



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

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**CALL TO ORDER**

The regular 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  
Tom Jex, City Attorney

Absent: None

**FLAG SALUTE**

Commissioner Bidwell led the flag salute.

**PUBLIC COMMENT:**

Roy Jimenez , provided public comment on medical marijuana.

**PLANNING COMMISSION COMMUNICATIONS**

None.

**APPROVAL OF AGENDA AS SUBMITTED**

Commissioner Smith motioned to approve the agenda as submitted by staff. The motion was seconded by Vice Chairman Brown. 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 – February 3, 2016 Special Meeting**

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

Commissioner Smith motioned to approve the minutes as submitted. The motion was seconded by Commissioner Bidwell. 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 Parcel Map No. 37048 and Variance No. 16-0007:**

Planning Commission review of a proposed “Schedule E” tentative parcel map to subdivide a 3.5 acre site into two (2) lots and a variance to reduce the required side yard setback for an existing office complex located at 36310 Inland Valley Drive (APN: 380-250-014).

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

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

Clayton Corwin, applicant representative mentioned he would be more than happy to provide responses to questions.

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. 2016-13 entitled:

**PC RESOLUTION NO. 2016-13**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301(K) AND 15305(A) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVING TENTATIVE PARCEL MAP NO. 37048 TO SUBDIVIDE 3.5 ACRES INTO TWO (2) LOTS AND VARIANCE NO. 16-0007 TO REDUCE THE REQUIRED SIDE YARD SETBACK FOR AN EXISTING OFFICE COMPLEX LOCATED AT 36310 INLAND VALLEY DRIVE (APN: 380-250-014).

**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

**2.2 Zoning Ordinance Amendment No. 16-01:**

Planning Commission review of a proposed amendment to the Wildomar Municipal Code to revise the provisions of Chapter 17.256 related to temporary event permits.

Director Bassi made a presentation to the Planning Commission.

Commissioner Smith, asked questions of staff regarding the number of events.

Vice-Chairman Brown, asked questions of staff regarding noise.

Chairman Langworthy, asked questions of staff regarding hours of activity.

Director Bassi, provided responses to commissioners comments.

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

Ken Mayes, resident, provided public comment.

Gary Andre, resident, provided public comment.

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

Commissioner Smith, asked questions of staff regarding the weekday events.

Vice-Chairman Brown, commented that the events are seen on case by case basis.

Director Bassi, recommended to table the item to allow staff to do further research and to discuss concerns raised by the Commission.

Commissioner Smith and Lloyd volunteered to meet with staff to research item.

With no further Commission discussion, Chairman Langworthy asked for a motion to table Item 2.2.

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

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

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

### **3.0 GENERAL BUSINESS ITEMS:**

#### **3.1 Darling Bundy Canyon Apartments – Study Session (PA 16-0006):**

A presentation by Mr. Dick Darling (Applicant) of the site design and architecture of a proposed 140-unit multi-family apartment project on 28.8 acres located on the south side of Bundy Canyon Road about 800 feet east of Oak Canyon Drive (APN: 367-250-008).

Director Bassi made a presentation to the Planning Commission.

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

Commissioner Smith commented on the projects' building materials.

Commissioner Lloyd commented on the projects' architecture.

Commissioner Smith commented on the high density proposal.

Gary Andre, resident, provided public comment.

George Taylor, resident, provided public comment.

Commissioner Smith, asked questions of staff regarding road improvements.

Assistant City Manager Dan York, provided responses to commissioners comment.

Larry Markham, applicant representative, provided additional responses.

Chairman Langworthy, commented on the project layout.

Larry Markham, applicant representative, thanked the Commission for their time.

Commissioner Lloyd asked of the project will be a rental or ownership product.

Larry Markham, applicant representative, provided responses to commissioners comment.

With no further discussion, Chairman Langworthy moved to the next agenda item.

**3.2 Standrod General Plan Initiation Request (GPIP) - PA No. 16-0028:**

Planning Commission review and discussion in accordance with Section 17.08.040.B of the Zoning Ordinance of a proposed General Plan Amendment (GPA) from Very Low Density Residential (VHDR) to High Density Residential (HDR) for a 2.01 acre site located at the southwest corner of Palomar Street and Corduroy Road (APN: 380-170-017).

Director Bassi made a presentation to the Planning Commission.

Robert Jenkins, project architect, made a presentation to the Planning Commission.

Augustine Garcia, Applicant representative, made a presentation to the Planning Commission.

Dennis Standrod, Applicant , made a presentation to the Planning Commission.

Gary Andre, resident, provided public comment.

George Taylor, resident, provided public comment.

Joseph Morabito, resident, provided public comment.

Alicen Wong, , resident, provided public comment.

Ashley Lavelle , resident, provided public comment.

Commissioner Smith, provided positive comments on the project .

Commissioner Brown, provided positive comment on the project.

Commissioner Bidwell, commented regarding the density.

Commissioner Smith, commented his preference for less density.

Commissioner Bidwell, commented his preference for less density.

With no further discussion, Chairman Langworthy thanked the applicant for their time and asked the Planning Director to forward the Commissioners comments to the City Council for consideration.

**Planning Director Report**

None.

**Assistant City Attorney Report**

None.

**Future Agenda Items**

Chairman Langworthy announced the Astronomy night and the City clean up events coming up.

**ADJOURNMENT**

Chairman Langworthy adjourned the April 6, 2016 regular Planning Commission meeting at 8:47 P.M.



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Matthew C. Bassi  
Planning Director/Minutes Secretary