



CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FROM THE REGULAR PLANNING COMMISSION MEETING
OF JANUARY 16, 2013

CALL TO ORDER

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

ROLL CALL

Present: Stan Smith, Chairman, Michael Kazmier, Vice-Chairman, Harv Dykstra, Commissioner Robert Devine, Commissioner,

Absent: Veronica Langworthy, Commissioner

Staff Present Matthew Bassi, Planning Director
Erica Vega City Attorney
Alfredo Garcia; Assistant Planner
Dan York, City Engineer

FLAG SALUTE

Chairman Smith led the flag salute.

PUBLIC COMMENTS

This is the time for citizens to comment on issues not on the agenda. Under the provision of the Brown Act the Planning Commission is prohibited from discussing or taking action on items not on the agenda. Each speaker is asked to fill out a "Public Comments Card" (located on the table by the Chamber door) and give the card to the Planning Commission Chairperson prior to the start of the meeting. Lengthy testimony should be presented to the Planning Commission in writing (8 copies) and only pertinent points presented orally. Comments are limited to three (3) minutes per speaker. The Commission encourages citizens to address them so the questions and/or comments can be heard.

APPROVAL OF AGENDA AS SUBMITTED

Planning Director Bassi informed Chairman Smith that the agenda submitted for the Commissioners review shows item 2.2 as amendment 12-03 when it should be read as amendment 13-01.

Chairman Smith asked the Commission for a motion. Commissioner Devine motioned to approve the modification of the agenda .The motion was seconded by Commissioner Dykstra. Motioned Carried, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Smith
NOES:
ABSENT: Langworthy
ABSTAIN:

1.0 CONSENT CALENDAR

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 specific items be removed from the Consent Calendar for discussion and/or separate action.

1.1 Approval of the June 20, 2012 Planning Commission meeting minutes.

Commissioner Dykstra motioned to approve the June 20, 2012 Planning Commission minutes as submitted. Motioned was seconded by Commissioner Devine. Motioned Carried, the following vote resulted:

AYES: Devine, Dykstra, Kazmier, Smith
NOES:
ABSENT: Langworthy
ABSTAIN:

2.0 PUBLIC HEARINGS

2.1 Tentative Tract Map No. 29476 (Planning Application No. 10-0077): Planning Commission consideration of a 5th and final Extension of Time for an approved Tentative Tract Map (TM 29476) for the subdivision of 39.63 acres for the future development of 28 single family residential dwelling units within the R-1 (One-Family dwelling) zone located on the west side of David Lane, north of Via Sarah (APN: 362-170-005 & 362-180-006). Requested by MDMG, Inc. (Project Representative) on behalf of Calprop Corporation (Applicant).

Director Bassi made a brief presentation to the Planning Commission regarding the extension of time.

Chairman Smith commented for clarification that the Commission is to only vote for the extension of time and nothing more.

Director Bassi responded in the affirmative.

Commissioner Devine asked how much grading will need to be done.

Director Bassi responded that a portion of the hill will need to be leveled off for the homes to be built.

Chairman Dykstra asked who would be responsible for developing La Estrella Road.

Director Bassi responded that the tract was not conditioned to build La Estrella Road.

Dan York City Engineer responded in the affirmative.

Commissioner Dykstra asked City Engineer York when would the developer be required to pay into the Road Bridge Assessment District.

Engineer York responded that they would need to pay all impact fees prior to permits.

Commissioner Dykstra asked where the border between Wildomar and Murrieta was located.

Director Bassi responded with a visual image of a map.

Commissioner Dykstra asked when the developer will be required to pay Quimby fees.

Director Bassi responded that they are paid prior to the recordation of the map.

Commissioner Devine commented that the project was approved in 2001 during the prime of the development period and asked how will the project survive in this economic downturn.

Director Bassi responded that he would allow the applicant to respond.

Chairman Smith opened the public hearing.

Assistant Planner Alfredo Garcia informed the Commission that a citizen named Stephanie Zellanack left a letter for the Commissioners to review which stated her concerns about the project.

Applicant representative Larry Markham provided further information in regards to the tract map and its background.

Property Owner, Victor Zaccaglin commented in regards to Commissioner Devine's earlier questions and responded that he has acquired private funding; which will make the project a possibility.

Etta Lowe expressed her concerns about the wildlife; which will be hindered by this project.

Lisa White expressed her concerns about her property value which will be hindered by this project.

Applicant representative Larry Markham responded that the homes will not be built anytime soon.

Mr. Markham further mentioned that the project has dedicated numerous acres of land to be used for open space conservation.

Chairman Smith Closed the public hearing.

Commissioner Devine's commented that he had a question.

Chairman Smith re-opened the public hearing.

Commissioner Devine commented that the project was approved with cul-de-sacs at a 32 foot radius.

Mr. Markham responded that the County approved the project with the minimum standards at the time.

With no further questions from the Commission, Chairman Smith closed the public hearing and asked for a motion to approve staff's recommendation. A motion was made by Vice-Chairman Kazmier, and was seconded by Commissioner Devine. Motion carried 4-0-1, the following vote resulted:

AYES: Dykstra, Kazmier, Smith, Devine

NOES:

ABSENT: Langworthy,

ABSTAIN:

2.2 Zoning Ordinance Amendment No. 13-01: Planning Commission consideration of an amendment to Section 17.252 (Sign Regulations) to allow LED business identification signs for individual businesses on a single parcel within the C-1/C-P (General Commercial) and CPS (Scenic Highway Commercial) zones and for private schools and non-profit service organizations in all zones subject to specific design standards and regulations.

Director Bassi made a brief presentation to the Planning Commission regarding the proposed amendment.

Vice-Chairman Kazmier asked staff if the City allowed freeway signs.

Director Bassi responded in the affirmative.

Commissioner Devine asked Director Bassi if only 50 square feet of the proposed sign can be lighted.

Director Bassi responded that the letters can only be lighted and not the background.

Commissioner Dykstra asked if this process will create more revenue for the City.

Director Bassi responded in the affirmative.

Commissioner Dykstra asked if this amendment would generate income for code enforcement to take action against illegal signage in the City.

Director Bassi responded that the fees will only cover staff time to review the sign permits.

Commissioner Dykstra commented that he would like to see code enforcement take more action against illegal signage.

Chairman Smith opened the public hearing.

Assistant Planner Garcia commented that Jacob Schlepp from the California Lutheran High School filled out a speaker card but left the meeting.

Director Bassi commented that Mr. Schlepp was also involved in working with staff to draft the ordinance.

Chairman Smith closed the public hearing.

Commissioner Dykstra commented that he read an article that the blue spectrum of an electronic sign is more distracting than the red spectrum.

Commissioner Devine asked if the spectrum color would alter the resolution.

Director Bassi responded that staff did not research the color spectrum component, but staff can take the color spectrum into consideration when reviewing future sign applications.

With no further questions or discussion, Chairman Smith asked for a motion. A motion was made by Commissioner Devine. The motion was seconded by Commissioner Dykstra. Motion carried 4-0-1, with the following vote resulted:

AYES: Dykstra, Kazmier, Devine, Smith
NOES:
ABSENT: Langworthy,
ABSTAIN:

3.1 Election of New Planning Commission Officers:

Planning Commission consideration to elect a new Chairperson and Vice-Chairperson for the 2013 calendar year in accordance with the City of Wildomar Planning Commission Bylaws.

Commissioner Devine motioned to keep Chairman Smith as Chairperson for the 2013 calendar year. The motion was seconded by Commissioner Dykstra. Motion carried 4-0-1, with the following vote resulted:

AYES: Dykstra, Kazmier, Devine, Smith
NOES:
ABSENT: Langworthy,
ABSTAIN:

Commissioner Dykstra motioned to keep Vice-Chairman Kazmier as Vice-Chairperson for the 2013 calendar year. The motion was seconded by Commissioner Devine. Motion carried 4-0-1, with the following vote resulted:

AYES: Dykstra, Kazmier, Devine, Smith
NOES:
ABSENT: Langworthy,
ABSTAIN:

Planning Directors Report

Director Bassi introduced Erica Vega as the new Planning Commission Attorney and introduced Dan York as the City of Wildomar's new City Engineer.

Director Bassi also informed the Commission in regards to the Joint meeting with the Council regarding the Old Town plan.

Director Bassi also reminded Commissioner Devine and Dykstra to submit their Planning Commission applications.

City Attorney's Report

No items for discussion.

Planning Commission Communications

Commissioner Devine commented that when the City incorporated it adopted the Mount Palomar Lighting Ordinance and that ordinance states certain light intensities that new tract homes being built are ignoring.

Chairman Smith asked Director Bassi for comment.

Director Bassi responded that on July 1st 2008 the City Council adopted Ordinance 08-01 which adopted all County Ordinances applicable to the City of Wildomar, including the Mount Palomar Ordinance.

Commissioner Devine asked if he would look at the ordinance again.

Commissioner Devine further commented he believes that new tract homes are not respecting the light pollution ordinance and are creating a glow of light at night.

Director Bassi responded that the City incorporated Ordinance 915 into the Light Pollution Ordinance update from the County which does address light trespass.

Chairman Smith commented that new development will need to adhere to the all ordinances.

Director Bassi responded in the affirmative.

With no other communications, Chairman Smith adjourned the January 16, 2013 Planning Commission meeting at 8:09 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary