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
Absent: Mason Ballard, Commissioner

Staff Present: Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Mark Teague, Associate Principal, PlaceWorks, Inc.
Karen Gulley, Principal, PlaceWorks, Inc.
Alfredo Garcia, Associate Planner
Erica Vega, Assistant City Attorney

FLAG SALUTE:
Chairman Lloyd led the flag salute.

PUBLIC COMMENT:
None.
APPROVAL OF AGENDA AS PRESENTED
Commissioner Strong motioned to approve the agenda as presented. The motion was seconded by Vice-Chair Thomas. Motion Carried, 4-0-1, with the following vote resulted:

AYES: LLOYD, THOMAS, LANGWORTHY, STRONG

NOES:

ABSENT: BALLARD

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 – July 18, 2018 – Special Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the July 18, 2018 special meeting minutes as submitted.

Vice-Chair Thomas motioned to approve the July 18, 2018 minutes. The motion was seconded by Commissioner Strong. Motion Carried, 4-0-1, with the following vote resulted:

AYES: LLOYD, THOMAS, LANGWORTHY, STRONG

NOES:

ABSENT: BALLARD

ABSTAIN:

PUBLIC HEARING ITEMS:
There were no public hearing agenda items.
GENERAL BUSINESS ITEMS:

3.1 Commercial Design Guidelines Workshop/Study Session:
The Planning Commission will hold a public workshop to initiate the City’s Commercial Design Guidelines planning process and to solicit public input and feedback regarding design ideas for commercial development projects in the City of Wildomar.

Planning Director Matthew Bassi, made a presentation to the Planning Commission.

Ms. Karen Gulley, Principal with PlaceWorks made a presentation to the Planning Commission regarding the purpose of tonight’s workshop and how the public involvement would take place. Ms. Gulley then provided the Commission with some background information about commercial architectural designs in the City, and discussed the design handouts made available to the Commission and public.

Chairman Lloyd and Commissioner Langworthy noted that the Victorian architectural style does not fit with the architectural vision for Wildomar. There were no other Commission comments at this point.

Ms. Gulley, then shared how the workshop discussion and exercise would take place and the format to receive public input regarding the presentation boards.

The Commission, staff, and public convened in the back of the Council Chambers to take part in the discussion of the various presentation boards and architectural styles which was led by Ms. Gulley.

Upon conclusion of the workshop exercise, the Commission reconvened at the dais for final discussion and questions.

Planning Director Bassi asked Ms. Gulley to provide explanation to the Commission and public on what the next steps would be and when workshop #2 could be scheduled.

Ms. Gulley explained that it would take about a month or so to evaluate the Commission and public feedback on the architectural design exercises and several weeks to prepare the next series of presentation boards, and draft guidelines manual.

Planning Director Bassi noted to the Commission that workshop #2 could likely be held during the regular meeting of November 7th, or possibly during a special meeting around that time.

With no further questions from the Commission, Ms. Gulley thanked the Commission and the public for their input and involvement in this workshop.

Chairman Lloyd then closed the agenda item.
PLANNING COMMISSION COMMUNICATIONS
Chairman Lloyd thanked staff for their hard work.

PLANNING DIRECTOR REPORT
Director Bassi informed the Commission that there will agenda items to be presented at the regular meetings scheduled for October 3rd and November 7th, 2018.

CITY ATTORNEY REPORT
None.

FUTURE AGENDA ITEMS
Chairman Lloyd informed the public of state planning trust class that would be held at the Library.

ADJOURNMENT
Chairman Lloyd adjourned the September 5, 2018 Planning Commission regular meeting at 7:39 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary