



**CITY OF WILDOMAR  
OFFICIAL PLANNING COMMISSION MEETING MINUTES  
FOR THE REGULAR MEETING OF DECEMBER 6, 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.

**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 Langworthy led the flag salute.

**PUBLIC COMMENT:**

Ken Mayes, resident, provided public comment.

Kathleen Hamblin, resident, provided public comment.

**APPROVAL OF AGENDA AS PRESENTED**

Commissioner Langworthy motioned to approve the agenda as presented. The motion was seconded by Commissioner Strong. 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 Planning Commission Minutes – November 1, 2017 – Regular Meeting:**

**RECOMMENDATION:** Staff recommends the Planning Commission approve the November 1, 2017 meeting minutes as submitted.

Director Bassi informed the Commission of revisions, staff made to the November 1, 2017 minutes. Commissioner Langworthy motioned to approve the minutes as amended by staff. The **Motion** was seconded by Commissioner Strong. **Motion** Carried, 5-0. The following vote resulted:

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

**2.0 PUBLIC HEARING**

**2.1 Life Storage Mini-Warehouse Proposal (CUP No. 17-0010):**

Planning Commission review of an Initial Study / Negative Declaration and Conditional Use Permit to amend an existing CUP to allow a 2-story mini-warehouse building totaling 60,800 square feet located at 24781 Clinton Keith Road.

Associate Planner Garcia made a presentation to the Planning Commission.

With no questions for staff, Chairman Lloyd opened the Public Hearing and asked for the applicant to address the Commission.

Applicant representative Eric Sweet, introduced the project and made himself available for questions from the Commission.

With no further comments from the public, Chairman Lloyd closed the public hearing and asked for Commission discussion.

Commissioner Langworthy, thanked the applicant for having good communication with the adjacent project applicant (Milestone).

Chairman Lloyd and Commissioner Ballard, thanked the applicant for the landscape enhancements that were reflected on the development plans.

With no further Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2017-15 entitled:

**PC RESOLUTION NO. 2017-15**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION FOR THE LIFE STORAGE MINI-WAREHOUSE PROJECT (CUP NO. 17-0010) CONSISTING OF A 2-STORY MINI-WAREHOUSE BUILDING TOTALING 60,800 SQUARE FEET LOCATED AT 24781 CLINTON KEITH ROAD (APN: 380-290-030)

**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  
RECUSED: NONE

With no further Commission discussion, Chairman Lloyd asked for a motion to adopt PC Resolution No. 2017-16 entitled:

**PC RESOLUTION NO. 2017-16**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 17-0010 TO CONSTRUCT A MINI-WAREHOUSE BUILDING TOTALING 60,800 SQUARE FEET, SUBJECT TO CONDITIONS LOCATED AT 24781 CLINTON KEITH ROAD (APN: 380-290-030)

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

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

**2.2 Zoning Ordinance Amendment No. 17-04:**

Planning Commission review of a General Rule CEQA Exemption and an amendment to the Wildomar Municipal Code (Title 3 & 17) related to Accessory Dwelling Units.

Director Bassi made a presentation to the Planning Commission.

With no questions of Staff, Chairman Lloyd opened the public hearing.

With no 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. 2017-26 entitled:

**PC RESOLUTION NO. 2017-26**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A GENERAL RULE EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF CEQA, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 17-04 AMENDING TITLE 3 (REVENUE/FINANCE) AND TITLE 17 (ZONING) OF THE WILDOMAR MUNICIPAL CODE

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

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

### **3.0 GENERAL BUSINESS ITEMS:**

#### **3.1 Tentative Tract Map No. 32726 – Extension of Time (PA No. 17-0148):**

Planning Commission review and consideration of a 1-Year Extension of Time (#1 of 5) requested by Ramon Lamelas (Applicant) for a County approved Tentative Tract Map (TTM No. 32726) to subdivide 3.75 acres into seven (7) lots located at the SWC of Grand Avenue and Nyiri Way Street (APN: 370-230-042).

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

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

Ernest Helm, resident, provided public comment.

Jerome Berger, resident, provided public comment.

Kenny Mayes, resident, provided public comment.

Sam Akbarpour, Project Engineer, provided responses to the public comments.

Commissioner Strong, commented regarding drainage.

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

With no further 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. 2017-27 entitled:

**PC RESOLUTION NO. 2017-27**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO DECEMBER 4, 2018 FOR TENTATIVE TRACT MAP NO. 32726 (PLANNING APPLICATION NO. 17-0148), LOCATED AT THE SWC OF GRAND AVENUE AND NYIRI WAY STREET (APN: 370-230-042) SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON DECEMBER 4, 2007, AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES SECTION 15162

**Motion** was made by Commissioner Langworthy 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  
RECUSED: NONE

**3.2 Wildomar Trails Residential Project (PA 15-0051):**

A study session to discuss the Wildomar Trails residential project consisting of a general plan amendment, change of zone and tentative tract map generally located on the south side of Baxter Road between Susan Drive and Porras Road.

Larry Markham, Applicant representative made a presentation to the Planning Commission.

Chairman Lloyd asked for public comment.

Joseph Morabito, resident, provided public comment.

Larry Markham, Applicant representative, provided responses to Joseph Morabito's comments.

Commissioner Strong provided comments with respect to lot sizes.

Commissioner Langworthy provided comments regarding density.

Commissioner Ballard commented on the design layout.

Chairman Lloyd provided comments with respect to the design and density of the project.

With no further Commission discussion, Chairman Lloyd thanked the applicant for their presentation.

## **PLANNING COMMISSION COMMUNICATIONS**

Vice Chairman Thomas thanked the City of Wildomar Public Works Department for their great customer service.

Commissioner Langworthy wished everyone a Merry Christmas.

## **PLANNING DIRECTOR REPORT**

Director Bassi informed the Commission that the January 3, 2018 meeting will be cancelled.

## **CITY ATTORNEY REPORT**

None.

## **FUTURE AGENDA ITEMS**

None.

## **ADJOURNMENT**

Chairman Lloyd adjourned the December 6, 2017 Planning Commission meeting at 7:29 P.M.



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Matthew C. Bassi  
Planning Director/Minutes Secretary