



**CITY OF WILDOMAR
OFFICIAL SPECIAL PLANNING COMMISSION MEETING MINUTES
OF DECEMBER 18, 2013**

CALL TO ORDER

The special 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, Veronica Langworthy Vice-Chair, Robert Devine, Commissioner, Bobby L. Swann III, Commissioner.

Absent:

Staff Present Matthew Bassi, Planning Director
Alfredo Garcia, Assistant Planner
Erica Vega, Assistant City Attorney

FLAG SALUTE

Commissioner Devine led the flag salute.

PUBLIC COMMENT:

Mr. Gary Andre, resident, provided public comment.

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. The motion was seconded by Vice-Chair Langworthy. Motion carried 4-0-0, with the following vote resulting:

AYES: LANGWORTHY, SMITH, DEVINE, SWANN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

1.0 CONSENT CALENDAR

1.1 Approval of the October 16, 2013 Planning Commission minutes.

Commissioner Swann motioned to approve the October 16, 2013 Planning Commission minutes with amendments. The motion was seconded by Commissioner Devine. Motioned carried 4-0-0 with the following vote resulting:

AYES: DEVINE, SMITH, LANGWORTHY, SWANN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

1.2 Approval of the November 20, 2013 Planning Commission minutes.

Chairman Smith motioned to approve the November 20, 2013 Planning Commission minutes as submitted. The motion was seconded by Commissioner Swann. Motion carried 4-0-0 with the following vote resulting:

AYES: DEVINE, SMITH, LANGWORTHY, SWANN
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

2.0 PUBLIC HEARINGS

2.1 Tentative Tract Map No. 36519 (Planning Application No. 12-0392):

Planning Commission consideration for the adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP) and approval of Tentative Tract Map No. 36519 for the subdivision of approximately 5.4 acres into 10 lots (1/2 acre each) for future single family residential development in the R-R (Rural Residential) zone, located at 34915 Orange Street (APN: 367-170-029).

Prior to the presentation taking place , Commissioner Devine recused himself from the public hearing item and left the Council Chambers.

Assistant Planner Garcia made a presentation to the Planning Commission.

Chairman Smith opened the public hearing.

Tom Love, Applicant representative/engineer, commented on the agenda item.

Gary Andre resident, commented on the agenda item.

Jeff Fagin, Wildomar Ranches HOA representative, commented on the agenda item.

Tom Love, project representative engineer, responded to the public comments.

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

Upon conclusion of Commission comments/questions to staff, Chairman Smith asked for a motion to approve PC Resolution No. 13-15 adopting a Mitigated Negative Declaration for the project. A motion was made by Commissioner Swann, and was seconded by Vice-Chair Langworthy. The Motion carried 3-0-1, with the following vote resulting:

AYES: SWANN, SMITH, LANGWORTHY
NOES: NONE
ABSENT: NONE
RECUSED: DEVINE

Upon conclusion of Commission comments/questions to staff, Chairman Smith asked for a motion to approve PC Resolution No. 13-16 with amendments to the conditions of approval. A motion was made by Commissioner Swann, and was seconded by Vice-Chair Langworthy. The Motion carried 3-0-1, with the following vote resulting:

AYES: SWANN, SMITH, LANGWORTHY
NOES: NONE
ABSENT: NONE
RECUSED: DEVINE

Commissioner Devine returned to the Council Chambers.

2.2 Public Use Permit No. 12-0105 (Planning Application No. 12-0105):

Planning Commission consideration of a Public Use Permit (PUP) to construct three (3) modular trailers totaling 1,800 square feet each to be used as Sunday School classrooms as an extension to an existing church (Gracepoint of the Nazarene) located at 21400 Canyon Drive (APN: 367-020-031).

Assistant Planner Garcia made a presentation to the Planning Commission.

Chairman Smith opened the public hearing.

No comments were received from the public on the agenda item.

Chairman Smith closed the public hearing.

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 13-22 as submitted. A motion was made by Vice-Chair Langworthy, and was seconded by Commissioner Devine. Motion carried 4-0-0, with the following vote resulting:

AYES:	SMITH, LANGWORTHY, DEVINE, SWANN.
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

3.0 GENERAL BUSINESS ITEMS:

3.1 Strata/Prielipp GPA Initiation Request (Planning Application No. 13-0039):

The applicant (Strata Equity Group) 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 on a 20.2-acre site from Business Park (BP) to High Density Residential (HDR) to accommodate a future 86-unit/104-bed Congregate Care Facility/Assisted Living Facility on 7.5 acres of the site, and a 143-unit townhome multi-family project on 12.7 acres of the site located at the northwest corner of Elizabeth Lane and Prielipp Road (APN: 380-250-023).

Director Bassi made a presentation to the Planning Commission.

Applicant representative Eric Flodine made a presentation to the Planning Commission.

With no further discussion from the Commission, Chairman Smith asked for a motion on the agenda item. A motion was made by Commissioner Swann to allow the initiation of the General Plan Amendment as proposed. The motion was not seconded, thus, the motion failed.

Chairman Smith asked for a new motion. Vice-Chair Langworthy made a motion recommending to the City Council that they not allow the initiation of the proposed General Plan Amendment process for this agenda item. The motion was seconded by Commissioner Devine. Motion carried 3-0-1, with the following vote resulting:

AYES: SMITH, LANGWORTHY, DEVINE.
NOES: SWANN.
ABSENT: NONE
ABSTAIN: NONE

Planning Directors Report

Director Bassi informed the Planning Commission that the City will be extending the applications for the vacant Planning Commission seat into January 2014.

Director Bassi further informed the Commission that City Council adopted and approved the 2013-2021 Housing Element update project.

Assistant City Attorney's Report

Assistant City Attorney Vega, informed the Commission that the firm Burke, Williams & Sorensen, LLP will be holding a presentation on the Brown Act at a local conference in the near future.

Planning Commission Communications

With no other communications, Chairman Smith adjourned the Special Planning Commission meeting of December 18, 2013 at 8:52 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary