



CITY OF WILDOMAR OFFICIAL PLANNING COMMISSION MEETING MINUTES OF NOVEMBER 6, 2013

CALL TO ORDER

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

ROLL CALL

Present: Stan Smith, Chairman, Robert Devine, Commissioner, Bobby L. Swann III, Commissioner, Veronica Langworthy Commissioner.

Absent: Michael Kazmier, Vice-Chairman,

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

FLAG SALUTE

Commissioner Devine led the flag salute.

PUBLIC COMMENT:

None

APPROVAL OF AGENDA AS SUBMITTED

Chairman Smith asked the Commission for a motion to approve the agenda as submitted. Commissioner Devine motioned to approve the agenda as submitted motion was seconded by Commissioner Swann. Motion carried 4-0-1, with the following vote resulted:

AYES: Devine, Swann, Langworthy, Smith
NOES:
ABSENT: Kazmier,
ABSTAIN:

1.0 CONSENT CALENDAR

1.1 Approval of the October 2, 2013 Planning Commission minutes.

Commissioner Swann motioned to approve the October 2, 2013 Planning Commission minutes as submitted. Motioned was seconded by Commissioner Langworthy Motioned carried 4-0-1 with the following vote resulted:

AYES: Devine, Smith, Langworthy, Swann
NOES:
ABSENT: Kazmier
ABSTAIN:

Director Bassi informed the Commission that Vice Chairman Kazmier submitted his resignation from the Planning Commission, and that a recruitment for his replacement will begin after the November 13, 2013 Council meeting.

2.0 PUBLIC HEARINGS

2.1 City of Wildomar 2013 – 2021 Housing Element Update:

Planning Commission consideration of the 2013-2021 Housing Element Update which includes an Environmental Impact Report (SCH# 2013051001), General Plan Amendment No. 13-02, Change of Zone Nos. 13-02 & 13-03, and Zoning Ordinance Amendment Nos. 13-03, 13-04, & 13-05.

Director Bassi recommended the Planning Commission continue agenda item #2.1 be continued to the special meeting on November 20, 2013.

Chairman Smith opened the public hearing.

Ken Mayes resident, commented in opposition to the housing element.

With no further discussion from the Commission, Chairman Smith asked for a motion to continue item #2.1 to November 20, 2013. A motion was made by Commissioner Swann, and was seconded by Commissioner Devine. Motion carried 4-0-1, with the following vote resulted:

AYES: Swann, Smith, Langworthy, Devine,
NOES:
ABSENT: Kazmier,
ABSTAIN:

3.0 GENERAL BUSINESS ITEMS:

3.1 Spring Meadow Ranch GPA Initiation Request (PA No. 13-0107):

The Applicant (Shapouri & Associates) is requesting a Planning Commission recommendation to the City Council in accordance with Section 17.08.040.B of the Zoning Ordinance to initiate a proposed general plan land use amendment for a 792 acre project site to accommodate the future development of the "Spring Meadows Ranch Community" located at the terminus of Sunset Avenue (south of Bundy Canyon Road) within the Farm Specific Plan Area.

Director Bassi made a presentation to the Planning Commission.

Ali Shapouri, Applicant representative, made a presentation to the Planning Commission.

Chairman Smith asked for public comments on this agenda item.

George Taylor resident, commented on the agenda item.

Rocky A. Jackson Farm Property Owners Association representative, commented on the agenda item.

Ms. Miller resident, commented on the agenda item.

Sheryl Ade resident, with donation time from Gil Rasmussen commented on the agenda item.

Harv Dykstra, resident commented on the agenda item.

With no further public comments, Chairman Smith asked for Commission discussion.

With no further discussion from the Commission, Chairman Smith asked for a motion to recommend the City Council to begin the initiation of a general plan

amendment for Planning Application No. 13-0107 (Spring Meadows Ranch Community). A motion was made by Commissioner Langworthy, and was seconded by Commissioner Devine. Motion carried 4-0-1, with the following vote resulted:

AYES: Swann, Smith, Langworthy, Devine,
NOES:
ABSENT: Kazmier,
ABSTAIN:

Planning Directors Report

Director Bassi commented to the Planning Commissioners in regards to their attendance at the Planning Commission Academy being held in San Francisco by the League of Cities.

Director Bassi updated the Commission that copies of the General Plan and Zoning maps will be provided in the next couple of weeks.

Assistant City Attorney's Report

None

Planning Commission Communications

Commissioner Devine commented in regards to the Housing Element.

With no other communications, Chairman Smith adjourned the regular Planning Commission meeting of November 6, 2013 at 8:01 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary