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, 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
Robert Kain, Senior Planner
Erica Vega, Assistant City Attorney

FLAG SALUTE:
Commissioner Arrin Banks led the flag salute.

PUBLIC COMMENTS:
None.

APPROVAL OF AGENDA AS PRESENTED
Commissioner Filar motioned to approve the agenda as submitted. The Motion was seconded by Vice-Chair Strong. 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 – September 18, 2019 – Regular Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the September 18, 2019 regular meeting minutes as submitted.

Commissioner Bernard motioned to approve the September 18, 2019 minutes. The Motion was seconded by Vice-Chair Strong. The Motion Carried, 5-0 with the following vote resulted:

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

PUBLIC HEARING ITEMS:
None.

GENERAL BUSINESS ITEMS:

3.1 Tentative Tract Map No. 36388 – EOT #1 (PA 19-0124):
Planning Commission review and consideration of a 3-year Extension of Time (EOT #1) to November 22, 2022 for Tentative Tract Map No. 36388 (Oak Creek Canyon) to subdivide approximately 151.23 acres into 275 lots for future single family residential and commercial/retail development located within the Farm Specific Plan community.

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

Director Bassi made a presentation to the Planning Commission.

Chairman Lloyd asked if the Applicant would like to make a presentation.

Applicant Representative’s Bill Lo and Don Mitchell addressed the Planning Commission.

Keith Johnson, Wildomar resident provided public comment.
With no further public comments or Commission discussion, Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-24 entitled:

**PC RESOLUTION NO. 2019-24**
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME (EOT #1) TO NOVEMBER 22, 2022 FOR TENTATIVE TRACT MAP NO. 36388 TO SUBDIVIDE APPROXIMATELY 151.23 ACRES INTO 275 LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL AND COMMERCIAL/RETAIL DEVELOPMENT LOCATED WITHIN THE FARM SPECIFIC PLAN COMMUNITY, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

Motion was made by Vice-Chair 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 **Westpark Promenade Mixed-Use Project – EOT #1 (PA 19-0127):**

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

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

Chairman Lloyd asked if the Applicant would like to make a presentation.

Applicant Danny Brose addressed the Planning Commission.

Gina Castanon resident provided public comment about the architecture.

Commissioner Filar asked staff if the project elevations could be modified at this time.

Director Bassi, pointed responded to the Commissioner Filar’s questions.
With no further public comments or Commission discussion, Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-25 entitled:

PC RESOLUTION NO. 2019-25

Motion was made by Commissioner Bernard and seconded by Commissioner Banks. The Motion Carried, 5-0, with the following vote resulted:

AYES: LLOYD, STRONG, FILAR, BERNARD, BANKS

NOES: 

ABSENT: 

ABSTAIN: 

3.3 Tentative Tract Map No. 32035 / EOT #1 (McVicar Residential):
Planning Commission review and consideration of a 3-year Extension of Time (EOT #1) to January 11, 2023 for Tentative Tract Map No. 32035 to subdivide 19.2 acres into 48 lots for single family residential development located on the north side of McVicar Street approximately 510 feet west of Palomar Street (APN: 380-040-005, 007 and 029).

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

Senior Planner Robert Kain made a presentation to the Planning Commission.

Chairman Lloyd asked if the Applicant would like to make a presentation.

Applicant representative Dave Leonard addressed the Planning Commission and provided a brief presentation.

Gina Castanon resident, provided public comment.

Assistant City Manager Dan York provided additional information.
Commissioner Filar asked what the project timeline was.

Assistant City Manager Dan York provided responses to Commissioner Filar’s question.

Commissioner Filar asked about the street improvement plans.

Assistant City Manager Dan York provided responses to Commissioner Filar’s question.

With no further Commission discussion, Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-26 entitled:

**PC RESOLUTION NO. 2019-26**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME (EOT #1) TO JANUARY 11, 2023 FOR TENTATIVE TRACT MAP NO. 32035 TO SUBDIVIDE 19.2 ACRES INTO 48 LOTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

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

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

**NOES:**

**ABSENT:**

**ABSTAIN:**

**PLANNING COMMISSION COMMUNICATIONS**

None.

**PLANNING DIRECTOR REPORT**

Planning Director Bassi informed the Commission that there will be a special meeting/study session on October 8, 2019 (6:30 PM) to present and discuss the draft Cannabis Ordinance.

**CITY ATTORNEY REPORT**

None.
FUTURE AGENDA ITEMS
None.

ADJOURNMENT
Chairman Lloyd adjourned the October 2, 2019 Planning Commission regular meeting at 7:08 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary