



**CITY OF WILDOMAR  
OFFICIAL PLANNING COMMISSION MEETING MINUTES  
FOR THE REGULAR MEETING OF NOVEMBER 2, 2016**

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**CALL TO ORDER**

The regular 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**

Present: Veronica Langworthy, Chairman, Stan Smith, Vice-Chairman, John Lloyd, Commissioner, Kim Strong, Commissioner,

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

Absent: Sidney York , Commissioner

**FLAG SALUTE**

Commissioner Smith led the flag salute.

**PUBLIC COMMENT:**

Kenneth Mayes, resident, provided public comment.

**PLANNING COMMISSION COMMUNICATIONS**

Chairman Langworthy announced the City of Wildomar clean-up day.

**APPROVAL OF AGENDA AS SUBMITTED**

Commissioner Smith motioned to approve the agenda as presented. The motion was seconded by Commissioner Lloyd. Motion Carried, 4-0-1.

The following vote resulted:

AYES:           LANGWORTHY, SMITH, LLOYD, STRONG,  
NOES:           NONE  
ABSENT:        YORK  
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.

None.

**2.0 PUBLIC HEARINGS**

**2.1 Westpark Promenade Mixed-Use Project (PA No. 13-0082):**

Planning Commission review of the "Westpark Promenade Mixed-Use Project" consisting of an Environmental Impact Report/Mitigation Monitoring and Reporting Program (EIR/MMRP), General Plan Amendment, Change of Zone, Tentative Tract Map, Parcel Map and Plot Plan to construct an 118,354 square-foot commercial retail center and 191 single family attached condominiums on 27.6± acres located at the NEC of the I-15 Freeway and Catt Road.

Planning Director Bassi made a presentation to the Planning Commission.

Commissioner Lloyd provided comment on the agenda item.

Chairman Langworthy provided comment on the agenda item.

Assistant City Manager Dan York provided responses to the Commissioner's comments.

Chairman Langworthy opened the public hearing.

Applicant representative Mr. Sam Alhadeff made a presentation to the Planning Commission.

Applicant representative Mr. Scott Sato made a presentation to the Planning Commission.

Hartford Park HOA representative James Antoyan provided public comment.

Commissioner Strong provided comment on the agenda item.

Applicant representative Jennifer Lynch responded to Commissioner Strong's Comments.

Ken Mayes, resident, provided public comment.

Assistant City Manager York provided responses to Mr. Mayes comment.

With no further public comments, Chairman Langworthy closed the public hearing.

Commissioner Lloyd provided comment.

Commissioner Strong provided comment.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-33 entitled:

**PC RESOLUTION NO. 2016-33**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2014021022), INCLUDING ADOPTION OF FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE WESTPARK PROMENADE MIXED-USE PROJECT (PLANNING APPLICATION NO. 13-0082) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE PARCEL MAP NO. 36612, TENTATIVE TRACT MAP NO. 36781, TENTATIVE TRACT MAP NO. 36782, AND PLOT PLAN NO. 13-0082 LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

**Motion** was made by Vice-Chairman Smith and seconded by Commissioner Lloyd. The **Motion** carried 4-0-1, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-34 entitled:

**PC RESOLUTION NO. 2016-34**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 13-0082) TO CHANGE THE EXISTING LAND USE DESIGNATION FROM COMMERCIAL OFFICE (CO) TO COMMERCIAL RETAIL (CR) ON 14.2 ACRES AND VERY HIGH DENSITY RESIDENTIAL (VHDR) ON 13.48 ACRES LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

**Motion** was made by Vice-Chairman Smith and seconded by Commissioner Lloyd. The **Motion** carried 4-0-1, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-35 entitled:

**PC RESOLUTION NO. 2016-35**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0082) TO CHANGE THE EXISTING ZONING DESIGNATION FROM C-P-S (SCENIC HIGHWAY COMMERCIAL) TO R-3 (GENERAL RESIDENTIAL) FOR A 13.48 ACRE PORTION OF THE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

**Motion** was made by Vice-Chairman Smith and seconded by Commissioner Lloyd. The **Motion** carried 4-0-1, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-36 entitled:

**PC RESOLUTION NO. 2016-36**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 36612 (PLANNING APPLICATION NO. 13-0082) TO SUBDIVIDE APPROXIMATELY 27.68± ACRE SITE INTO THREE (3) PARCELS FOR FINANCING PURPOSES SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

**Motion** was made by Vice-Chairman Smith and seconded by Commissioner Lloyd. The **Motion** carried 4-0-1, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-37 entitled:

**PC RESOLUTION NO. 2016-37**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36781 (PLANNING APPLICATION NO. 13-0082) TO SUBDIVIDE PARCEL 2 OF PM 36612 (9.15 ACRES) INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES TO DEVELOP 124 SINGLE FAMILY ATTACHED DWELLING UNITS SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

**Motion** was made by Vice-Chairman Smith and seconded by Commissioner Lloyd. The **Motion** carried 4-0-1, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-38 entitled:

**PC RESOLUTION NO. 2016-38**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36782 (PLANNING APPLICATION NO. 13-0082) TO SUBDIVIDE PARCEL 2 OF PM 36612 (9.15 ACRES) INTO ONE (1) LOT FOR CONDOMINIUM PURPOSES TO DEVELOP 124 SINGLE FAMILY ATTACHED DWELLING UNITS SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD (APN: 376-410-013, 376-410-023 & 376-410-025)

**Motion** was made by Vice-Chairman Smith and seconded by Commissioner Lloyd. The **Motion** carried 4-0-1, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-39 entitled:

**PC RESOLUTION NO. 2016-39**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF PLOT PLAN NO. 13-0082 TO DEVELOP THE WESTPARK PROMENADE MIXED-USE PROJECT CONSISTING OF A 118,354 SQUARE-FOOT COMMERCIAL RETAIL CENTER (PARCEL 1 OF PM 36612), AND 191 SINGLE FAMILY ATTACHED DWELLING UNITS (PARCEL 2 AND 3 OF PM 36612) WITH RELATED ON-SITE AND OFF-SITE PUBLIC IMPROVEMENTS AND OPEN SPACE/RECREATION AMENITIES LOCATED AT THE

NORTHEAST CORNER OF THE 1-15 FREEWAY AND CATT ROAD  
(APN: 376-410-013, 376-410-023 & 376-410-025)

**Motion** was made by Vice-Chairman Smith and seconded by Commissioner Lloyd. The **Motion** carried 4-0-1, with the following vote resulted:

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

**3.0 GENERAL BUSINESS ITEMS:**

**3.1 Faith Bible Church General Plan Initiation Request (GPIP) - PAR No. 16-0023:**

Planning Commission discussion in accordance with Section 17.08.040.B of the Wildomar Municipal Code of a proposed General Plan Amendment (GPA) from Commercial Office (CO) and Medium Density Residential (MDR) to Commercial Retail (CR) on a 24.5 acre site to accommodate an 1,100 seat church and private school (K-12) located at the terminus of Depasquale Road and Glazebrook Road adjacent to the I-15 freeway (APN: 376-410-002 & 376-410-024).

Planning Director Bassi made a presentation to the Planning Commission.

Commissioner Strong provided comment on the agenda item.

Director Bassi provided responses to Commissioners Strong's comment.

Commissioner Lloyd provided comment on the agenda item.

Assistant City Manager York and Director Bassi provided responses to Commissioner Lloyd's comment.

Jim Beddy, resident, provided public comment.

Pastor John Pleasnick, Applicant, provided additional answers to the Commissioners questions.

Commissioner Strong provided comment on the agenda item.

Commissioner Lloyd provided comment on the agenda item.

Chairman Langworthy thanked everyone for their time.

**Planning Director Report**

None

**Assistant City Attorney Report**

Assistant City Attorney Erica Vega made a presentation to the Planning Commission with respect to the Brown Act.

**Future Agenda Items**

Director Bassi announced that there will be a Planning Commission meeting on December 7, 2016.

**ADJOURNMENT**

Chairman Langworthy adjourned the November 2, 2016 Regular Planning Commission meeting at 7:42 P.M.



Matthew C. Bassi  
Planning Director/Minutes Secretary