



---

**CITY OF WILDOMAR  
PLANNING COMMISSION MEETING MINUTES  
FROM THE REGULAR PLANNING COMMISSION MEETING  
OF DECEMBER 7, 2011**

---

**CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Dykstra at 7:00 P.M. at Wildomar City Hall, Council Chambers.

**ROLL CALL**

Present: Harv Dykstra, Chairman  
Stan Smith, Vice-Chairman  
Michael Kazmier, Commissioner  
Robert Devine, Commissioner  
Veronica Langworthy, Commissioner

Absent: None.

Staff Present Matthew Bassi, Planning Director  
Thomas Jex, Assistant City Attorney  
Debbie Lee, City Clerk  
Frank Oviedo, City Manager

**FLAG SALUTE**

Commissioner Langworthy led the flag salute.

**PUBLIC COMMENTS**

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 specific items be removed from the Consent Calendar for discussion and/or separate action.

### **1.1. Approval of the November 2, 2011 Planning Commission Minutes**

Vice Chairman Smith motioned to approve the November 2, 2011 Planning Commission Minutes as submitted. Motioned seconded by Commissioner Langworthy. Motioned Carried, the following vote resulted:

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

## **2.0 PUBLIC HEARINGS**

### **2.1 Zoning Ordinance Amendment No. 11-02:**

Director Bassi made a brief presentation to the Planning Commission.

Planning Commissioner Devine asked Planning Director Bassi for clarification that section "A" and "B" are now "B" and "C".

Director Bassi responded in the affirmative

Planning Commissioner Devine asked Director Bassi what had happened to the old "C" section.

Director Bassi that it was basically a repeat of section A so it was deleted from the draft Ordinance.

Chairman Dykstra opened the public hearing.

Ms. Anna Hoover, Cultural Analyst for the Pechanga Indians, expressed concerns that the ordinance would eliminate the requirements of SB 18 which requires local agencies to meet with the Local Indian tribe on certain projects. She also requested that the amendment be continued to later date so they could review the draft Ordinance in more detail.

Director Bassi responded that the ordinance does not affect the requirements of SB 18 since it is a State law that Wildomar has no authority to change or modify. Mr. Bassi further stated that a continuation of the Commission's decision was not necessary.

Ms. Brenda Tomaras, legal counsel for the Pechanga Indians also expressed the same concerns as Ms. Hoover as asked for the Commission to continue action on the agenda item. She also commented that she spoke to Mr. Thomas Jex, Assistant Attorney, about the draft ordinance and thanked him for taking the time in explaining the ordinance.

Ms. Michelle Fahley, consultant to the Pechanga Indians, also expressed the same concerns as Ms. Hoover as asked for the Commission to continue action on the agenda item.

Assistant City Attorney Jex commented that he spoke to Ms. Tomaras regarding the draft ordinance amendment and the "Receive and File" process and explained that the City inherited process from the County upon incorporation.

Seeing no other comments, Chairman Dykstra closed the public hearing.

Commissioner Devine asked for clarification if any project that is subject to SB 18 and the Tribe's consultation will ultimately be reviewed by the City Council.

City Attorney Jex replied in the affirmative.

Chairman Dykstra asked City Attorney Jex if he could provide examples of how the neighboring cities address the "Receive and File" process.

Assistant City Attorney Jex indicated that he was not aware of any process like the City's "Receive and File" procedures. He further commented that the draft ordinance has specific provisions for appeals of Commission and Director's decisions and elimination of the "Receive and File" process would not affect that.

Director Bassi also commented that he and Assistant City Attorney Jex would be available to meet with the Tribe's representatives before the City Council meeting to provide clarification on the draft ordinance, and re-iterated that there was no need to continue the agenda item.

Vice Chairman Smith motioned to adopt PC Resolution No. 11-10. Motion seconded by Commissioner Devine. Motion carried, the following vote resulted:

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

**2.2 Zoning Ordinance Amendment No. 11-03:**

Director Bassi made a brief presentation to the Planning Commission.

Commissioner Devine asked staff if there was any micro-brewery project presently being reviewed by the Planning Department.

City Manger Frank Oviedo commented that there is a potential applicant who wishes to propose a micro-brewery in the MSC zone, but due to the entitlement process it would be too costly for the business owner to move forward. In addition, Mr. Oviedo further elaborated on the evolution of the industry as well as its growing popularity.

Vice Chairman Smith commented the City is at a disadvantage that the surroundings cities already have something in place for this demand.

Commissioner Devine asked staff what type of revenue would this business bring to the City

City Manager Oviedo responded it will bring an amenity to the community and tourism.

Vice Chairman Smith asked if this business would bring on-site sales.

City Manager Oviedo responded in the affirmative.

Commissioner Langworthy asked City Manager Oviedo clarification if these uses would be permitted in existing buildings.

City Manager Oviedo responded in the affirmative.

Chairman Dykstra opened the public hearing.

Seeing no comments, Chairman Dykstra closed the public hearing.

Vice Chairman Smith commented he approves of anything the City can do to expedite future growth for the City is fine. Chairman Dykstra commented he agrees with Mr. Smith's previous comment.

Vice Chairman Smith motioned to adopt PC Resolution No. 11-15. Motion seconded by Commissioner Devine. Motion carried, the following vote resulted:

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

### **3.0 GENERAL BUSINESS ITEMS**

#### **3.1 Plot Plan No. 09-0280 – Extension of Time.**

Director Bassi made a brief presentation to the Planning Commission.

Vice Chairman Smith asked Director Bassi when the Moratorium on RV's and Self-Storage facilities will expire.

Director Bassi responded that the Moratorium is due to expire on January 12, 2012 and that staff is working with the City Manger on bringing a status report to the City Council at the January 11, 2012 meeting.

Commissioner Devine commented that when the project was first discussed at the Planning Commission there were conversations between the Commission and the applicant that facade changes were to be made. Mr. Devine further added that he did not see those changes reflected on the elevations provided to the Commission this evening.

Director Bassi responded that when the project is submitted for plan check review, staff will impose those conditions and verify that the required façade changes will take place.

Commissioner Devine further commented that when the Planning Commission first looked at this project there was conversations that the applicant would consider looking into the drainage of neighboring properties to minimize run-off onto the surrounding parcels; primarily to the west.

Director Bassi responded that staff will look into the Conditions and will have the applicant clarify this during public comments.

Chairman Dykstra opened up the public comment portion and asked the applicant if they had any comments.

Mr. Jim Bach, Markham Development Management Group, confirmed that the elevation exhibits provided in the agenda packet do not show the façade modifications agreed upon from the original Commission meeting. He did affirm that the facade changes will be made on the construction documents during the plan check process.

Seeing no further comments, Chairman Dykstra closed the public comments.

Commissioner Devine motioned to adopt PC Resolution No. 11-11. Motion seconded by Vice Chairman Smith. Motion carried, the following vote resulted:

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

### **Planning Directors Report.**

Director Bassi asked the Commission if anyone was planning to be absent for the December 21, 2011 Commission meeting as staff could schedule a project for review. If not, it could be rescheduled to the January Commission meeting.

Vice Chairman Smith mentioned that he would not be present for the December 21 meeting, and preferred that the Trails discussion be rescheduled until the January 2012 meeting so he could be present.

It was agreed by the Commission that the December 21 meeting should be cancelled.

Director Bassi also commented that the Oak Creek Canyon residential project had been submitted and that the project will come before the Commission next year for review and consideration.

Director Bassi further mentioned that he will be leaving on vacation from December 22 to January 3, but there would still be planning staff available for public inquiry and Planning Commission assistance.

### **Planning Commission Communications:**

No Commission communications were expressed.

Seeing no further questions or communications, Chairman Dykstra adjourned the December 7, 2011 Planning Commission meeting at 7:54 P.M.



Matthew C. Bassi  
Planning Director/Minutes Secretary