



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE REGULAR MEETING OF JUNE 1, 2016**

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, Stan Smith, Vice-Chairman,
John Lloyd, Commissioner

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Mark Teague, Planning Manager
Alfredo Garcia, Assistant Planner
Erica Vega, Assistant City Attorney

Absent: None

FLAG SALUTE

Vice-Chairman Smith led the flag salute.

PUBLIC COMMENT:

Kenneth Mayes , resident, provided public comment.

PLANNING COMMISSION COMMUNICATIONS

Chairman Langworthy announced that there are two open vacancies for the Planning Commission and encourage people to apply if interested.

APPROVAL OF AGENDA AS SUBMITTED

Vice Chairman Smith motioned to approve the agenda as submitted by staff. The motion was seconded by Commissioner Lloyd. Motion Carried, 3-0. The following vote resulted:

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

1.0 CONSENT CALENDAR

None

2.0 PUBLIC HEARINGS

2.1 Baxter Village Mixed-Use Project (PA No. 14-0002):

Planning Commission review of the “Baxter Village Mixed-Use” development project consisting of an Environmental Impact Report, General Plan Amendment, Change of Zone, Tentative Tract Map, and Plot Plan located at the northwest corner of the Baxter Road and I-15 Freeway (APN: 367-180-015 & 367-180-043).

Director Bassi made a presentation to the Planning Commission.

Planning Manager Mark Teague expanded upon the CEQA discussion of Director Bassi’s presentation.

Assistant City Attorney Vega reminded the Commission that the evenings vote will need to unanimous in order for the item to move forward.

Vice Chairman Smith provided comment on the agenda item.

Chairman Langworthy open the public hearing.

Eric Flodine, applicant representative made a presentation to the Planning Commission.

Assistant City Manager Dan York, responded to the applicants request to amend PC Resolution 2016-20, to revise Public Works conditions 49 and 50.

Director Bassi clarified that the request to amend PC Resolution 2016-20 were Engineering conditions and not Planning conditions.

Ken Mayes, resident, provided public comment.

Kristen Lloyd, resident, with donated time by Jessica Lloyd, Alyssa Lloyd and George Cambero for a total of 12 minutes made a presentation to the Planning Commission.

Jeff Rosen, Pastor at Cornerstone Church, provided public comment.

George Taylor, resident, provided public comment.

Joseph Morabito, resident, provided public comment.

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

Vice Chairman Smith provided additional comments related to the Brown House.

Commissioner Lloyd provided comments on the structural integrity of the Brown House as a result of reviewing the structural report prepared by the historical society.

Chairman Langworthy commented that the future of the Brown House is a matter between the Historical Society and the Applicant.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-16 entitled:

PC RESOLUTION NO. 2016-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2014121047), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM 36674) AND PLOT PLAN ON APPROXIMATELY 35.48 ACRES LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

A Motion was made by Chairman Langworthy and seconded by Vice-Chairman Smith.

The **Motion** carried 3-0, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-17 entitled:

PC RESOLUTION NO. 2016-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 14-0002) TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 35.48 ACRES FROM MIXED USE PLANNING AREA (MUPA) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), VERY HIGH DENSITY RESIDENTIAL (VHDR) AND COMMERCIAL RETAIL (CR) TO ACCOMMODATE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

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

The **Motion** carried 3-0, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-18 entitled:

PC RESOLUTION NO. 2016-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 14-0002) TO REMOVE THE MIXED-USE OVERLAY DISTRICT FROM THE ENTIRE SITE AND TO CHANGE THE EXISTING ZONING DESIGNATION ON A PORTION OF THE SITE FROM SCENIC HIGHWAY COMMERCIAL (C-P-S) TO R-3 (GENERAL RESIDENTIAL) AND TO R-4 (PLANNED RESIDENTIAL) TO ACCOMMODATE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

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

The **Motion** carried 3-0, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-19 entitled:

PC RESOLUTION NO. 2016-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36674 (PLANNING APPLICATION NO. 14-0002) TO SUBDIVIDE APPROXIMATELY 35.48 ACRES INTO 85 LOTS TO ACCOMMODATE BAXTER VILLAGE MIXED-USE PROJECT (PLANNING APPLICATION NO. 14-0002) LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

A Motion was made by Chairman Langworthy and seconded by Vice-Chairman Smith.

The **Motion** carried 3-0, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-20 entitled:

PC RESOLUTION NO. 2016-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF PLOT PLAN (PLANNING APPLICATION NO. 14-0002) TO DEVELOP THE BAXTER VILLAGE MIXED-USE PROJECT CONSISTING OF THE DEVELOPMENT OF A 75,000 SQUARE-FOOT COMMERCIAL RETAIL CENTER, 70 SINGLE FAMILY DWELLING UNITS AND 204 MULTI-FAMILY APARTMENTS ON APPROXIMATELY 35.48 ACRES LOCATED AT THE NORTHWEST CORNER OF BAXTER ROAD AND I-15 FREEWAY (APN: 367-180-015 & 367-180-043)

A Motion was made by Vice-Chairman Smith and seconded by Chairman Langworthy, including changes to Public Works conditions 49 and 50.

The **Motion** carried 3-0, with the following vote resulted:

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

3.0 GENERAL BUSINESS ITEMS:

3.1 General Plan/Housing Element Annual Progress Report:

A report on the City's progress in meeting its share of the Housing Element's Regional Housing Needs Assessment (RHNA).

Director Bassi made a presentation to the Planning Commission.

Commissioner Lloyd asked Director Bassi regarding the RHNA numbers.

Planning Manager Mark Teague provided further clarification regarding Director Bassi's presentation.

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

Planning Director Report

None.

Assistant City Attorney Report

None.

Future Agenda Items

None

ADJOURNMENT

Chairman Langworthy adjourned the June 1, 2016 regular Planning Commission meeting at 7:59 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary