



**CITY OF WILDOMAR  
OFFICIAL PLANNING COMMISSION MEETING MINUTES  
FOR THE REGULAR MEETING OF NOVEMBER 1, 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.

**SWEARING IN OF COMMISSIONER MASON BALLARD**

Mayor Pro Tem Ben Benoit was asked to “swear” in Mr. Mason Ballard as his new Planning Commissioner.

**ROLL CALL**

Present: John Lloyd, Chairman, Michele Thomas, Vice-Chair, Veronica Langworthy, Commissioner, Kim Strong, Commissioner, Mason Ballard, Commissioner

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

Absent:

**FLAG SALUTE**

Commissioner Ballard led the flag salute.

**PUBLIC COMMENT:**

None.

**APPROVAL OF AGENDA AS PRESENTED**

Commissioner Langworthy motioned to approve the agenda as presented. The motion was seconded by Vice-Chairman Thomas. Motion Carried, 5-0, with the following vote resulted:

AYES: LLOYD, THOMAS, BALLARD, LANGWORTHY, STRONG  
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 PC Minutes – October 4, 2017 – Regular Meeting:**

**RECOMMENDATION:** Staff recommends the Planning Commission approve the October 4, 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, 3-0-2. The following vote resulted:

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

**2.0 PUBLIC HEARING**

**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).

Commissioner Langworthy recused herself from the public hearing item due to a possible conflict of interest.

Associate Planner Garcia made a presentation to the Planning Commission.

Applicant representative Larry Markham, introduced the project and was available for questions.

With no further questions from the public, 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. 2017-22 entitled:

**PC RESOLUTION NO. 2017-22**

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 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), AND A DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED PER CEQA GUIDELINES SECTION 15162 (APN: 376-132-001)

**Motion** was made by Commissioner Ballard and seconded by Vice-Chair Thomas. The **Motion** carried 4-0-0-1, with the following vote resulted:

AYES: LLOYD, THOMAS, BALLARD, STRONG  
NOES: NONE  
ABSENT: NONE  
RECUSED: LANGWORTHY

**3.0 GENERAL BUSINESS ITEMS:**

**3.1 Tentative Tract Map No. 31667 – Extension of Time (PA No. 17-0125):**

Planning Commission review and consideration of a 1-Year Extension of Time (#3 of 5) for a County approved Tentative Tract Map (TTM No. 31667) requested by Beazer Homes located on the NEC of Grand Avenue and McVicar Street (APN: 380-060-007 & 380-060-008).

Commissioner Strong recused herself from the public hearing item due to a possible conflict of interest.

Associate Planner Garcia made a presentation to the Planning Commission.

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

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

With no Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2017-24 entitled:

**PC RESOLUTION NO. 2017-24**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO NOVEMBER 15, 2018 FOR TENTATIVE TRACT MAP NO. 31667 (PLANNING APPLICATION NO. 17-0125), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON NOVEMBER 15, 2005, LOCATED ON THE NEC OF GRAND AVENUE AND MCVICAR STREET (APN: 380-060-007 AND 380-060-008) 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 4-0-0-1, with the following vote resulted:

AYES: LLOYD, THOMAS, BALLARD, LANGWORTHY

NOES: NONE

ABSENT: NONE

RECUSED: STRONG

**3.2 Tentative Tract Map No. 31896 - Extension of Time (PA 17-0114):**

Planning Commission review and consideration of a 1-year extension of time (#2 of 5) for a County approved Tentative Tract Map (TTM No. 31896) requested by Ed Lenth on behalf of R&H Wildomar 1, LLP located at the NWC of Palomar Street/Starbuck Circle (APN: 380-210-003, 004, 005, 016 & 380-160-018).

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

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

Applicant Larry Markham made a presentation to the Planning Commission.

Vice-Chairman Thomas had question of the Applicant with respect to traffic. Applicant Larry Markham provided responses to Vice Chairman Thomas's question.

With no further Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2017-25 entitled:

**PC RESOLUTION NO. 2017-25**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO JANUARY 9, 2019, FOR TENTATIVE TRACT MAP NO. 31896 (PLANNING APPLICATION NO. 17-0114) SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON JANUARY 9, 2007, LOCATED AT THE NWC OF PALOMAR STREET AND STARBUCK CIRCLE (APN: 380-210-003, 004, 005, 016 AND 380-160-018) AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

**Motion** was made by Commissioner Ballard and seconded by Vice Chair Thomas. The **Motion** carried 5-0, with the following vote resulted:

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

**PLANNING COMMISSION COMMUNICATIONS**

Chairman Lloyd welcomed Mr. Mason Ballard to the Planning Commission.

**PLANNING DIRECTOR REPORT**

None.

**CITY ATTORNEY REPORT**

None.

**FUTURE AGENDA ITEMS**

None.

**ADJOURNMENT**

Chairman Lloyd adjourned the November 1, 2017 Planning Commission meeting at 6:53 P.M.



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Matthew C. Bassi  
Planning Director/Minutes Secretary