

AGENDA ITEM No. 1.1



CITY OF WILDOMAR OFFICIAL PLANNING COMMISSION MEETING MINUTES FOR THE REGULAR MEETING OF MAY 6, 2015

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, Bobby L. Swann III, Vice-Chair
Dan Bidwell, Commissioner, Stan Smith, Commissioner, Gary D. Brown, Commissioner.

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Alfredo Garcia, Assistant Planner
Thomas Jex, City Attorney
Morgan Weintraub, Assistant Planner
Mark Teague, Planning Manager

Absent: none.

FLAG SALUTE

Commissioner Smith led the flag salute.

PUBLIC COMMENT:

Ken Mayes, resident provided public comment.

APPROVAL OF AGENDA AS SUBMITTED

Vice-Chairman Swann III motioned to approve the agenda as submitted. The motion was seconded by Commissioner Smith. Motioned Carried, 5-0-0 the following vote resulted:

AYES:	LANGWORTHY, SWANN III, SMITH, BIDWELL, BROWN
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

1.0 CONSENT CALENDAR

1.1 Minutes – April 1, 2015 –Planning Commission Meeting

Recommendation – Staff Recommends that the Planning Commission approve the Minutes as submitted.

A Motion was made by Vice-Chairman Swann III, and seconded by Commissioner Bidwell.

Motion carried 4-0-1, with the following vote resulting:

AYES:	LANGWORTHY, SWANN III, BIDWELL, BROWN
NOES:	NONE
ABSENT:	SMITH
ABSTAIN:	NONE

2.0 PUBLIC HEARINGS

2.1 Oak Creek Canyon Tract Map No. 36388 Minor Changes (PA 14-0052):

Planning Commission consideration of Minor Changes to Tentative Tract Map No. 36388 for the Oak Creek Canyon Project, including revised conditions of approval, and an additional 18 month extension of time to record the final tract map in accordance with Government Code Section 66452.6(c) & Section 16.12.240.G of the Municipal Code located along Bundy Canyon Road between Sunset Avenue and The Farm Road.

Planning Director Matthew Bassi, made a presentation to the Planning Commission.

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

Larry Markham made a presentation to the Planning Commission.

Martha Bridges, resident, provided comments on the agenda item.

George Taylor, resident, provided comments on the agenda item.

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

Vice Chairman Swann III, asked questions of staff on the agenda item.

Commissioner Brown, provided comments regarding the agenda item.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2015-04 entitled:

PC RESOLUTION NO. 2015-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING MINOR CHANGES TO TENTATIVE TRACT MAP NO. 36388 (OAK CREEK CANYON PROJECT), INCLUDING REVISIONS TO THE ADOPTED CONDITIONS OF APPROVAL, AND AN ADDITIONAL 18 MONTH EXTENSION TO RECORD THE FINAL TRACT MAP IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66452.6(C) AND TITLE 16, SECTION 16.12.240.G OF THE WILDOMAR MUNICIPAL CODE (PLANNING APPLICATION NO. 14-0052) LOCATED GENERALLY ALONG BUNDY CANYON ROAD BETWEEN SUNSET AVENUE AND THE FARM ROAD (APN: 362-070-001, 003, 006, 010, 013, 018, 021, 023, & 024; 362-080-004, 005, 007, 008, 009, 012; 362-090-009 & 015).

A Motion was made by Commissioner Smith, and seconded by Vice Chairman Swann III.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.2 Verizon Cell Tower/Monopine Height Variance – Planning Application No. 14-0062:

Planning Commission review and consideration a Categorical Exemption and approval of a height variance from 50 feet to 68 feet for an existing Verizon Wireless Monopine “Co-Location” facility located within the R-1 (One-Family Dwelling) zone located at 25125 Clinton Keith Road (APN: 380-300-007).

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

The Commission engaged in discussion, and asked questions of staff.

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

Ken Mayes, resident, provided comments on the agenda item.

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. 2015-08 entitled:

PC RESOLUTION NO. 2015-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO SECTION 15301(B) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVING A HEIGHT VARIANCE (PLANNING APPLICATION NO. 14-0062) FROM 50 FEET TO 68 FEET FOR AN EXISTING VERIZON WIRELESS MONOPINE CO-LOCATION FACILITY WITHIN THE R-1 (ONE-FAMILY DWELLING) ZONE LOCATED AT 25125 CLINTON KEITH ROAD (APN: 380-300-007)

A Motion was made by Commissioner Brown, and seconded by Commissioner Smith, to adopt PC Resolution No. 2015-08.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

- 2.3 SCE Helipad Conditional Use Permit (Planning Application No. 14-0112):**
Planning Commission review and consideration of a Negative Declaration and approval of a Conditional Use Permit (CUP) to establish a “Helipad” for the Southern California Edison Wildomar Service Center site located at 24487 Prielipp Road (APN: 389-260-038).

Assistant Planner Morgan Weintraub made a presentation to the Planning Commission.

Planning Manager Mark Teague provided additional detail as part of staff’s presentation.

The Commission engaged in discussion, and asked questions of staff.

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

Scott Holland, project architect provided the Commission with project details and answered questions.

Ken Mayes, resident, provided comments on the agenda item.

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. 2015-09 entitled:

PC RESOLUTION NO. 2015-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION IN ACCORDANCE WITH SECTION 15074 OF THE CEQA GUIDELINES FOR THE SCE HELIPAD PROJECT CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 14-0112) AT THE SOUTHERN CALIFORNIA EDISON WILDOMAR SERVICE CENTER LOCATED AT 24487 PRIELIPP ROAD (APN: 389-260-038).

A Motion was made by Vice-Chairman Swann III, and seconded by Commissioner Brown, to adopt PC Resolution No. 2015-09.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2015-10 entitled:

PC RESOLUTION NO. 2015-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND CONTINUOUS EVENT EXCEPTION TO THE NOISE ORDINANCE (PLANNING APPLICATION NO. 14-0112), SUBJECT TO CONDITIONS, TO OPERATE A HELIPAD AT THE SOUTHERN CALIFORNIA EDISON WILDOMAR SERVICE CENTER LOCATED AT 24487 PRIELIPP ROAD (APN: 389-260-038).

A Motion was made by Vice Chairman Swann III, and seconded by Commissioner Bidwell, to adopt a Resolution 2015-10.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.4 Giant R.V. Conditional Use Permit (Planning Application No. 15-0033):

Planning Commission review and adoption of a Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines and approval of a Conditional Use Permit (CUP) for an R.V. sales and light repair business for Giant RV located at 22482 Walnut Street (APN: 367-130-041).

Planning Manager Mark Teague, made a presentation to the Planning Commission.

Commission engaged in discussion and asked questions of staff.

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

Dick Torres applicant, made a presentation to the Planning Commission.

Ken Mayes, resident, provided comments on the agenda item.

Joseph Morabito, provided comments on the agenda item.

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. 2015-11 entitled:

PC RESOLUTION NO. 2015-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND APPROVING CONDITIONAL USE PERMIT NO. 15-0033, SUBJECT TO CONDITIONS, TO ESTABLISH AN R.V. SALES LOT WITH LIGHT RV REPAIR (GIANT RV) IN AN EXISTING BUILDING LOCATED AT 22482 WALNUT STREET (APN: 367-130-041).

A Motion was made by Commissioner Smith, and seconded by Commissioner Brown, to adopt a PC Resolution No. 2015-11.

Motion carried 5-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.5 Zoning Ordinance Amendment No. 15-02 (Accessory Structures):

Planning Commission review and recommendation to the City Council for a CEQA Exemption per Section 15061(B)(3) and Section 15303(E) from the California Environmental Quality Act (CEQA) Guidelines, and adoption of an Ordinance amending Section 17.172.130 (Detached Accessory Buildings) and Section 17.216.050(A)&(B) (Action on Plot Plans) of the Wildomar Municipal Code.

Planning Director Matthew Bassi, made a presentation to the Planning Commission.

Commission engaged in discussion and asked questions of staff.

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

With no 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. 2015-12 entitled:

PC RESOLUTION NO. 2015-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN ACCORDANCE WITH SECTION 15061(B)(3) AND SECTION 15303(E) OF THE CEQA GUIDELINES, AND ADOPTION OF AN ORDINANCE AMENDING SECTION 17.172.130 (DETACHED ACCESSORY BUILDINGS) AND SECTION 17.216.050(A)&(B) (ACTION ON PLOT PLANS) OF THE WILDOMAR MUNICIPAL CODE.

A Motion was made by Vice Chairman Swann III, and seconded by Commissioner Brown, to adopt PC Resolution No. 2015-12.

Motion carried 5-0-0, with the following vote resulting:

AYES:	LANGWORTHY, SMITH, SWANN III, BIDWELL, BROWN
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

3.0 GENERAL BUSINESS ITEMS:

No General Business Items for this agenda.

Planning Directors Report

Director Bassi informed the Commission about the projects planned for the June 3 and July 1, 2015 Planning Commission meetings.

In addition, Director Bassi informed the Commission that the Villa Siena Draft EIR was available for public review and encouraged the Commission to begin reading the DEIR.

Assistant City Attorney's Report

No comment from Assistant City Attorney Vega.

Planning Commission Communications

Vice-Chairman Swann III announced that on May 27, 2015, the RTA meeting will be held at the library.

Commissioner Brown announced the Community Health and Fitness fair which will be held on June 6, 2015 at Marna O'Brien Park. Commissioner Brown also mentioned the June 5, 2015 golf tournament.

With no other communications, Chairman Langworthy adjourned the May 6, 2015 Regular Planning Commission at 8:16 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary