



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE REGULAR MEETING OF JANUARY 6, 2016**

CALL TO ORDER

The meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Langworthy at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL

Present: Veronica Langworthy Chairman, Gary D. Brown Vice-Chair,
Stan Smith, Commissioner, Dan Bidwell, Commissioner,
John Lloyd, Commissioner

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

Absent: None

FLAG SALUTE

Commissioner Smith led the flag salute.

PUBLIC COMMENT:

None

PLANNING COMMISSION COMMUNICATIONS

Chairman Langworthy asked for a moment of silence for the incidence that occurred in San Bernardino.

APPROVAL OF AGENDA AS SUBMITTED

Vice Chairman Brown motioned to approve the agenda as submitted by staff. The motion was seconded by Commissioner Smith. Motion Carried, 5-0-0. The following vote resulted:

AYES: LANGWORTHY, BIDWELL, SMITH, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

1.0 CONSENT CALENDAR

1.1 Minutes – December 2, 2015 Special Meeting

RECOMMENDATION: Staff recommends that the Planning Commission approve the Minutes as submitted.

Vice Chairman Brown motioned to approve the agenda as submitted by staff. The motion was seconded by Commissioner Smith. Motion Carried, 5-0. The following vote resulted:

AYES: LANGWORTHY, SMITH, BROWN, BIDWELL, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.0 PUBLIC HEARINGS

2.1 Horizons Mixed-Use Development Project (PA No. 14-0040):

Planning Commission review of the “Horizon’s Mixed-Use Development Project” consisting of an Environmental Impact Report, General Plan Amendment, Change of Zone, Tentative Tract Map, Conditional Use Permit and Plot Plan on approximately 20 acres located at the northwest corner of Elizabeth Lane and Prielipp Road (APN: 380-250-023).

Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing and asked for public comments.

Eric Flodine, applicant representative made a presentation to the Planning Commission.

Kristen Lloyd, resident, provided public comment.

Director Bassi , provided responses to public comments.

Eric Flodine , provided responses to public comments.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

Commissioner Lloyd, provided comment regarding the agenda item.

Eric Flodine, provided responses to Commissioner Lloyds comment.

Chairman Langworthy opened the public hearing and asked for public comments.

Vice-Chairman Brown, provided comment regarding the agenda item.

Chairman Langworthy, provided comment regarding the agenda item.

Eric Flodine, provided responses to the Commissioners comments.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-01 entitled:

PC RESOLUTION NO. 2016-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2015011021), INCLUDING ADOPTION OF FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE HORIZONS MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0040) CONSISTING OF A GENERAL PLAN AMENDMENT FROM BUSINESS PARK (BP) TO COMMERCIAL RETAIL (CR) AND HIGH DENSITY RESIDENTIAL (HDR); A CHANGE OF ZONE FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) AND R-3 (GENERAL RESIDENTIAL); A TENTATIVE TRACT MAP (TTM 36672) TO SUBDIVIDE 20.21 GROSS ACRES INTO THREE (3) LOTS; A CONDITIONAL USE PERMIT TO ESTABLISH AN 86-UNIT SENIOR ASSISTED LIVING FACILITY; AND A PLOT PLAN TO DEVELOP A 138-UNIT TOWNHOUSE PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023).

A Motion was made by Commissioner Lloyd and seconded by Commissioner Smith.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-02 entitled:

PC RESOLUTION NO. 2016-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0040) TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 20.21 GROSS ACRES FROM BUSINESS PARK TO COMMERCIAL RETAIL (ON THE SOUTHERLY 8.52± ACRES), AND TO HIGH DENSITY RESIDENTIAL (ON THE NORTHERLY 11.69± ACRES) TO ACCOMMODATE THE HORIZON'S MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023)

A Motion was made by Commissioner Smith and seconded by Commissioner Bidwell.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-03 entitled:

PC RESOLUTION NO. 2016-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 14-0040) TO CHANGE THE EXISTING ZONING DESIGNATION ON APPROXIMATELY 20.21 GROSS ACRES FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) ON THE SOUTHERLY 8.52± ACRES, AND TO R-3 (GENERAL RESIDENTIAL) ON THE NORTHERLY 11.69± ACRES TO ACCOMMODATE THE HORIZON'S MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE

NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD
(APN: 380-250-023)

A Motion was made by Vice-Chairman Brown and seconded by Commissioner Smith.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-04 entitled:

PC RESOLUTION NO. 2016-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36672 (PLANNING APPLICATION NO. 14-0040) TO SUBDIVIDE APPROXIMATELY 20.21 GROSS ACRES INTO THREE (3) LOTS TO ACCOMMODATE THE HORIZON'S MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-250-023)

A Motion was made by Commissioner Smith and seconded by Commissioner Lloyd.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-05 entitled:

PC RESOLUTION NO. 2016-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 14-0040) TO DEVELOP AN 86-UNIT ASSISTED LIVING FACILITY ON APPROXIMATELY 8.52± ACRES LOCATED AT THE NORTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD, AND PLOT PLAN (PLANNING APPLICATION NO. 14-0040) TO

DEVELOP A 138-UNIT TOWNHOUSE PROJECT ON APPROXIMATELY 11.69± ACRES LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND BUNNY TRAIL (APN: 380-250-023)

A Motion was made by Commissioner Smith and seconded by Commissioner Bidwell.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, BROWN, BIDWELL, SMITH, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.2 Grove Park Mixed-Use Development Project (PA No. 14-0069):

Planning Commission review of the "Grove Park Mixed-Use Development Project" consisting of an Environmental Impact Report, General Plan Amendment, Change of Zone, Tentative Parcel Map, and Plot Plan on approximately 19.4± acres located at the southwest corner of Yamas Drive and Clinton Keith Road (APN: 380-250-003)

Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy, provided comment regarding the agenda item.

Commissioner Bidwell, asked questions of staff regarding traffic.

Director Bassi, provided responses to commissioners comments.

Chairman Langworthy opened the public hearing and asked for public comments.

Eric Flodine, applicant representative made a presentation to the Planning Commission.

Commissioner Bidwell, asked questions of staff regarding trails and fencing.

Commissioner Lloyd, provided questions regarding the agenda item.

Vice-Chairman Brown, provided questions regarding the agenda item.

Eric Flodine, provided responses to the Commissioners questions.

Joseph Morabito, resident, provided public comment.

With no further public comments, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-06 entitled:

PC RESOLUTION NO. 2016-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2014121064), INCLUDING ADOPTION OF FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE GROVE PARK MIXED USE DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 14-0069) CONSISTING OF A GENERAL PLAN AMENDMENT TO COMMERCIAL RETAIL ON A PORTION OF THE PROJECT SITE; A CHANGE OF ZONE TO C-P-S (SCENIC HIGHWAY COMMERCIAL) ON A PORTION OF THE PROJECT SITE; A TENTATIVE PARCEL MAP (TPM NO. 36673) TO SUBDIVIDE THE PROJECT SITE INTO 3 LOTS; AND A PLOT PLAN TO DEVELOP A 55,000± SQUARE-FOOT RETAIL/OFFICE CENTER AND A 162-UNIT MULTI-FAMILY APARTMENT PROJECT ON THE PROJECT SITE, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Smith and seconded by Commissioner Lloyd.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-07 entitled:

PC RESOLUTION NO. 2016-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0069) TO CHANGE THE LAND USE DESIGNATION TO COMMERCIAL RETAIL (CR) ON A PORTION OF THE PROJECT SITE TO ACCOMMODATE THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Smith and seconded by Commissioner Lloyd.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-08 entitled:

PC RESOLUTION NO. 2016-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0069) TO CHANGE THE LAND USE DESIGNATION TO COMMERCIAL RETAIL (CR) ON A PORTION OF THE PROJECT SITE TO ACCOMMODATE THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Lloyd and seconded by Commissioner Bidwell.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-09 entitled:

PC RESOLUTION NO. 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 36673 (PLANNING APPLICATION NO. 14-0069) TO SUBDIVIDE APPROXIMATELY 19.4± ACRES INTO 3 LOTS TO ACCOMMODATE THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Lloyd and seconded by Commissioner Smith.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-10 entitled:

PC RESOLUTION NO. 2016-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 14-0069) TO DEVELOP A 55,000± SQUARE-FOOT RETAIL/OFFICE CENTER AND A 162-UNIT MULTI-FAMILY APARTMENT PROJECT FOR THE GROVE PARK MIXED-USE DEVELOPMENT PROJECT LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND YAMAS DRIVE (APN: 380-250-003)

A Motion was made by Commissioner Bidwell and seconded by Commissioner Smith.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.3 Zoning Ordinance Amendment No. 15-04:

Planning Commission review of a proposed amendment to the Wildomar Municipal Code to move the provisions of Chapter 15.68 related to the City's Pre-Application Review (PAR) process to Chapter 17.214 of the Zoning Ordinance.

Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing and asked for public comments.

With no public comments provided, Chairman Langworthy closed the public hearing and asked for Commission discussion on the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-11 entitled:

PC RESOLUTION NO. 2016-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND AN ORDINANCE AMENDING THE WILDOMAR MUNICIPAL CODE TO MOVE THE PROVISIONS OF CHAPTER 15.68 RELATED TO THE CITY'S PRE-APPLICATION REVIEW (PAR) PROCESS TO CHAPTER 17.214 OF THE ZONING ORDINANCE (ZOA NO. 15-04)

A Motion was made by Commissioner Smith and seconded by Commissioner Bidwell.

The **Motion** carried 5 - 0 with the following vote resulted:

AYES: LANGWORTHY, SMITH, BIDWELL, BROWN, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

3.0 GENERAL BUSINESS ITEMS:

There are no General Business Items for this Agenda.

Planning Directors Report

Director Bassi also informed the Commission that there will be a February 3, 2016 and no meeting scheduled for the month of March.

Mark Teague CEQA Manager informed the Commission that he will be presenting at the Planning Commission Academy this March and asked if the Commission had any questions or topics they would like him to incorporate into his presentation.

Assistant City Attorney's Report

Assistant City Attorney Vega reminded the Planning Commission to complete their Ethics Training and turn in the certificates to the City Clerk.

Future Agenda Items

Commissioner Lloyd asked if staff could research our current parking code standards/requirements for multifamily residential zone to determine if changes need to be made to address current parking trends for multi-family housing. Commissioner Lloyd also requested a status update on the City's progress of achieving our RHNA units as outlined in the Housing Element.

ADJOURNMENT

Chairman Langworthy adjourned the January 6, 2016 regular Planning Commission meeting at 7:57 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary