



CITY OF WILDOMAR OFFICIAL PLANNING COMMISSION MEETING MINUTES FOR THE SPECIAL MEETING OF APRIL 19, 2017

CALL TO ORDER

The special 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:

FLAG SALUTE

Chairman Smith led the flag salute.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA AS PRESENTED

Vice-Chairman Lloyd motioned to approve the agenda as presented. The motion was seconded by Commissioner Strong. Motion Carried, 5-0, with the following vote resulted:

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

1.0 CONSENT CALENDAR

None.

2.0 PUBLIC HEARINGS

2.1 Milestone RV and Boat Storage Project (PA No. 16-0095):

Planning Commission review and consideration of an Initial Study/Mitigated Negative Declaration, Conditional Use Permit, and Variance to develop an RV/Mini-Warehouse storage facility, including the placement of solar panels on the roof of the RV storage areas, on 4.5 acres in the M-SC zone located at 36215 Jane Lane (APN:380-290-003).

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

Commissioner Strong asked questions on the agenda item.

Steve Davis and Rick Hughes, project applicant's, made a presentation to the Planning Commission.

Chairman Smith opened the public hearing.

Dan Woodward, resident, asked a question about the MND.

Matthew Fagan, CEQA Consultant, provided responses to the Mr. Woodward's question.

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

Commissioner Langworthy disclosed she met with the applicant Mr. Davis and his representative Mr. Larry Markham regarding the project.

Vice-Chairman Lloyd disclosed he met with the applicant development team prior to the meeting.

Chairman Smith and Commissioner Thomas disclosed they met with the applicant Mr. Davis and his representative Mr. Larry Markham regarding the project.

With no further Commission discussion, Chairman Smith asked for a motion to adopt PC Resolution No. 2017-11 entitled:

PC RESOLUTION NO. 2017-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (SCH# 2017011076) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MILESTONE RV/MINI-WAREHOUSE STORAGE PROEJCT (PA NO. 16-0095) CONSISTING OF A VARIANCE TO REDUCE SETBACKS AND A CONDITIONAL USE PERMIT TO DEVELOP THE PROJECT LOCATED AT 36215 JANE LANE (APN:380-290-003)

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

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

With no further Commission discussion, Chairman Smith asked for a motion to adopt PC Resolution No. 2017-12 entitled:

PC RESOLUTION NO. 2017-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A VARIANCE TO REDUCE THE REQUIRED SETBACK FROM 25 FEET TO 4 FEET FOR A PROPOSED 663 SQUARE-FOOT OFFICE BUILDING FOR THE MILESTONE RV/MINI-WAREHOUSE STORAGE PROJECT (PA NO. 16-0095) LOCATED AT 36215 JANA LANE (APN: 380-290-003)

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

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

With no further Commission discussion, Chairman Smith asked for a motion to adopt PC Resolution No. 2017-13 entitled:

PC RESOLUTION NO. 2017-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-0095 TO DEVELOP THE MILESTONE RV/MINI-WAREHOUSE STORAGE PROJECT CONSISTING OF A 173 COVERED RV STORAGE SPACES WITH ROOF MOUNTED SOLAR PANELS, TWO (2) MINI-WAREHOUSE BUILDINGS TOTALING 8,845 SQUARE FEET AND A 663 SQUARE-FOOT OFFICE BUILDING LOCATED AT 36215 JANA LANE (APN: 380-290-003)

Motion was made by Vice-Chairman Lloyd and seconded by Commissioner 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 Zoning Ordinance Amendment No. 17-02:

Planning Commission review of a General Rule CEQA Exemption and an amendment to Chapters 17.200 (Conditional Use Permits), 17.208 (Public Use Permits) and 17.216 (Plot Plans) of the Wildomar Municipal Code relating approval periods and extensions of time for development applications.

Planning Director Bassi made a presentation to the Planning Commission.

Commissioner Strong asked questions on the agenda item.

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

Chairman Smith opened the public hearing.

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

Vice-Chairman Lloyd asked questions on the agenda item.

Commissioner Langworthy, commented that the amendment makes sense.

With no further Commission discussion, Chairman Smith asked for a motion to adopt PC Resolution No. 2017-14 entitled:

PC RESOLUTION NO. 2017-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PURSUANT TO CHAPTER 15061(B)(3) OF CEQA AND APPROVING ZONING ORDINANCE AMENDMENT NO. 17-02 AMENDING CHAPTERS 17.200 (CONDITIONAL USE PERMITS), 17.208 (PUBLIC USE PERMITS) AND 17.216 (PLOT PLANS) OF THE WILDOMAR MUNICIPAL CODE RELATED TO APPROVAL PERIODS, TIME EXTENSIONS AND LITIGATION TIMEFRAMES FOR DEVELOPMENT APPLICATIONS

Motion was made by Commissioner Strong and seconded by Commissioner Langworthy . 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

Commissioner Langworthy thanked staff for the modifications to their power point template.

Planning Director Report

Director Bassi provided a status on various projects reviewed by City Council. In addition, Director Bassi, reminded the Commission that the May 3, 2017 meeting would be cancelled.

Assistant City Attorney Report

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

Future Agenda Items

Commissioner Langworthy asked if staff could email the Council approved Notice of Public Hearing exhibit approved with ZOA 17-01.

ADJOURNMENT

Chairman Smith adjourned the April 19, 2017 Special Planning Commission meeting at 7:19 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary