



CITY OF WILDOMAR OFFICIAL PLANNING COMMISSION MEETING MINUTES FOR THE REGULAR MEETING OF APRIL 5, 2017

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, John Lloyd Vice-Chairman, Veronica Langworthy Commissioner, Kim Strong, Commissioner, Michele 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: None.

FLAG SALUTE

Chairman Smith led the flag salute.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA AS PRESENTED

Commissioner Langworthy motioned to approve the agenda as presented. The motion was seconded by Vice-Chairman 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 – March 15, 2017 Special Meeting:

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

Commissioner Langworthy motioned to approve the special minutes as submitted by staff. The motion was seconded by Vice-Chairman Lloyd. Motion Carried, 5-0 with the following vote resulted:

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

2.0 PUBLIC HEARINGS

2.1 Tentative Tract Map No. 32024 – Extension of Time #2:

Planning Commission review and consideration of a 1-year Extension of Time (EOT #2 of 5) for Tentative Tract Map No. 32024 located on the east side of Monte Vista Drive just south of Canyon Drive (APN: 367-140-007 & 011).

Planning Director Bassi made a presentation to the Planning Commission.

Erik Lunde, Applicant, made a presentation to the Planning Commission.

Chairman Smith opened the public hearing.

Mike Fitzgibbons, resident, provided public comment.

Kris Winchek, with remaining donated minutes from Mike Fitzgibbons, for a total of 5 minutes provided public comment.

Applicant Erik Lunde provided responses to Mike Fitzgibbons and Kris Winchek's questions.

With no further public comments, Chairman Smith closed the public hearing.

With no further Commission discussion, Chairman Smith asked for a motion to adopt PC Resolution No. 2017-06 entitled:

PC RESOLUTION NO. 2017-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO APRIL 4, 2018 FOR TENTATIVE TRACT MAP NO. 32024 (PLANNING APPLICATION NO. 17-0023), SUBJECT TO CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON APRIL 4, 2006, LOCATED ON THE EAST SIDE OF MONTE VISTA DRIVE JUST SOUTH OF CANYON DRIVE (APN: 367-140-007 & 011)

Motion was made by Vice-Chairman Lloyd 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

2.2 Camelia Townhouse Project (PA No. 16-0070):

Planning Commission review of the Camelia Townhouse Project consisting of an Initial Study/Mitigated Negative Declaration, Change of Zone, Tentative Tract Map, and Plot Plan to develop a 163-unit townhouse project with related on-site recreational amenities on 25.9+ acres located on the east side of Palomar Street adjacent to the city's southern border (APN:380-220-003).

Planning Director Bassi made a presentation to the Planning Commission.

Commissioner Strong disclosed she met with the developer of the project prior to the meeting.

Chairman Smith opened the public hearing.

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

Vice-Chairman Lloyd asked questions on the agenda item.

Director Bassi, provided responses to Vice-Chairman Lloyd's questions.

Robert Kinsey, Resident, with donated time from Dina Kinsey and Pauline Keen for a total of 9 minutes, provided public comment.

Ken Mayes, resident, provided public comment.

Pete Kee, resident, with donated time from Cathy Kee and Lisa Raines for a total of 9 minutes, provided public comment.

Dawn Morrison, resident, provided public comment.

Tim Huizenga, resident, with donated time from Eve Huizenga for a total of 6 minutes, provided public comment.

DJ Williams, resident, provided public comment.

Erika Vaughan, resident, provided public comment.

Larry Markham, Applicant representative, provided responses to the public comments.

Vince DiDonato, landscape architect, provided additional responses to the public comments.

Ryan Vaughan, resident, provided public comment.

Robert Kinsey with donated time from Michelle Rocha and Joe Rocha for a total of 9 minutes, provided public comment.

Larry Markham, Applicant Representative provided responses to the additional public comments.

With no further public comments, Chairman Smith closed the public hearing.

Commissioner Strong asked questions of staff.

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

Commissioner Langworthy, commented about continuing the item.

Commissioner Thomas provided additional comments.

Vice-Chairman Lloyd provided positive feedback with respect to the project layout but also agreed with Commissioner Langworthy's comment to continue the item.

Commissioner Langworthy provided comments with respect to the architecture of the buildings.

Chairman Smith asked Assistant City Manager, Dan York, questions with respect to the project site grade elevations.

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

Director Bassi suggested to the Commission to table the item and return to a future date for discussion.

Chairman Smith re-opened the public hearing

Larry Markham, project representative, provided responses to the Planning Commissioners questions.

Chairman Smith asked the applicant if they are comfortable continuing the item in order to revise the project with respect to the concerns discussed.

Larry Markham, agreed in the affirmative.

With no further Commission discussion, Chairman Smith asked for a motion to continue item 2.2 to the June 21, 2017 Planning Commission meeting.

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

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

3.0 GENERAL BUSINESS ITEMS:
None.

Planning Commission Communications
None.

Planning Director Report
None.

Assistant City Attorney Report
None.

Future Agenda Items
None

ADJOURNMENT

Chairman Smith adjourned the April 5, 2017 Regular Planning Commission meeting at 8:50 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary