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
Robert Kain, Senior Planner
Erica Vega, Assistant City Attorney
Janet Morales, Assistant City Clerk
Cheryl L. VanLancker, Paralegal from City Attorney’s Office

FLAG SALUTE:
Commissioner Eric Filar led the flag salute.

DIRECTOR COMMENT:
Director Bassi and the Commission welcomed Cheryl L. VanLancker.

PUBLIC COMMENTS:
Veronica Langworthy, resident, provided public comment.
APPROVAL OF AGENDA AS PRESENTED

Commissioner Filar motioned to approve the agenda as modified by Director Bassi to move Item 3.1 and 3.2 to the beginning of the meeting. The Motion was seconded by Commissioner Strong. The Motion Carried, 5-0, 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 – October 2, 2019 – Regular Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the October 2, 2019 regular meeting minutes as submitted.

Commissioner Strong motioned to approve the October 2, 2019 minutes. The Motion was seconded by Commissioner Banks. The Motion Carried, 5-0 with the following vote resulted:

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

1.2 Planning Commission Minutes – October 8, 2019 – Special Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the October 2, 2019 special meeting minutes as submitted.

Commissioner Strong motioned to approve the October 8, 2019 minutes. The Motion was seconded by Commissioner Banks. The Motion Carried, 5-0 with the following vote resulted:

AYES:  LLOYD, BERNARD, STRONG, FILAR, BANKS
NOES:
ABSENT:
ABSTAIN:
PUBLIC HEARING ITEMS:

2.1 Zoning Ordinance Amendment No. 19-03:
Planning Commission review and recommendation to the City Council of a General Rule CEQA Exemption and an amendment to Chapters 17.252 (Sign Regulations) and 17.254 (Temporary Signs) of the Wildomar Municipal Code regarding permanent and temporary signs.

Chairman Lloyd opened the public hearing and asked for staff presentation.

Director Bassi provided a power point presentation to the Planning Commission.

Commissioner Strong asked for clarification on prohibiting roof signs on residences and how that would affect homeowners ability to place “seasonal inflatable” signs during Christmas, Halloween, Super Bowl Sunday, etc. Commissioner Strong requested an exemption be put into the ordinance for these type of signs.

Director Bassi responded to Commissioner Strong that staff would present this idea to City Council as part of the Commission’s recommendation.

Chairman Lloyd noted public feedback he received regarding signs promoting illegal businesses, criminal activity or the use of offensive graphics and gang style lettering or tagging style.

Commissioner Strong asked staff who determines what is acceptable especially if it includes profanity.

Assistant City Attorney Erica Vega clarified that there may be some that would be impossible to defend, and to keep in mind first amendment rights that limit the city’s ability to regulate content.

Commissioner Strong requested that the ordinance contain an obscenity clause.

Chairman Lloyd commented that the goal of the sign shouldn’t be to offend someone.

Director Bassi responded to Chairman Lloyd’s comments.

With no further Commission questions, Chairman Lloyd asked for public comments.

Veronica Langworthy, resident, provided public comments.

Director Bassi, provided responses to Veronica Langworthy’s comments.

With no other public comments, Chairman Lloyd closed the public hearing and asked for any additional Commission discussion.
Commissioner Filar asked staff about permitting process on temporary signs.

Director Bassi, responded to Commissioner Filar.

Commissioner Filar agreed with Commissioner Strong on the seasonal decorations and obscenities.

Commissioner Strong asked if the ordinance would address military signs honoring our residents who have been in the military.

Director Bassi responded to Commissioner Strong indicating this was not covered by the ordinance.

With no further Commission discussion, Chairman Lloyd asked for a Motion, with amendments related inflatable seasonal signs and obscenity language, to adopt PC Resolution No. 2019-27 entitled:

**PC RESOLUTION NO. 2019-27**
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 SECTIONS 15061(B)(3) AND 15311(A), RESPECTIVELY OF THE CEQA GUIDELINES AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 19-03 AMENDING CHAPTER CHAPTERS 17.252 (SIGN REGULATIONS) AND 17.254 (TEMPORARY SIGNS) OF THE WILDOMAR MUNICIPAL CODE REGARDING PERMANENT AND TEMPORARY SIGNS.

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

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

**NOES:**

**ABSENT:**

**ABSTAIN:**
GENERAL BUSINESS ITEMS:

3.1 Tentative Parcel Map No. 36662 – EOT #1 (PA 19-0148):
Planning Commission review and consideration of a 3-year Extension of Time (EOT #1) to December 14, 2022 for Tentative Parcel Map No. 36662 to subdivide a 1.82-acre site into 3 residential lots for future single-family residential development located at 33401 Orchard Street (APN: 366-070-011).

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

Senior Planner Robert Kain introduced the project to the Planning Commission.

With no comments for staff, Chairman Lloyd asked the Applicant to come forward.

Applicant Representative Jack Bishop addressed the Planning Commission providing explanation for the requested time extension.

Commissioner Strong asked questions about the design of the future homes.

Applicant Representative Jack Bishop responded to the question.

Commissioner Bernard asked for clarification on development standard table.

Senior Planner Kain, responded to Commissioner Bernard.

With no further public comments or Commission discussion, Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-28 entitled:

PC RESOLUTION NO. 2019-28
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME (EOT #1) TO DECEMBER 14, 2022 FOR TENTATIVE PARCEL MAP NO. 36662 TO SUBDIVIDE A 1.82 ACRE SITE INTO THREE (3) LOTS FOR FUTURE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 33401 ORCHARD STREET (APN: 366-070-011), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

Motion was made by Commissioner Banks 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 Tentative Tract Map 36952/Plot Plan No. 154-0129 – Nova Homes EOT #1:
Planning Commission review and consideration of a 3-year Extension of Time (EOT #1) to February 8, 2023 for Tentative Tract Map No. 36952 to subdivide an 11.25+ acre site into one (1) lot for condominium purposes, and Plot Plan No. 15-0129 to develop 77 single family detached and attached dwelling units located between George Avenue and Iodine Springs Road approximately 660 feet north of Clinton Keith Road (APN: 362-250-001 & 362-250-026).

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

Senior Planner Robert Kain introduced the project to the Planning Commission.

Applicant Representative Tom Mungari addressed the Planning Commission providing explanation for the requested time extension.

Commissioner Filar commented that he liked the design of the project and supported the requested time extension. Other Commissioners expressed similar thoughts.

With no public comments or further Commission discussion, Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-29 entitled:

PC RESOLUTION NO. 2019-29
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A 3-YEAR EXTENSION OF TIME (EOT #1) TO FEBRUARY 8, 2023 FOR TENTATIVE TRACT MAP NO. 36952 TO SUBDIVIDE AN 11.25+ ACRE SITE INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES, AND PLOT PLAN NO. 15-0129 TO DEVELOP 77 SINGLE FAMILY DETACHED AND ATTACHED DWELLING UNITS LOCATED BETWEEN GEORGE AVENUE AND IODINE SPRINGS ROAD APPROXIMATELY 660 FEET NORTH OF CLINTON KEITH ROAD (APN: 362-250-001 & 362-250-026), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162.

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

AYES: LLOYD, STRONG, FILAR, BERNARD, BANKS

NOES:

ABSENT:

ABSTAIN:
PLANNING COMMISSION COMMUNICATIONS
Commissioner Strong thanked Acting City Clerk for her help with the meeting tonight.
Chairman Lloyd commented that it is time to bring forward a comprehensive General Plan update.

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 December 18, 2019 which will include the St. Frances church expansion project and the Wildomar Shooting Range Academy project.
2. We will also have our first study session on December 18 regarding the multi-family design guidelines being funded by SB2 Grant funds.
3. The January 1, 2020 PC meeting will be cancelled due to the New Year’s holiday.
4. Staff is bringing forward several code amendments early in 2020 as a result of new state legislation going into effect on January 1, 2020.

CITY ATTORNEY REPORT
None.

FUTURE AGENDA ITEMS
Chairman Lloyd brought up the General Plan Update.

ADJOURNMENT
Chairman Lloyd adjourned the December 4, 2019 Planning Commission special meeting at 7:18 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary