



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE SPECIAL MEETING OF OCTOBER 21, 2015**

CALL TO ORDER

The Special 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

Assistant City Attorney Vega announced prior to roll call that Commissioner John Lloyd was officially sworn in.

Present: Veronica Langworthy Chairman, Dan Bidwell Commissioner,
Stan Smith, Commissioner, John Lloyd, Commissioner

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

Absent: Gary D. Brown, Commissioner

FLAG SALUTE

Commissioner Lloyd led the flag salute.

PUBLIC COMMENT:

No public comment provided.

PLANNING COMMISSION COMMUNICATIONS

No comments from the Planning Commissioners.

APPROVAL OF AGENDA AS SUBMITTED

Commissioner Smith motioned to approve the agenda as submitted by staff. The motion was seconded by Commissioner Lloyd. Motion Carried, 4-0-1. The following vote resulted:

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

1.0 CONSENT CALENDAR

1.1 Minutes – August 19, 2015 –Planning Commission Meeting

Action was approved to be continue this item to the next meeting .

2.0 PUBLIC HEARINGS

2.1 Villa Siena Apartment Project (PA No. 13-0089) – Cont. from 9-16-15

Planning Commission review and consideration of an Environmental Impact Report (EIR), General Plan Amendment from MHDR to VHDR, Change of Zone from I-P to R-3, and a Plot Plan to develop a 170-unit apartment project on 10.02 gross acres located at the northeast corner of Elizabeth Lane and Prielipp Road.

Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy and Commissioner Smith informed the Commission and public that they met with the applicant at separate occasions to discuss the project.

Chairman Langworthy opened the public hearing and asked for public comments.

Danny Brose, applicant representative made a presentation to the Planning Commission.

Jim Kieckhafer, applicant representative made a presentation to the Planning Commission.

Travis Vincent, applicant representative made a presentation to the Planning Commission.

Scott Sato, applicant representative made a presentation to the Planning Commission.

Sam Alhadeff, applicant representative made a presentation to the Planning Commission.

Commissioner Lloyd asked the applicant questions about the project.

Danny Brose, provided responses to the Commissioner Lloyd's questions.

Travis Vincent, also provided responses to the Commissioner Lloyd's questions.

Commissioner Bidwell, asked questions about the project.

Scott Sato, provided responses to the Commissioner Bidwell questions.

Dan York, Assistant City Manager provided further responses to the Commissioner Bidwell questions.

George Taylor, resident, provided public comment.

Carol Clause, resident, provided public comment.

George Cambero, EVMWD, provided public comment.

Sam Alhadeff, provided responses to public comments.

Travis Vincent, provided responses to public comments.

Dan York, provided responses to public comments.

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

Commissioner Smith provided questions of staff regarding the landscaping.

Director Bassi provided responses to the Commissioners questions.

With no further Commission discussion, Chairman Langworthy asked for a motion on the agenda item.

A Motion was made by Commissioner Smith to approve PC resolution 2015-20. The motion was seconded by Commissioner Bidwell.

Motion Failed, 2-2-1. The following vote resulted:

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

A Second Motion was made by Commissioner Smith to forward the project to City Council for consideration with no formal recommendation. The motion was seconded by Commissioner Lloyd.

Motion Carried, 4-0-1. The following vote resulted:

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

2.2 Zoning Ordinance Amendment No. 15-03:

Planning Commission review and recommendation to the City Council for the adoption of an Ordinance amending Section 17.305 (Mixed-Use Overlay District) of the Wildomar Municipal Code.

Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing and asked for public comments.

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

Commissioner Smith, provided comment regarding the agenda item.

Commissioner Bidwell, provided comment regarding the agenda item.

A Motion was made by Commissioner Smith, and seconded by Commissioner Bidwell.

Motion Carried, 4-0-1, with one vacancy. The following vote resulted:

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

3.0 GENERAL BUSINESS ITEMS:

3.1 Election of a New Vice-Chairman:

The Planning Commission will elect a new Vice-Chairman for the remainder of the 2015 calendar year in accordance with the City of Wildomar Planning Commission Bylaws.

A Motion was made by Chairman Langworthy to nominate Commissioner Bidwell as Vice-Chairman, and seconded by Commissioner Smith.

Motion Carried, 4-0-1, with one vacancy. The following vote resulted:

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

Planning Directors Report

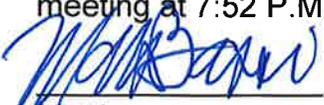
Director Bassi also informed the Commission that the November 4, 2015 Planning Commission meeting will be cancelled.

Assistant City Attorney's Report

Assistant City Attorney Vega reminded the Planning Commission to complete their Ethics training.

ADJOURNMENT

Chairman Langworthy adjourned the October 21, 2015 special Planning Commission meeting at 7:52 P.M.


Matthew C. Bassi
Planning Director/Minutes Secretary