



**CITY OF WILDOMAR  
OFFICIAL PLANNING COMMISSION MEETING MINUTES  
FOR THE REGULAR MEETING OF OCTOBER 4, 2017**

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**CALL TO ORDER**

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

**ROLL CALL**

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

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

Absent: Kim Strong, Commissioner

**FLAG SALUTE**

Chairman Lloyd led the flag salute.

**PUBLIC COMMENT:**

Kenneth Mayes, resident, provided public comment.

**APPROVAL OF AGENDA AS PRESENTED**

Director Bassi recommended the Planning Commission pull item 2.2 due to a lack of quorum. Vice-Chair Thomas then motioned to approve the agenda as amended by staff. The motion was seconded by Commissioner Langworthy. Motion Carried, 3-0-1, with the following vote resulted:

AYES: LLOYD, LANGWORTHY, THOMAS  
NOES: NONE  
ABSENT: 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 **PC Minutes – August 2, 2017 – Regular Meeting:**

**RECOMMENDATION:** Staff recommends the Planning Commission approve the August 2, 2017 meeting minutes as submitted.

Vice-Chairman Thomas motioned to approve the minutes as submitted by staff. The motion was seconded by Commissioner Langworthy Motion Carried, 3-0-1. The following vote resulted:

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

### 1.2 **PC Minutes – September 6, 2017 – Regular Meeting:**

**RECOMMENDATION:** Staff recommends the Planning Commission approve the September 6, 2017 meeting minutes as submitted.

Commissioner Langworthy motioned to approve the minutes as submitted by staff. The motion was seconded by Vice-Chair Thomas. Motion Carried, 3-0-1. The following vote resulted:

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

## 2.0 **PUBLIC HEARING**

### 2.1 **Change of Zone No. 17-0101 (PA No. 17-0101):**

Planning Commission review and recommendation to the City Council regarding a proposed Change of Zone from R-R (Rural Residential) to C-1/C-P (General Commercial) to be consistent with the General Plan land use designation of Commercial Retail (CR) for a 1.73 acre parcel located at 32179 Clinton Keith Road (APN: 380-130-012).

Associate Planner Garcia made a presentation to the Planning Commission.

Matthew Fagan, Applicant representative, made a presentation to the Planning Commission.

With no further questions of staff, Vice-Chairman Lloyd opened the public hearing. Ms. Miller, resident, provided public comment.

Matthew Fagan, Applicant representative, provided no response to public comment.

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

With no further Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2017-21 entitled:

#### **PC RESOLUTION NO. 2017-21**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE FROM R-R (RURAL RESIDENTIAL) TO C-1/C-P (GENERAL COMMERCIAL) TO BE CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION OF COMMERCIAL RETAIL (CR) FOR A 1.73 ACRE PARCEL LOCATED AT 32179 CLINTON KEITH ROAD (APN: 380-130-012), AND A DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162

**Motion** was made by Commissioner Langworthy and seconded by Vice-Chairman Thomas. The **Motion** carried 3-0-1, with the following vote resulted:

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

**2.1 Change of Zone No. 17-0102 (PA No. 17-0102):**

Planning Commission review and recommendation to the City Council regarding a proposed Change of Zone from R-R (Rural Residential) to R-1 (One-Family Dwelling) to be consistent with the General Plan land use designation of Medium Density Residential (MDR) for a 1.39 acre parcel located at 21615 Front Street (APN: 376-132-001).

Item removed due to a lack of quorum.

**3.0 GENERAL BUSINESS ITEMS:**

**3.1 Tentative Tract Map No. 33543 - Extension of Time #2 (PA 17-0100):**

Planning Commission review and consideration of a 1-year extension of time (#2 of 5) for a County approved Tentative Tract Map No. 33543 subdividing 2.37 acres into 10 parcels for single family residential development located on the SWC of Cherry Street and Waite Street (APN: 366-280-022).

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

With no questions of Staff, Chairman Lloyd opened the public comment.

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

With no Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2017-23 entitled:

**PC RESOLUTION NO. 2017-23**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME (#2 OF 5) TO SEPTEMBER 12, 2018 FOR TENTATIVE TRACT MAP NO. 33543 (PLANNING APPLICATION NO. 17-0100) LOCATED AT THE SWC OF CHERRY STREET AND WAITE STREET (APN: 366-280-022), AND A DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162

**Motion** was made by Commissioner Langworthy and seconded by Commissioner Strong. The **Motion** carried 3-0-1, with the following vote resulted:

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

**3.2 Prielipp Apartments General Plan Initiation Proposal – PA 17-0108:**

Planning Commission review and discussion of a proposed General Plan Amendment (GPA) from Business Park (BP) to Very High Density Residential (VHDR) applicable to a future 364-unit apartment project on a 20.21 acre site located at the NEC of Yamas Drive and Prielipp Road (APN: 380-250-019).

Director Bassi made a presentation to the Planning Commission.

Applicant James Carter made a presentation to the Planning Commission.

With no questions of Staff, Chairman Lloyd asked for the public comment.

Kenneth Mayes, resident, provided public comment.

Joseph Morabito, resident, provided public comment.

Ms. Miller, resident, provided public comment.

All Commissioners expressed their concerns approving more apartments in the City.

Applicant James Carter, proposed to modify their project to add commercial uses.

Commissioner Langworthy recommended proposing a mixed use project for that site.

The Commission thanks the applicant for his time.

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

With no Commission discussion, Chairman Lloyd asked for a motion to adopt

**PLANNING COMMISSION COMMUNICATIONS**

None.

**PLANNING DIRECTOR REPORT**

None.

**CITY ATTORNEY REPORT**

None.

**FUTURE AGENDA ITEMS**

Commissioner Langworthy asked City Attorney Tom Jex the deadline was to process the AB1234 forms.

**ADJOURNMENT**

Chairman Lloyd adjourned the October 4, 2017 Planning Commission meeting at 7:18 PM.



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Matthew C. Bassi  
Planning Director/Minutes Secretary