



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE SPECIAL MEETING OF MARCH 15, 2017**

CALL TO ORDER

The special 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, Stan Smith, Vice-Chairman, John Lloyd, Commissioner, Kim Strong, Commissioner, Michel Thomas, Commissioner.

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Alfredo Garcia, Assistant Planner
Tom Jex, City Attorney

Absent:

SWEARING IN OF COMMISSIONER-ELECT

City Clerk Debbie Lee swore in Michele Thomas.

FLAG SALUTE

Chairman Langworthy led the flag salute.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA AS SUBMITTED

Vice-Chairman Smith motioned to approve the agenda as presented. The motion was seconded by Commissioner Lloyd. Motion Carried, 5-0.

The following vote resulted:

AYES: LANGWORTHY, SMITH, LLOYD, STRONG, THOMAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

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

1.1 Minutes – December 7, 2016 Regular Meeting:

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

Vice-Chairman Smith motioned to approve the minutes as submitted by staff. The motion was seconded by Commissioner Strong. Motion Carried, 4-0-1. The following vote resulted:

AYES: LANGWORTHY, SMITH, LLOYD, STRONG
NOES: NONE
ABSENT: NONE
ABSTAIN: THOMAS

2.0 PUBLIC HEARINGS

2.1 Bundy Canyon Resort Apartment Project (PA No. 16-0006):

Planning Commission consideration and recommendation to the City Council for certification of an Environmental Impact Report/Mitigation Monitoring and Reporting Program, and approval of a Change of Zone from R-R (Rural Residential) to R-3 (General Residential) and a Plot Plan to develop a 140-unit apartment project on 28.8 acres with related on-site recreational and open space amenities located on the south side of Bundy Canyon Road approximately 800 feet west of Oak Canyon Drive (APN: 367-250-008).

Planning Director Bassi made a presentation to the Planning Commission.

Commissioner Strong asked questions on the agenda item.

Director Bassi, provided responses to the Commissioner's questions.

Chairman Langworthy opened the public hearing.

Applicant representative Mr. Larry Markham made a presentation to the Planning Commission.

Commissioner Lloyd asked questions on the agenda item.

Commissioner Strong asked questions on the agenda item.

Applicant representative Vince Donato responded to Commissioner Lloyd and Strong's landscape questions.

Ken Mayes, resident, provided public comment.

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

Commissioner Lloyd asked Director Bassi questions.

Director Bassi responded to Commissioner Lloyd's question.

Chairman Langworthy re-opened the public hearing.

Applicant architect provided responses to Commissioner Lloyd's question.

Applicant Owner Richard Darling, provided responses to the Commissioner's questions.

With no further public comments, Chairman Langworthy re-closed the public hearing.

Commissioner Smith asked questions.

Director Bassi, provided responses to Commissioner Smith's questions.

Commissioner Strong asked questions.

Director Bassi, provided responses to Commissioner Strong's questions.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2017-01 entitled:

PC RESOLUTION NO. 2017-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2016041067), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BUNDY CANYON RESORT APARTMENT PROJECT (PLANNING APPLICATION NO. 16-0006) CONSISTING OF A CHANGE OF ZONE FROM R-R TO R-3 AND PLOT PLAN TO DEVELOP A 140-UNIT APARTMENT PROJECT ON 28.8 ACRES WITH RELATED ON-SITE RECREATIONAL AND OPEN SPACE AMENITIES LOCATED ON THE SOUTH SIDE OF BUNDY CANYON ROAD APPROXIMATELY 800 FEET WEST OF OAK CANYON DRIVE (APN: 367-250-008).

Motion was made by Vice-Chairman Smith and seconded by Chairman Langworthy. The **Motion** carried 5-0, with the following vote resulted:

AYES: LANGWORTHY, SMITH, LLOYD, STRONG, THOMAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2017-02 entitled:

PC RESOLUTION NO. 2017-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE TO CHANGE THE EXISTING ZONING DESIGNATION ON A 28.8 ACRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-3 (GENERAL RESIDENTIAL) FOR THE BUNDY CANYON RESORT APARTMENT PROJECT (PLANNING APPLICATION NO. 16-0006) LOCATED ON THE SOUTH SIDE OF BUNDY CANYON ROAD APPROXIMATELY 800 FEET WEST OF OAK CANYON DRIVE (APN: 367-250-008).

Motion was made by Vice-Chairman Smith and seconded by Commissioner Lloyd. The **Motion** carried 5-0, with the following vote resulted:

AYES: LANGWORTHY, SMITH, LLOYD, STRONG, THOMAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2017-03 entitled:

PC RESOLUTION NO. 2017-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN TO DEVELOP THE BUNDY CANYON RESORT APARTMENT PROJECT (PA 16-0006) CONSISTING A 140 APARTMENT UNITS ON 28.8 ACRES WITH RELATED ON-SITE RECREATIONAL AND OPEN SPACE AMENITIES LOCATED ON THE SOUTH SIDE OF BUNDY CANYON ROAD APPROXIMATELY 800 FEET WEST OF OAK CANYON DRIVE (APN: 367-250-008)

Motion was made by Vice-Chairman Smith to approved the resolution as amended and was seconded by Commissioner Strong. The **Motion** carried 4-1-0, with the following vote resulted:

AYES: LANGWORTHY, SMITH, STRONG, THOMAS
NOES: LLOYD
ABSENT: NONE
ABSTAIN: NONE

2.2 Zoning Ordinance Amendment No. 17-01:

Planning Commission review of a Categorical Exemption and an amendment to Chapter 17.252 (Sign Regulations) of the Wildomar Municipal Code relating to on-site construction and on-site public hearing notification signage for all developer projects.

Assistant Planner Alfredo Garcia made a presentation to the Planning Commission.

Commissioner Strong asked questions on the agenda item.

Assistant Planner Alfredo Garcia responded in the affirmative.

Chairman Langworthy opened the public hearing.

With no public comments, Chairman Langworthy closed the public hearing.

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2017-04 entitled:

PC RESOLUTION NO. 2017-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15061(B)(3) AND SECTION 15311(A) OF THE CEQA GUIDELINES AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 17-01 AMENDING THE WILDOMAR MUNICIPAL CODE TO REQUIRE ON-SITE CONSTRUCTION AND ON-SITE PUBLIC HEARING NOTIFICATION SIGNAGE FOR CERTAIN DEVELOPMENT PROJECTS

Motion was made by Vice-Chairman Smith to approved the resolution as amended and was seconded by Commissioner Strong. The **Motion** carried 5-0, with the following vote resulted:

AYES: LANGWORTHY, SMITH, STRONG, THOMAS, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

3.0 GENERAL BUSINESS ITEMS:

3.1 Capital Improvement Program for Fiscal Year 2016/17:

Commission's Annual Review of the Public Works Department 2016/17 Capital Improvement Program for General Plan Consistency.

Assistant City Manager York made a presentation to the Planning Commission.

Commissioner Smith asked questions regarding the conditions of McVicar and Palomar Road.

Assistant City Manager Dan York provided responses to Commissioner Smith's question.

Commissioner Lloyd expressed his appreciation for the road improvements done in the City.

Kenny Mayes, resident, provided public comment.

Assistant City Manager Dan York, provided responses to Mr. Mayes comment.

Commissioner Strong asked questions on the item.

Director Bassi provided responses to Commissioners Strong's comment.

Commissioner Lloyd asked questions on the agenda item.

Director Bassi provided responses to Commissioner Lloyd's question.

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2017-05 entitled:

PC RESOLUTION NO. 2017-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, DETERMINING THAT FISCAL YEAR 2016/17 OF THE FIVE YEAR CAPITAL IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH THE CITY OF WILDOMAR GENERAL PLAN

Motion was made by Vice-Chairman Smith to approved the resolution as presented and was seconded by Commissioner Strong. The **Motion** carried 5-0, with the following vote resulted:

AYES: LANGWORTHY, SMITH, STRONG, THOMAS, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

3.2 2016 General Plan/Housing Element Annual Progress Report:

A report on the City's progress in meeting its share of the Housing Element's Regional Housing Needs Assessment (RHNA) for calendar year 2016.

RECOMMENDATION:

The Planning Department recommends the Planning Commission receive and file this information and forward to the City Council.

Director Bassi made a presentation to the Planning Commission.

Motion was made by Commissioner Strong to receive and file this report and was seconded by Commissioner Lloyd. The **Motion** carried 5-0, with the following vote resulted:

AYES: LANGWORTHY, SMITH, STRONG, THOMAS, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

3.3 Election of New Planning Commission Officers:

The Planning Commission will elect a new Chair and Vice-Chair for the 2017 calendar year in accordance with Section 2 the Planning Commission Bylaws.

City Attorney Tom Jex made a brief presentation to the Planning Commission.

Chairman Langworthy nominated Commissioner Smith for Chairman.

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

AYES: LANGWORTHY, SMITH, STRONG, THOMAS, LLOYD
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Commissioner Strong nominated Commissioner Lloyd for Vice –Chairman

Chairman Langworthy nominated Commissioner Strong for Vice-Chairman.

The Motion for Commissioner Lloyd as Vice-Chairman carried 4-1-0, with the following vote resulted:

AYES: SMITH, STRONG, THOMAS, LLOYD
NOES: LANGWORTHY
ABSENT: NONE
ABSTAIN: NONE

Planning Commission Communications

Commissioners Smith, Lloyd and Thomas expressed their gratitude for attending the League of Cities Planning Commission Academy.

Planning Director Report

Director Bassi provided a recap from the 12/14/16, 1/11/17 and 2/8/17 Council meetings. In addition, provided an update for the accessory dwelling unit code amendment that will be

coming soon for discussion and reminded the Commission to submit their Form 700 conflict of interest paperwork.

Assistant City Attorney Report

City Attorney Tom Jex made a presentation to the Planning Commission with respect to the Brown Act.

Future Agenda Items

None

ADJOURNMENT

Chairman Langworthy adjourned the March 15, 2017 Regular Planning Commission meeting at 8:16 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary