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.

SWEARING OF NEW COMMISSIONER:
Alfredo Garcia, Associate Planner, serving as Deputy City Clerk gave the Oath of Office to Commissioner Arrin Banks.

ROLL CALL:
Present: John Lloyd, Chairman, Kim Strong, Vice-Chair, Eric Filar, Commissioner, Brianna Bernard, Commissioner, Arrin Banks, Commissioner.

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

FLAG SALUTE:
Commissioner Brianna Bernard led the flag salute.

PUBLIC COMMENTS:
None.

APPROVAL OF AGENDA AS PRESENTED
Commissioner Strong motioned to approve the agenda as submitted. The Motion was seconded by Commissioner Filar. The Motion Carried, 5-0 with one vacancy, with the following vote resulted:

AYES: LLOYD, BERNARD, STRONG, FILAR, BANKS
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 19, 2019 – Special Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the June 19, 2019 special meeting minutes as submitted.

Commissioner Filar motioned to approve the June 19, 2019 minutes. The Motion was seconded by Commissioner Bernard. The Motion Carried, 3-0-0-2 with the following vote resulted:

AYES: LLOYD, BERNARD, FILAR
NOES: 
ABSENT: 
ABSTAIN: STRONG, BANKS

1.2 Planning Commission Minutes – August 7, 2019 – Regular Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the August 7, 2019 special meeting minutes as submitted.

Commissioner Strong motioned to approve the August 7, 2019 minutes. The Motion was seconded by Vice-Chair Thomas. The Motion Carried, 3-0-0-2, with the following vote resulted:

AYES: LLOYD, BERNARD, FILAR
NOES: 
ABSENT: 
ABSTAIN: STRONG, BANKS

PUBLIC HEARING ITEMS:

2.1 Zoning Ordinance Amendment No. 19-02:
Planning Commission review and recommendation to the City Council of a General Rule CEQA Exemption and an amendment to Chapter 17.172 (General Provisions) and Chapter 8.104 (Solid Waste Collection and Disposal) of the Wildomar Municipal Code to modify the regulations pertaining to commercial trash enclosures for organic waste products.
Associate Planner, Alfredo Garcia, made a presentation to the Planning Commission.

Chairman Lloyd opened the public hearing and asked for public comment.

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

Chairman Lloyd asked staff what will happen if the bins fill up too quickly given their small size.

Director Bassi, responded to Chairman Lloyd's question.

Commissioner Strong asked staff if the recycling programs is optional.

Assistant City Attorney Erica Vega clarified that there were options.

With no further Commission discussion, Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-22 entitled:

**PC RESOLUTION NO. 2019-22**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA,
RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION IN ACCORDANCE WITH
SECTIONS 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND APPROVAL
OF ZONING ORDINANCE AMENDMENT NO. 19-02 AMENDING CHAPTER 17.172 (GENERAL PROVISIONS)
AND CHAPTER 8.104 (SOLID WASTE COLLECTION AND DISPOSAL) OF THE WILDOMAR MUNICIPAL CODE TO
MODIFY THE REGULATIONS PERTAINING TO COMMERCIAL AND MULTI-FAMILY TRASH ENCLOSURES
FOR ORGANIC WASTE PRODUCTS

Motion was made by Vice-Chair Strong and seconded by Commissioner Bernard. The Motion Carried, 5-0 with one vacancy, with the following vote resulted:

**AYES:** LLOYD, STRONG, FILAR, BERNARD, BANKS

**NOES:**

**ABSENT:**

**ABSTAIN:**
GENERAL BUSINESS ITEMS:

3.1 Bundy Canyon Apartments - Extension of Time #1 (PA 19-0119):
Planning Commission review and consideration of a 3-year Extension of Time (EOT #1) to April 12, 2023 for Plot Plan No. 16-0006 located on the south side of Bundy Canyon Road approximately 600 feet west of Oak Circle Drive (APN: 367-250-008).

Chairman Lloyd opened the agenda item and asked for staff presentation.

Associate Planner Alfredo Garcia introduced the project to the Planning Commission.

Applicant Representative Nancy Leaman, addressed the Planning Commission.

Vice-Chair Strong asked the applicant what the status of the project is in regards to moving forward.

Nancy Leaman responded that the project is in the process of being sold.

Wildomar resident (no name provided), provided public comment on Bundy Canyon Roads traffic accidents.

Assistant City Manager Dan York provided responses to the resident’s question.

Wildomar resident (no name provided), provided public comment.

Director Bassi, provided responses to the residents’ question.

With no further Commission discussion, Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-23 entitled:

PC RESOLUTION NO. 2019-23
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME (EOT #1) TO APRIL 12, 2023 FOR PLOT PLAN NO. 16-0006 TO DEVELOP A 140-UNIT APARTMENT PROJECT ON 28.8 ACRES WITH RELATED ON-SITE RECREATIONAL AND OPEN SPACE AMENITIES LOCATED ON THE SOUTH SIDE OF BUNDY CANYON ROAD APPROXIMATELY 600 FEET WEST OF OAK CIRCLE DRIVE (APN: 367-250-008), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.
Motion was made by Commissioner Strong and seconded by Commissioner Filar. The Motion Carried, 5-0, with the following vote resulted:

AYES: LLOYD, STRONG, FILAR, BERNARD, BANKS

NOES: 

ABSENT: 

ABSTAIN: 

3.2 Arturo Luna General Plan Initiation Proposal (GPIP 19-0117):
Planning Commission review of a GPIP proposal to amend the General Plan land use map from Estate Density Residential - Rural Community (EDR-RC) to Low Density Residential - Rural Community (LDR-RC) for a 3.68 acre site located at the southwest corner of Grand Avenue and Enderlein Road (APN: 368-130-022).

Chairman Lloyd opened the agenda item and asked for staff presentation.

Associate Planner Alfredo Garcia introduced the project to the Planning Commission.

Arturo Luna’s son addressed the Planning Commission requesting support.

Commissioner Filar commented he supports the general plan amendment and the half-acre subdivision proposal.

Vice-Chair Strong commented she has concerns with amending the general plan and didn’t support the amendment.

Chairman Lloyd agreed with Commissioner Strong’s comment.

Commissioner Bernard commented she is fine with the half-acre subdivision supports the amendment and does not support it.

Commissioner Banks mentioned she has concerns with the general plan amendment and does not support it.

Planning Director Bassi, provided a summary of the commission’s comments and noted he will forward their comments to Council at their October 9, 2019 meeting.

No further action was needed, and the item was forwarded to Council for review on October 9, 2019.
3.3 **Oak Springs Ranch General Plan Initiation Proposal (GPIP 19-0122):**

Planning Commission review of a GPIP proposal to amend the General Plan land use map from Medium High Density Residential (MHDR) to Highest High Density Residential (HHDR) for a 12.98 acre site within the Oak Springs Ranch Specific Plan project area located at the southwest corner of Inland Valley Drive and Clinton Keith Road (APN: 380-250-038).

Chairman Lloyd opened the agenda item and asked for staff presentation.

Director Bassi made a presentation to the Planning Commission.

 Applicant representative Jessica Cassolato addressed the Planning Commission and provided a brief presentation about the proposal.

 Architect representative Mark Kirkhart, addressed the Planning Commission and provided a brief presentation about the proposal.

Chairman Lloyd provided positive comments with respect to the proposed architecture but raised concerns about the increased density and didn’t support the amendment.

Vice-Chair Strong commented that the City already has too many apartments and doesn’t support the amendment.

Commissioner Filar commented he likes the density of the Phase one apartments but doesn’t support this proposal.

Commissioner Bernard asked the applicant if the project will be gated?

Applicant Representative Jessica Cassolato responded Commissioner Bernard’s question that it has not been decided yet at this preliminary stage.

Commissioner Bernard commented she likes the architecture but has concerns about the density and doesn’t support the amendment.

Commissioner Banks mentioned she has concerns about the density being too high and doesn’t support the amendment.

Planning Director Bassi, provided a summary of the Commission’s comments and noted he will forward their comments to Council at their October 9, 2019 meeting.

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**PLANNING COMMISSION COMMUNICATIONS**

Commissioner Bernard noted she would be missing the November 6, 2019 Planning Commission meeting.
PLANNING DIRECTOR REPORT
Planning Director Bassi informed the Commission of the following items of interest:
1. There will be a Planning Commission meeting scheduled for October 2, 2019.
2. There will be a special study session scheduled for October 8, 2019 (6:30 PM) regarding the draft Cannabis Ordinance.
3. Informed the Commission of the Planning Commissioners Academy will be scheduled for March 3rd, 2020 in Sacramento and asked for feedback on who will be attending.

CITY ATTORNEY REPORT
None.

FUTURE AGENDA ITEMS
None.

ADJOURNMENT
Chairman Lloyd adjourned the September 18, 2019 Planning Commission special meeting at 7:34 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary