



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE SPECIAL MEETING OF JUNE 21, 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: None.

FLAG SALUTE

Chairman Smith led the flag salute.

PUBLIC COMMENT:

Ken Mayes, resident, provided public comment.

APPROVAL OF AGENDA AS PRESENTED

Vice-Chairman Lloyd motioned to approve the agenda as presented. The motion was seconded by Commissioner Langworthy. 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**

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 **Minutes – April 5, 2017 - Regular Meeting:**

RECOMMENDATION: Staff recommends the Planning Commission approve the April 5, 2017 Minutes as submitted.

Vice-Chairman Lloyd motioned to approve the minutes as submitted by staff. The motion was seconded by Commissioner Langworthy. Motion Carried, 5-0. The following vote resulted:

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

1.2 **Minutes – April 19, 2017 - Special Meeting:**

RECOMMENDATION: Staff recommends the Planning Commission approve the April 19, 2017 Minutes as submitted.

Vice-Chairman Lloyd motioned to approve the minutes as submitted by staff. The motion was seconded by Commissioner Langworthy. Motion Carried, 5-0. The following vote resulted:

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

2.0 **PUBLIC HEARINGS**

2.1 **Camelia Townhouse Project (Continued from April 5, 2017 Meeting):**

Planning Commission review of the Camelia Townhouse Project consisting of an Initial Study/Mitigated Negative Declaration, Change of Zone, Tentative Tract Map, and Plot Plan to develop a 163-unit townhouse project with related on-site

recreational amenities on 25.9± acres located on the east side of Palomar Street adjacent to the city's southern border (APN:380-220-003)

Chairman Smith opened the public hearing.

Director Bassi, made a presentation to the Planning Commission.

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

Richard Valdez, Applicant engineer made a presentation to the Planning Commission.

Pete Kee, resident, provided public comment.

Tim Huizenga, Murrieta resident, with donated time from Clare McCall for a total of 6 minutes, provided public comment.

Eve Huizenga, Murrieta resident, made a presentation to the Planning Commission.

Amber Treat, Murrieta resident, provided public comment.

Kathryn McCall, Murrieta resident, made a presentation to the Planning Commission.

Trudy Curry, Wildomar resident, provided public comment.

Robert Kinsey, Murrieta resident, with donated time from Dave Catron and Dina Kinsey for a total of 9 minutes, made a presentation to the Planning Commission.

Catherine Kee, Murrieta resident, provided public comments.

Kenneth Mayes, Wildomar resident, provided public comment.

Paige Virgil, Murrieta resident, provided public comment.

Jeff Rhoades, developer resident, provided public comment.

Joseph Morabito, Wildomar resident, provided public comment.

Denise Hains, Murrieta resident, with donated time from Nicholas Raines and Sharon Cartwright, resident, for a total of 9 minutes. Provided public comment.

Rodrigo Garcia, resident, provided public comment.

DJ Williams, Murrieta resident, with donated time by Luis A. Bari for a total of 6 minutes , provided public comment.

Erika Vaughan, Murrieta resident, with donated time by Jean Marie La Panza, resident, for a total of 6 minutes. Provided public comment.

Jeff Jenkins, resident, provided public comment.

Olivia Fuentes, Wildomar resident, provided public comment.

Jolene Fuentes, Wildomar resident, provided public comment.

Cristal Robles, Wildomar resident, provided public comment.

Mario Weiner, Wildomar resident, provided public comment.

Peter Hansen, Murrieta resident, provided public comment.

Matthew Ferguson, Murrieta resident, provided public comment.

Brett Myers, Murrieta resident, provided public comment.

Sandy Renfrow, Wildomar resident, provided public comment.

Benjamin Morrison, Murrieta resident, provided public comment.

Lisa Winslow, Wildomar resident, provided public comment.

Laurie Nunnally, Wildomar resident, provided public comment.

Jan Belliveau, Wildomar resident, provided public comment.

Larry Markham, Applicant representative, provided a rebuttal to the public comments.

Vice Chairman Lloyd , asked the applicant questions regarding traffic.

Charlene So, Traffic Engineer for applicant, provide answers to Vice Chairman Lloyd's questions.

Commissioner Langworthy, asked questions of staff.

Director Bassi, provided answers, to Commissioner Langworthy's questions.

Chairman Smith, provided comments with respect to the City of Wildomar's General Plan.

Director Bassi, responded in the affirmative.

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

Commissioner Langworthy, provide comments with respect to the City of Wildomar Circulation Element.

Chairman Smith provided additional comments with respect to the Circulation Element.

Assistant City Manager Dan York, provided answers with respect to the City of Wildomar Capital Improvement Program.

Vice-Chairman Lloyd, provided additional comments.

Commissioner Strong, thanked the City of Murrieta residents for their interest in the City.

Commissioner Thomas, also provided comments with respect to the project site layout.

Vice-Chairman Lloyd, provided comment with respect to privacy issues.

Commissioner Langworthy thanked the applicant for the architectural changes made to the project elevations.

Chairman Smith, commented on the history and population growth of the City and surrounding cities.

Vice-Chairman Lloyd commented on the General Plan and the changes made to the project layout.

Commissioner Strong commented that the General Plan can be changed.

Commissioner Thomas shared her concerns regarding the project.

With no further Commission discussion, Chairman Smith asked for a motion to adopt PC Resolution No. 2017-07 entitled:

PC RESOLUTION NO. 2017-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH# 2017011041), INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CAMELIA TOWNHOME PROJECT (PLANNING APPLICATION NO. 16-0070) CONSISTING OF A CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM 37156) AND PLOT PLAN ON 25.9± ACRES LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

Motion was made by Chairman Smith and seconded by Vice-Chairman Lloyd. The **Motion** carried 3-2-0, with the following vote resulted:

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

With no further Commission discussion, Chairman Smith asked for a motion to adopt PC Resolution No. 2017-08 entitled:

PC RESOLUTION NO. 2017-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 16-0070) TO CHANGE THE EXISTING ZONING DESIGNATION OF R-R (RURAL RESIDENTIAL) TO R-3 (GENERAL RESIDENTIAL) FOR A 25.9± ACRE SITE LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

Motion was made by Chairman Smith and seconded by Commissioner Langworthy. The **Motion** carried 3-2-0, with the following vote resulted:

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

With no further Commission discussion, Chairman Smith asked for a motion to adopt PC Resolution No. 2017-09 entitled:

PC RESOLUTION NO. 2017-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 37156 (PLANNING APPLICATION NO. 16-0070) TO SUBDIVIDE A 25.9± ACRE SITE 20 LOTS FOR CONDOMINIUM PURPOSES, SUBJECT TO CONDITIONS, LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

Motion was made by Chairman Smith and seconded by Commissioner Langworthy. The **Motion** carried 3-2-0, with the following vote resulted:

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

With no further Commission discussion, Chairman Smith asked for a motion to adopt PC Resolution No. 2017-10 entitled:

PC RESOLUTION NO. 2017-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 16-0070) TO DEVELOP THE CAMELIA TOWNHOUSE PROJECT CONSISTING OF 163 SINGLE FAMILY ATTACHED CONDOMINIUM/TOWNHOUSE UNITS WITH RELATED ON-SITE RECREATION AMENITIES ON 25.9± ACRES, SUBJECT TO CONDITIONS, LOCATED ON THE EAST SIDE OF PALOMAR STREET ADJACENT TO THE CITY'S SOUTHERN BORDER (APN:380-220-003)

Motion was made by Chairman Smith and seconded by Vice-Chairman Lloyd. The **Motion** carried 3-2-0, with the following vote resulted:

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

3.0 GENERAL BUSINESS ITEMS:
None

Planning Commission Communications

Commissioner Langworthy thanked Sharron and Richard Heil for their thoughtful gifts to City staff in celebration of Independence Day.

Planning Director Report

Director Bassi informed the Commission that the next July 5th meeting would be cancelled.

Assistant City Attorney Report

None.

Future Agenda Items

None

ADJOURNMENT

Chairman Smith adjourned the June 21, 2017 Special Planning Commission meeting at 9:51 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary