS FOR MEDICAL CENTERS LOCATED IN THE C-P-S AND I-P ZONES ADJACENT TO THE I-15 FREEWAY

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

2.2 **Zoning Ordinance Amendment No. 18-02(R1):**

Planning Commission review and recommendation to the City Council of a General Rule CEQA Exemption and an amendment to Title 17, Section 17.196 (Variances), Section 17.200 (Conditional Use Permits), 17.208 (Public Use Permits) and 17.216 (Plot Plan Permits) of the Wildomar Municipal Code modifying the existing time extension procedures.

Planning Director Bassi made a presentation to the Planning Commission.

Chairman Lloyd opened the public hearing.

With no public testimony/comments, Chairman Lloyd closed the public hearing, and asked for Commission discussion.
Chairman Lloyd and Commissioner Strong agreed with the proposed code amendment allowing additional time to build development projects.

With no further Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2018-19 entitled:

**PC RESOLUTION NO. 2018-19**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE CEQA EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF CEQA, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 18-01 AMENDING SECTIONS 17.196 (VARIANCES), SECTION 17.200 (CONDITIONAL USE PERMITS), 17.208 (PUBLIC USE PERMITS) AND 17.216 (PLOT PLAN PERMITS) OF THE WILDOMAR MUNICIPAL CODE MODIFYING THE EXISTING TIME EXTENSION PROCEDURES

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

AYES: LLOYD, THOMAS, LANGWORTHY, BALLARD, STRONG

NOES:

ABSENT:

RECUSED:

**GENERAL BUSINESS ITEMS:**

3.1 **Wildomar Crossings Retail Center Architecture (PA No. 16-0134):**

Planning Commission review of the final architectural design package for the approved 26,204 square-foot Wildomar Crossings Retail Center located at the northwest corner of Clinton Keith Road and Stable Lanes (APN: 380-120-003 & 380-120-004).

Associate Planner Garcia made a presentation to the Planning Commission.

Jim Rochelle, Applicant Representative, provided background on the proposal and made himself available for questions from the Commission.

Joseph Morabito, resident, provided public comment with respect to signage.
Planning Director Bassi provided responses to Mr. Morabito’s question.

Assistant City Attorney Erica Vega, provided additional responses to Mr. Morabito’s question.

Chairman Lloyd and Commissioners Langworthy and Strong thanked staff for their hard work.

Commissioner Langworthy thanked Jim Rochelle for all his hard work and effort in working out a solution to the revised architecture package.

Commissioner Ballard commented that he likes the revised architecture package.

Vice-Chair Thomas, commented she is happy to see the team work between City staff and applicant.

With no further Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2018-20 entitled:

**PC RESOLUTION NO. 2018-20**

Motion was made by Commissioner Langworthy and seconded by Commissioner Strong. The Motion carried 5-0 with the following vote resulted:

AYES: LLOYD, THOMAS, LANGWORTHY, BALLARD, STRONG

NOES:

ABSENT:

RECUSED:
3.2 Tentative Parcel Map No. 30522 – EOT #1 (PA No. 18-0073):
Planning Commission review of a 3-year extension of time to July 3, 2021 for a city approved Tentative Parcel Map No. 30522 consisting of the subdivision of approximately 10.26 acres into seven (7) parcels for future commercial/retail development located at the southeast corner of Orange Street and Bundy Canyon Road (APN: 367-100-026 & 367-100-032).

Assistant Planner Paul made a presentation to the Planning Commission.

Chairman Lloyd opened the agenda item for public comment.

Joseph Morabito, resident, provided public comment.

Planning Director Bassi provided responses to Mr. Morabito’s question.

Commissioner Strong commented that the applicants must go through a large expense to process extensions of time.

Planning Director Bassi responded in the affirmative.

Commissioner Strong referenced a letter from Caltrans regarding Bundy Canyon Road.

Planning Director Bassi responded that the content of the letter has already been addressed.

With no further Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2018-21 entitled:

**PC RESOLUTION NO. 2018-21**
Motion was made by Commissioner Langworthy and seconded by Commissioner Strong. The Motion carried 5-0 with the following vote resulted:

AYES: LLOYD, THOMAS, LANGWORTHY, BALLARD, STRONG

NOES:

ABSENT:

RECUSED:

PLANNING COMMISSION COMMUNICATIONS
Commissioner Langworthy congratulated the City of Wildomar on its 10th birthday and thanked Richard and Sharon Heil for their kind gifts to City staff.

Chairman Lloyd commented he was happy to have attended the Wildomar birthday celebration event.

PLANNING DIRECTOR REPORT
Director Bassi informed the Commission that the meeting scheduled for August 1, 2018 will be cancelled, and that there will be a public workshop scheduled during the September 5, 2018 Commission meeting to discuss the City of Wildomar’s Commercial Design Guidelines project.

CITY ATTORNEY REPORT
None.

FUTURE AGENDA ITEMS
None.

ADJOURNMENT
Chairman Lloyd adjourned the July 18, 2018 Planning Commission special meeting at 7:32 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary