



**CITY OF WILDOMAR  
OFFICIAL SPECIAL PLANNING COMMISSION MEETING MINUTES  
OF JULY 16, 2014**

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**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, Veronica Langworthy, Vice-Chair; Dan Bidwell, Commissioner; Gary D. Brown, Commissioner; Bobby L. Swann III, Commissioner.

Absent:

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

**FLAG SALUTE**

Commissioner Brown led the flag salute.

**PUBLIC COMMENT:**

Kathy Bundy, resident provided public comment.

**APPROVAL OF AGENDA AS SUBMITTED**

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

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

**1.0 CONSENT CALENDAR**

1.1 Approval of the April 2, 2014 Planning Commission minutes.

Commissioner Swann III motioned to approve the April 2, 2014 Planning Commission minutes. The motion was seconded by Commissioner Brown. Motioned carried 5-0-0 with the following vote resulting:

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

**2.0 PUBLIC HEARINGS**

2.1 **Zoning Ordinance Amendment No. 14-01:**

**PC RESOLUTION NO. 14-05**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-01 TO AMEND CHAPTER 17.254 (TEMPORARY SIGNS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO TEMPORARY BANNERS FOR COMMERCIAL, OFFICE AND INDUSTRIAL ZONES.

Director Bassi, made a presentation to the Planning Commission.

Chairman Smith open the public hearing and asked for public comments. With no public comments, Chairman Smith closed the public hearing.

Commission discussion ensued and several provisions of the draft ordinance were changed for council consideration.

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 14-05 with amended changes per Commission discussion. A motion was made by Vice-Chair Langworthy, and was seconded by Commissioner Swann III. Motion carried 5-0-0, with the following vote resulting:

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

**2.2 Zoning Ordinance Amendment No. 14-03:**

**PC RESOLUTION NO. 14-06**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-03 TO AMEND CHAPTERS 17.192, 17.196, 17.200, 17.208 AND 17.216 OF THE WILDOMAR ZONING ORDINANCE RELATING TO THE APPROVAL AUTHORITY AND HEARING BODY FOR VARIANCES, CONDITIONAL USE PERMITS, PUBLIC USE PERMITS AND PLOT PLANS IN THE CITY OF WILDOMAR

Director Bassi made a presentation to the Planning Commission.

Chairman Smith open the public hearing and asked for public comments. With no public comments, Chairman Smith closed the public hearing.

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 14-06 as submitted. A motion was made by Chairman Smith, and was seconded by Commissioner Brown. Motion carried 5-0-0, with the following vote resulting:

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

**2.3 Zoning Ordinance Amendment No. 14-04:**

**PC RESOLUTION NO. 14-08**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION PER SECTION 15061.B.3 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND

APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-04 TO AMEND CHAPTER 17.252 (SIGN REGULATIONS) OF THE WILDOMAR ZONING ORDINANCE RELATING TO FREESTANDING SIGNS.

Director Bassi made a presentation to the Planning Commission.

Chairman Smith open the public hearing and asked for public comments. With no public comments, Chairman Smith closed the public hearing.

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 14-08 as amended. A motion was made by Commissioner Swann III, and was seconded by Commissioner Brown. Motion carried 4-1-0, with the following vote resulting:

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

#### **2.4 Zoning Ordinance Amendment No. 14-02:**

##### **PC RESOLUTION NO. 14-07**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH# 2013051001) IN ACCORDANCE WITH SECTION 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 14-02 TO AMEND SECTION 17.60.030 REVISING THE MINIMUM LOT SIZE REQUIREMENTS FROM NINE (9) ACRES TO FOUR(4) ACRES FOR PROJECTS LOCATED IN THE R-4 ZONE.

Director Bassi made a presentation to the Planning Commission.

Chairman Smith open the public hearing and asked for public comments. With no public comments, Chairman Smith closed the public hearing.

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 14-07 as submitted. A motion was made by Commissioner Swann III, and was seconded by Vice- Chair Langworthy. Motion carried 5-0-0, with the following vote resulting:

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

#### **3.0 GENERAL BUSINESS ITEMS:**

None.

**PUBLIC COMMENT:**

Kathy Bundy, resident provided public comment.

**Planning Directors Report**

Director Bassi informed the Commission that he will be on vacation from July 31 through August 11 and that the Planning Commission meeting of August 6, 2014 will be cancelled. A special meeting will be held on August 20, 2014.

**Assistant City Attorney's Report**

City Attorney Thomas Jex provided a brief presentation to the Commission.

**Planning Commission Communications**

Vice-Chair Langworthy thanked the Heil family for their thoughtful gifts.

With no other communications, Chairman Smith adjourned the Special Planning Commission meeting of July 16, 2014 at 8:19 P.M.



Matthew C. Bassi  
Planning Director/Minutes Secretary