

**CITY OF WILDOMAR  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 5, 2010**

**1.0 CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Devine at 7:00 P.M. at Wildomar City Hall, Council Chambers.

**1.1 ROLL CALL OF PLANNING COMMISSION**

Present:        Robert Devine, Chairman  
                  Harv Dykstra, Vice-Chairman  
                  Gary Andre, Commissioner  
                  Michael Kazmier, Commissioner

Absent:

Staff Present: David Hogan, Planning Director  
                  Erica Ball, Assistant City Attorney  
                  Jon Crawford, Supervising Engineer  
                  Alia Kanani, Planner  
                  Alfredo Garcia, Planner

**1.2 PLEDGE OF ALLEGIANCE:**

Commissioner Andre led the flag salute.

**2.0 COMMUNICATIONS FROM THE PUBLIC:**

None.

**3.0 CONSENT ITEMS:**

**3.1 April 21, 2010 REGULAR MEETING MINUTES**

April 21, 2010 Minutes were not submitted and will be voted on next Commission meeting on June 2, 2010. No motion carried.

AYES:

NOES:

ABSENT:

ABSTAIN:

**4.0 CONTINUED PUBLIC HEARING ITEMS:**

**4.1 TENTATIVE TRACT MAP 31895, ZONE CHANGE NO. 6936 AND GENERAL PLAN NO. 801 (08-0164)**

Applicant:	Markham Development Management Group
Location:	Southeast of Huckaby Lane and northeast of Rancho Mirlo Road (APN: 380-160-016, 380-160-019 & 380-160-020).
Proposals:	The project proposes to subdivide a 30 acre site into a 51 lot subdivision and change the zoning from Rural Residential (R-R) to a combination of One-Family Residential (R-1), Open Area Combining Zone Residential Developments (R-5) and Water Course, Watershed & Conservation Area (W-1). This project also proposes to amend the General Plan Land Use designation of the site from Very Low Density Residential to Low Density Residential.
Environmental Action:	Recommendation to continue the project 08-0164 off calendar pending on an Environmental Impact Report.

Chairman Devine asked Director Hogan why staff prepared a presentation for a project which is pending an Environmental Impact Report (EIR).

Director Hogan responded staff wanted to provide an overview of the project for Commissioners that have been absent and that had asked staff for additional information. As well as, to allow for additional public input.

Chairman Devine did not see the need to have a presentation since the project is pending an EIR.

Commissioner Andre agreed.

Director Hogan responded if the Commission would like to continue to public hearing with a staff presentation staff would be fine with that decision.

Commissioners concurred with Chairman Devine's previous comment of postponing the presentation for a later time until the EIR is final and opened the public hearing.

The applicant Larry Markham concurred with the continuing off calendar pending the EIR.

Chairman Devine requested a motion to continue the public hearing to a later time.

MOTION: Commissioner Andre motioned to continue the public hearing to a later time until the EIR is complete. The motion was seconded by Chairman Devine. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, Andre, Kazmier.  
NOES:  
ABSENT:  
ABSTAIN:

**5.0 PUBLIC HEARING ITEMS:**

**5.1 PROJECT 10-0092 CANYON VILLAGE D.R. HORTON – PLOT PLAN 10-0092**

Applicant: D.R. Horton  
Location: Clovis Way Dorof Court and Coral Wood Court north of Canyon Dr. (APN: 367-490-001, 367-490-024, 367-491-007, 367-491-012, 367-491-017 and 367-491-018).  
Proposals: The proposed project includes revised floor plans and elevations for 32 homes to be constructed in Canyon Village Tract (TR 31345) located on Dorof Court, Clovis Way and Coral Wood Court north of Canyon Drive in the City of Wildomar, County of Riverside, California.  
Environmental  
Action: Approval of Plot Plan 10-0092 subject to the conditions of approval contained in the staff report.

Planner Alia Kanani made the Staff report.

Vice-Chairman Dykstra asked Planner Kanani what the status of the street improvements at the project site.

Assistant City Engineer Jon Crawford answered the previous developer of the site caped the majority of the streets.

Commissioner Andre asked if D.R. Horton will follow the Conditions of Approval implemented by Riverside County.

Director Hogan confirmed the new developer will follow the same Conditions of Approval from the County and the new supplemental conditions from the City.

Chairman Devine opened the public hearing.

Daniel Boyd thanked staff for a presentation well done and supports staff's recommendations.

Commissioner Kazmier asked if all homes would be developed at one time.

Mr. Boyd answered the project will be constructed in phases.

Chairman Devine referred back to the question of street improvements and asked if the street improvements also include the streets surrounding the project area.

Mr. Boyd answered they will be required to improve all streets after they are done with the development.

Commissioner Andre commented about the proposed park in the detention basin.

Daniel Boyd answered they will be cleaning the area and constructing the park when the scheduled phase arises.

Chairman Devine asked if the Homeowners Association will be responsible for the maintenance of the park.

Daniel Boyd affirmed

Commissioner Andre commented on a possible inconsistency of Spanish style architecture between the homes that currently exist in the tract and the ones being proposed by D.R. Horton.

D.R. Horton's Architect Gary Cunningham answered there are many different styles of Spanish architecture and he wanted to introduce a new design style.

Commissioner Andre expressed concerns between the old and new portions of the tract.

Mr. Cunningham answered the transition will be noticeable given the replacement of the Cottage style home with D.R. Horton's Tuscan home. However, they are willing to work with staff to make modifications to the Spanish home.

Commissioner Andre commented on the graffiti of the area and expressed the idea of placing vines along the block walls.

Director Hogan replied the City's Landscape Architect is currently looking at the submitted landscape plans.

Chairman Devine requested a motion to approve Plot Plan 10-0092 subject to Conditions of Approval.

MOTION: Vice-Chairman Dykstra motioned to approve Plot Plan 10-0092 subject to the Conditions of Approval. The motion was seconded by Commissioner Andre. Motion carried, the following vote resulted:

AYES: Devine, Dykstra, Andre, Kazmier.

NOES:

ABSENT:

ABSTAIN:

#### **6.0 GENERAL BUSINESS ITEMS:**

6.1 Commissioner Dykstra was selected Vice Chairman.

#### **7.0 ADMINISTRATIVE HEARINGS REPORT:**

7.1 A Directors Hearing was held on April 28, 2010 for an accessory building over 400 square feet that was placed without permits. The applicant was subject to submittal requirements and the project was approved.

#### **8.0 PLANNING DIRECTOR'S REPORT:**

8.1 Director Hogan indicated the reappointment date for the Commission chair is May 26, 2010 and the swearing in of the new commissioner scheduled for June 2, 2010. In addition, he commented that staff has taken to Council the recommendations made by the Commission regarding The R-R Code Clean up and the Planning Commission Bylaws. Mr. Hogan also indicated staff is in the process of acquiring Design Guidelines from neighboring cities to establish the Cities own Guideline criteria.

#### **9.0 PLANNING COMMISSION COMMENTS:**

9.1 No comments.

#### **10.0 ADJOURNMENT:**

The June 2, 2010 regular meeting of the Wildomar Planning Commission adjourned at 7:55 P.M.

Respectfully submitted:  
David Hogan  
Commission Secretary