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, 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, City Clerk
              Cameron Luna, Intern II

FLAG SALUTE:
Commissioner Eric Filar led the flag salute.

PUBLIC COMMENTS:
No public comments.

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

AYES: LLOYD, BERNARD, STRONG, FILAR, BANKS

NOES:

ABSENT:

ABSTAIN:
CONSENT CALENDAR ITEMS:
No consent items.

PUBLIC HEARING ITEMS:

2.1 St. Frances of Rome Church Project (PA 19-0017):
Planning Commission review of an Initial Study/Mitigated Negative Declaration (IS/MND) and a Plot Plan to construct a new 17,601 square-foot (1,200 seat) sanctuary, including conversion of the existing sanctuary into a multi-purpose building and construction of a new 9,792 square foot office building located at 21591 Lemon Street (APN: 366-170-058, 366-170-005, and 366-330-011).

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

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

Chairman Lloyd corrected the presentation indicating that it is 1,200 seats of approximately 17,000 square feet.

Senior Planner Robert Kain acknowledged and agreed.

With no questions for staff, Chairman Lloyd asked for the Applicant to make a presentation.

Applicant Representative David Meier addressed the Planning Commission providing some background on the project.

Father James Oropel, Pastor at St. Frances of Rome, addressed the Planning Commission and provided a history of the church in the Wildomar community.

Rene Bautista, Parishioner of St. Frances of Rome, addressed the Planning Commission in support of the project.

Juan Penuelas, Parishioner of St. Frances of Rome, addressed the Planning Commission in support of the project.

Steve Yanta and Lawrence Klingberg, Wildomar residents, provided public comments regarding potential flooding on their property from the church, and provided pictures.

Chairman Lloyd asked Assistant City Manager York to comment on the flooding concerns.

Assistant City Manager York responded to Chairman Lloyd.

Chairman Lloyd asked Planning Director Bassi if the MND environmental study addressed flooding.
Director Bassi responded to Chairman Lloyd in the affirmative that the Hydrology study prepared for the project did analyze flooding impacts.

David Meier, Applicant Representative for St. Frances of Rome, responded to the Commission that the church team would be willing to work with the Mr. Yanta and Mr. Klingberg to create solutions to address the flooding concerns.

Chairman Lloyd addressed David Meyer regarding flood control.

Project Engineer, Bill McKeever, responded to Chairman Lloyd.

With no further public comments or questions of the Applicant, Chairman Lloyd closed the public hearing and asked for Commission discussion.

Commissioner Filar commented that he is aware of flooding issues in the area, but felt the flooding was coming from upstream and was not created by the church.

Commissioner Strong agreed with Commissioner Filar and further commented about the detention basins that will be constructed to help with flooding. Commissioner Strong voiced her support for the project, and also thanked all of the residents that came to the meeting.

Chairman Lloyd commented about the report and findings and expressed support for the project.

Commissioner Bernard commented and expressed support for the project.

Commissioner Banks commented and expressed support for the project.

With no further Commission discussion, Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-30 entitled:

**PC RESOLUTION NO. 2019-30**
Motion was made by Vice-Chair Strong and seconded by Commissioner Bernard. The Motion Carried, 5-0, with the following vote resulted:

AYES: LLOYD, STRONG, FILAR, BERNARD, BANKS

NOES:

ABSENT:

ABSTAIN:

Chairman Lloyd then asked for a Motion to adopt PC Resolution No. 2019-31 entitled:

PC RESOLUTION NO. 2019-31

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:

2.2 Wildomar Shooting Range/Academy Project (PA 19-0093):
Planning Commission review of an Initial Study / Mitigated Negative Declaration (IS/MND), General Plan Amendment, Change of Zone, Variance and Conditional Use Permit to construct a new 34,789 square-foot indoor shooting range/academy on 2.33 acres located at 34020 Mission Trail (APN: 367-020038).

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

Senior Planner Robert Kain introduced the project to the Planning Commission.
With no questions for staff, Chairman Lloyd asked for the Applicant to make a presentation.

Applicant Representative Donny MacLean with KCG Blue, LLC addressed the Planning Commission and provided a detailed background and presentation about the proposed project.

Chairman Lloyd asked if there were any public speakers.

Acting City Clerk Morales responded that there were no pubic speakers.

Chairman Lloyd closed the public hearing and asked for Commission discussion.

Commissioner Filar commented on the project and raised concerns about traffic.

Director Bassi responded to Commissioner Filar’s question.

Vice-Chair Strong commented that she was in favor of the project.

Commissioner Bernard commented that she was in favor of the project.

Commissioner Banks commented that she was in favor of the project.

Chairman Lloyd commented that the project will fit the community.

Commissioner Bernard questioned the timing of the project.

Applicant Representative Donny MacLean with KCG Blue, LLC responded to Commissioner Bernard anticipating breaking ground in the fall.

Vice-Chair Strong commented that it would done June 2021.

Applicant Representative Donny MacLean with KCG Blue, LLC responded yes.

With no further Commission discussion, Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-32 entitled:

PC RESOLUTION NO. 2019-32
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:

Chairman Lloyd then asked for a Motion to adopt PC Resolution No. 2019-33 entitled:

PC RESOLUTION NO. 2019-33

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:

Chairman Lloyd then asked for a Motion to adopt PC Resolution No. 2019-34 entitled:

PC RESOLUTION NO. 2019-34
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:

Chairman Lloyd then asked for a Motion to adopt PC Resolution No. 2019-35 entitled:

**PC RESOLUTION NO. 2019-35**


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

AYES: LLOYD, STRONG, FILAR, BERNARD, BANKS

NOES:

ABSENT:

ABSTAIN:

Chairman Lloyd asked for a Motion to adopt PC Resolution No. 2019-36 entitled:

**PC RESOLUTION NO. 2019-36**

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

AYES: LLOYD, STRONG, FILAR, BERNARD, BANKS

NOES:

ABSENT:

ABSTAIN:

GENERAL BUSINESS ITEMS:

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

Director Bassi commented regarding the funding a grant received that we were approved for $160,000.00. We are excited to welcome Karen Gulley from PlaceWorks.

Chairman Lloyd opened the agenda item and asked for presentation.

Karen Gulley from PlaceWorks made a presentation for the workshop today and explained the workshop process.

Workshop commenced.

Karen Gulley went over the direction from the Commission and public for the Multifamily Residential Design Standards and Guidelines workshop:

1. Mission Spanish colonial is out;
2. Craftsman is in;
3. Modern is out.
4. Regency/neoclassical is out;
5. Tuscan is in;
6. Americana is in; and
7. French is in.

Karen Gulley noted that PlaceWorks will make changes and present a draft document for Commission consideration at the February 119, 2020 special meeting.

Senior Planner Robert Kain commented on communal spaces.

Chairman Lloyd commented on tenement houses and windows.
Karen Gulley responded.

Commissioner Filar commented on parking.

Director Bassi and Karen Gulley responded.

Senior Planner Robert Kain commented on the State’s parking issues are causing friction.

Commissioner Filar commented.

Senior Planner Robert Kain commented on Chairman Lloyd’s comments

**PLANNING COMMISSION COMMUNICATIONS**
Chairman Lloyd wished everyone a Merry Christmas.
Vice-Chair wished everyone a happy New Year.

**PLANNING DIRECTOR REPORT**
Planning Director Bassi informed the Commission of the following items of interest:

1. The January 1, 2020 PC meeting will be cancelled.
2. There will be no special meeting on January 22, 2020 as previously noted.
3. The next regular meeting will be on February 5, 2020 and a special meeting on February 19, 2020. We will bring back the Design Guidelines and a couple other projects at the special meeting.
4. Staff will bring forward several code amendments in early 2020 to address new state laws. Staff will work with the city attorney on the proposed amendments.

**CITY ATTORNEY REPORT**
None.

**FUTURE AGENDA ITEMS**
Update on general plan by Chairman Lloyd.

**ADJOURNMENT**
Chairman Lloyd adjourned the December 18, 2019 Planning Commission special meeting at 8:18 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary