



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE REGULAR MEETING OF AUGUST 2, 2017**

CALL TO ORDER

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Vice-Chairman Lloyd at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL

Present: John Lloyd Vice-Chairman, Veronica Langworthy Commissioner, Michele Thomas, Commissioner.

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Alfredo Garcia, Associate Planner
Tom Jex, City Attorney

Absent: Stan Smith, Chairman, Kim Strong, Commissioner.

FLAG SALUTE

Commissioner Thomas led the flag salute.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA AS PRESENTED

Commissioner Thomas motioned to approve the agenda as presented. The motion was seconded by Commissioner Langworthy. Motion Carried, 3-0-2, with the following vote resulted:

AYES: LANGWORTHY, LLOYD, THOMAS
NOES: NONE
ABSENT: SMITH, STRONG
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 – June 21, 2017 – Special Meeting:

RECOMMENDATION: Staff recommends the Planning Commission approve the June 21, 2017 Minutes as submitted.

Commissioner Langworthy motioned to approve the minutes as submitted by staff. The motion was seconded by Commissioner Thomas. Motion Carried, 3-0-2. The following vote resulted:

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

2.0 PUBLIC HEARINGS

2.1 Life Storage Mini-Warehouse Proposal (CUP No. 17-0010):

Planning Commission review of an Initial Study / Negative Declaration and Conditional Use Permit to amend an existing CUP to allow a 2-story mini-warehouse building totaling 60,800 square feet located at 24781 Clinton Keith Road.

Associate Planner Garcia made a presentation to the Planning Commission.

Cain Garcia, Applicant representative, made a presentation to the Planning Commission.

Vice-Chairman Lloyd asked questions of staff.

With no further questions of staff, Vice-Chairman Lloyd opened the public hearing.

Larry Markham, Applicant representative for the Milestone self-storage facility project, located adjacent to the Life storage project made a presentation to the Planning Commission.

Cain Garcia, Applicant representative, provided responses to Larry Markham's comments.

Steve Davis, Owner of the Milestone project, provided additional comments.

Joe Castaneda, Civil Engineer for the Milestone project, provided additional comments.

With no further questions, Vice-Chairman Lloyd closed the public hearing and asked for Commission discussion.

With concerns raised about project coordination between Life Storage and Milestone Self-Storage, Commissioner Langworthy motioned to table item 2.1 to a future meeting.

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

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

2.2 Zoning Ordinance Amendment No. 17-03:

Planning Commission review of a General Rule and Categorical Exemption and an amendment to Chapter 17.204 of the Wildomar Municipal Code relating to Accessory Dwelling Units in single family residential zones.

Director Bassi made a presentation to the Planning Commission.

Vice-Chairman Lloyd opened the public hearing.

Kenneth Mayes, resident, provided public comment.

Director Bassi provided responses to Mr. Mayes comments.

Commissioner Langworthy, asked questions of staff regarding driveway surface requirements and whether a property owner may live in the ADU.

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

With no further questions, Vice-Chairman Lloyd, closed the public hearing and asked for Commission discussion.

With no further Commission discussion, Vice-Chairman Lloyd asked for a motion to adopt PC Resolution No. 2017-17 entitled:

PC RESOLUTION NO. 2017-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE AND A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) AND SECTION 15303 OF CEQA, RESPECTIVELY AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 17-03 AMENDING CHAPTER 17.204 OF THE WILDOMAR MUNICIPAL CODE (ACCESSORY DWELLING UNITS)

Motion was made by Commissioner Langworthy to adopt PC Resolution No. 2017-17 with revised language for Section 17.204.040.D.2 and Section 17.204.040.I. The **Motion** was seconded by Commissioner Thomas with said amendments. The **Motion** carried 3-0-2, with the following vote resulted:

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

3.0 GENERAL BUSINESS ITEMS:

3.1 Tentative Parcel Map No. 32257 - Extension of Time #2 (PA 17-0065):

Planning Commission review and consideration of a 1-year Extension of Time (EOT #2) for Tentative Parcel Map No. 32257 (PA 17-0065) requested by Matt Liesemeyer on behalf of Bundy I-15, LP located on the SEC of Bundy Canyon Road and I-15 Freeway (APN: 367-100-019).

Assistant Planner Michael Paul made a presentation to the Planning Commission.

With no questions of Staff, Vice- Chairman Lloyd opened the public hearing.

With no public testimony/comments, Vice- Chairman Lloyd closed the public hearing, and asked for Commission discussion.

With no further Commission discussion, Vice-Chairman Lloyd asked for a motion to adopt PC Resolution No. 2017-18 entitled:

PC RESOLUTION NO. 2017-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO JULY 15, 2018, FOR TENTATIVE PARCEL MAP NO. 32257 (PLANNING APPLICATION NO. 17-0065) LOCATED AT THE SOUTHEAST CORNER OF BUNDY CANYON ROAD AND THE I-15 FREEWAY (APN: 367-100-019 and 367-100-020) AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

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

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

Planning Commission Communications

None.

Planning Director Report

Director Bassi informed the Commission that Assistant Planner Alfredo Garcia was promoted to Associate Planner and introduced Placeworks as the new planning services consultant to serve the City of Wildomar.

Assistant City Attorney Report

None.

Future Agenda Items

None

ADJOURNMENT

Acting Chairman Lloyd adjourned the August 2, 2017 Special Planning Commission meeting at 7:23 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary