



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FROM THE REGULAR PLANNING COMMISSION MEETING
OF MARCH 6, 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, Robert Devine, Commissioner, Veronica Langworthy, Commissioner

Absent: Bobby L. Swann III Commissioner; Michael Kazmier, Vice-Chairman,

Staff Present Matthew Bassi, Planning Director
Tom Jex, City Attorney
Mark Teague, CEQA Manager
Alfredo Garcia; Assistant Planner
Dan York, City Engineer

FLAG SALUTE

Chairman Smith led the flag salute.

PUBLIC COMMENTS

Sheryl Ade, resident, provided public comment.

Patti Hatch, resident, provided public comment.

APPROVAL OF AGENDA AS SUBMITTED

Chairman Smith asked the Commission for a motion. Commissioner Devine motioned to approve the agenda as submitted. The motion was seconded by Commissioner Langworthy. Motioned Carried 3-0-2, the following vote resulted:

AYES: Devine, Smith; Langworthy

NOES:

ABSENT: Swann; Kazmier,

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.

None

2.0 PUBLIC HEARINGS

2.1 Oak Creek Canyon Project (Planning Application No. 11-0261):

A proposal by Sunbelt Communities, Inc. (Applicant) to amend The Farm Specific Plan for the development of the Oak Creek Canyon Residential/Commercial project consisting of an Environmental Impact Report, General Plan Amendment No. 11-0261, Change of Zone No. 11-0261, Specific Plan Amendment No. 4 to Farm Specific Plan No. 116-CW and Tentative Tract Map No. 36388 for the subdivision into 275 lots for future single family residential development with private parks/recreational amenities, open space/trails, including an approximate 5.0 acre parcel for future commercial/retail development located within Phase/Planning Areas Nos. 9, 17A, 18 & 19 of the Farm Specific Plan No. 116-CW.

Director Bassi made a presentation to the Planning Commission.

Chairman Smith opened the public hearing.

Mr. Larry Markham, representing the applicant, gave a power point presentation regarding the proposed project.

Mr. Gary Andre, resident commented about the project.

Ms. Gayl A. Taylor, resident spoke in favor of the project.

Ms. Geri Zona, resident spoke in opposition to the project.

Ms. Sheryl Ade, resident, with donated time from Gil Rasmussen, commented about the project.

Mr. Rocky Jackson, President of the Farm Property Owners Association commented about the project.

Mr. Glenn Neal, resident, spoke in favor of the project.

Ms. Anna Hoover, Pechanga Band Luiseño Indians, donated her time to Ms. Michele Fahley.

Ms. Michele Fahley, Pechanga Band Luiseño Indians, commented on the project.

Mr. Mike Sayer, resident, submitted a speaker request form but did not comment.

Mr. Christopher Nelson, resident, spoke in opposition to the project.

Ms. Martha L. Bridges, resident, commented about the project.

Mr. Ken Hamilton, resident, commented about the project.

Mr. George W. Taylor, resident, spoke in favor of the project.

Ms. Lynne Hamilton, resident, commented about the project.

Mr. Larry Markham, representing the applicant, spoke in rebuttal to the public comments.

With no further public comments, Chairman Smith closed the public hearing and asked for any further comments or questions from the Commission.

With no further discussion, Chairman Smith asked for the following motions to be taken in order as follows:

1. A motion to approve the amended PC Resolution No. 13-05 entitled:

PC Resolution No. 13-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2012031064) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT

CONSISTING OF GENERAL PLAN AMENDMENT NO. 11-0261, CHANGE OF ZONE NO. 11-0261, FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 (PLANNING APPLICATION NO. 11-0261) AND TENTATIVE TRACT MAP NO. 36388.

A motion was made by Commissioner Devine and was seconded by Commissioner Langworthy. Motion carried 3-0-2, the following vote resulted:

AYES: Langworthy, Smith, Devine

NOES:

ABSENT: Swann III; Kazmier

ABSTAIN:

2. A motion to approve PC Resolution No. 13-06 entitled:

PC Resolution No. 13-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 11-0261 TO 1) AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL FOR PHASE/PLANNING AREAS NO. 9 AND 18; AND 2) TO AMEND THE GENERAL PLAN LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (ON A PORTION OF APN: 362-080-004) TO COMMERCIAL RETAIL FOR PHASE/PLANNING AREA NO. 19 AND 3) INCREASE THE SIZE OF PHASE/PLANNING AREA NO. 19 FROM 1.0 ACRES TO 5.0 ACRES AND RELOCATE THE PHASE/PLANNING AREA TO THE SOUTHWEST CORNER OF BUNDY CANYON ROAD AND SUNSET AVENUE (ON A PORTION OF APN: 362-080-004) FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT.

A motion was made by Commissioner Devine and was seconded by Commissioner Langworthy. Motion carried 3-0-2, the following vote resulted:

AYES: Langworthy, Smith, Devine

NOES:

ABSENT: Swann III; Kazmier

ABSTAIN:

3. A motion to approve PC Resolution No. 13-07 entitled:

PC Resolution No. 13-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF CHANGE OF ZONE NO. 11-0261 TO CHANGE THE ZONING MAP FROM: 1) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL

ZONE) FOR PHASE/PLANNING AREA NO. 9; 2) R-1 (ONE-FAMILY DWELLING) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR PHASE/PLANNING AREA NO. 18; AND 3) C-P-S (SCENIC HIGHWAY COMMERCIAL) TO C-1/C-P (GENERAL COMMERCIAL) FOR PHASE/PLANNING AREA NO. 19 FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT.

A motion was made by Commissioner Devine and was seconded by Commissioner Langworthy. Motion carried 3-0-2, the following vote resulted:

AYES: Langworthy, Smith, Devine
NOES:
ABSENT: Swann III; Kazmier
ABSTAIN:

4. A motion to approve PC Resolution No. 13-08 entitled:

PC Resolution No. 13-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF FARM SPECIFIC PLAN NO. 116-C/W, AMENDMENT NO. 4 TO ESTABLISH SPECIAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE OAK CREEK CANYON RESIDENTIAL/COMMERCIAL PROJECT.

A motion was made by Commissioner Langworthy and was seconded by Commissioner . Devine. Motion carried 3-0-2, the following vote resulted:

AYES: Langworthy, Smith, Devine
NOES:
ABSENT: Swann III; Kazmier
ABSTAIN:

5. A motion to approve the amended PC Resolution No. 13-09 entitled:

PC Resolution No. 13-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36388 FOR THE SUBDIVISION OF APPROXIMATELY 151.23 ACRES INTO 275 LOTS FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT (WITH PRIVATE PARKS, OPEN SPACE/TRAILS, AND RECREATIONAL AMENITIES), AND ONE (1) LOT FOR FUTURE COMMERCIAL/RETAIL

DEVELOPMENT SUBJECT TO CONDITIONS FOR THE OAK CREEK
CANYON RESIDENTIAL/COMMERCIAL PROJECT.

A motion was made by Commissioner Devine and was seconded by
Commissioner Langworthy. Motion carried 3-0-2, the following vote resulted:

AYES: Langworthy, Smith, Devine
NOES:
ABSENT: Swann III; Kazmier
ABSTAIN:

3.0 GENERAL BUSINESS ITEMS

No General Business items for discussion.

Planning Directors Report

No items for discussion.

City Attorney's Report

No items for discussion.

Planning Commission Communications

Commissioner Langworthy commented on the Oak Creek Canyon project (PA 11-0261).

Commissioner Devine commented on the Oak Creek Canyon project (PA 11-0261).

With no other communications, Chairman Smith adjourned the regular meeting of the
March 6, 2013 Planning Commission at 9:25 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary