



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE REGULAR MEETING OF DECEMBER 7, 2016**

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, Kim Strong, Commissioner, John Lloyd, 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 Strong led the flag salute.

PUBLIC COMMENT:

Gina Castanon, resident, provided public comment.

PLANNING COMMISSION COMMUNICATIONS

Chairman Langworthy announced the City of Wildomar Breakfast with Santa event and the Holiday Light Decorating contest.

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.

1.1 Minutes – October 19, 2016 Special Meeting:

RECOMMENDATION: Staff recommends that the Planning Commission approve the Minutes as submitted.

1.2 Minutes – November 2, 2016 Regular Meeting:

RECOMMENDATION: Staff recommends that the Planning Commission approve the Minutes as submitted.

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

The following vote resulted:

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

2.0 PUBLIC HEARINGS

2.1 Nova Homes Residential Project (PA No. 15-0129) – *Continued from 10/19/16:*

Planning Commission review of the “Nova Homes Residential Project” consisting of an Initial Study/Mitigated Negative Declaration, General Plan Amendment, Change of Zone, Tentative Tract Map, and Plot Plan to develop 77 single family residences on 11.25 acres located on the east side of George Avenue about 660 feet north of Clinton Keith Road (APN:362-250-001 & 362-250-026).

Planning Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing and asked the applicant for a presentation.

Tom Mungari, Applicant responded to Commissioner Strong’s Comments.

Commissioner Strong asked a question about the project.

Gina Castanon, resident, provided public comment.

Director Bassi provided responses to the Commissioner’s comments.

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

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

Commissioner Lloyd provided comment.

Commissioner Strong provided comment.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-28 entitled:

PC RESOLUTION NO. 2016-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION (SCH# 2016081009), INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO.

15-0129) CONSISTING OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP (TTM 36952) AND PLOT PLAN ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

Motion was made by Vice-Chairman Smith and seconded by Chairman Langworthy. 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. 2016-29 entitled:

PC RESOLUTION NO. 2016-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (PLANNING APPLICATION NO. 15-0129) TO CHANGE THE EXISTING LAND USE DESIGNATION ON APPROXIMATELY 11.25 ACRES FROM MIXED USE PLANNING AREA (MUPA) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHDR), INCLUDING VACATION OF DEPASQUALE ROAD THROUGH THE PROJECT AREA LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

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. 2016-30 entitled:

PC RESOLUTION NO. 2016-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 15-0129) TO 1) REMOVE THE EXISTING MIXED-USE OVERLAY DISTRICT DESIGNATION FROM A 5.85 ACRE PORTION OF THE SITE (APN 362-250-001) AND 2) CHANGE THE EXISTING ZONING DESIGNATION ON THE ENTIRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-4 (PLANNED RESIDENTIAL)

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. 2016-31 as amended (to include a condition regarding parking):

PC RESOLUTION NO. 2016-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36952 (PLANNING APPLICATION NO. 15-0129) TO SUBDIVIDE APPROXIMATELY 11.25 ACRES INTO 1 (ONE) LOT FOR CONDOMINIUM PURPOSES TO ACCOMMODATE THE NOVA HOMES RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 15-0129) LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

Motion was made by Commissioner Lloyd and seconded by Vice-Chairman Smith. The **Motion** carried 3-1-1, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-32 as amended (to include a condition regarding parking):

PC RESOLUTION NO. 2016-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 15-0129) TO DEVELOP THE NOVA HOMES RESIDENTIAL PROJECT CONSISTING OF THE DEVELOPMENT OF 77 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS WITH RELATED ON-SITE RECREATION AND LANDSCAPE AMENITIES ON APPROXIMATELY 11.25 ACRES LOCATED ON THE EAST SIDE OF GEORGE AVENUE ABOUT 660 FEET NORTH OF CLINTON KEITH ROAD (APN:362-250-001 & 362-250-026)

Motion was made by Vice-Chairman Smith and seconded by Commissioner Lloyd. The **Motion** carried 3-1-1, with the following vote resulted:

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

2.2 McVicar Residential Project (PA No. 09-0380):

Planning Commission review of the "McVicar Residential Project" consisting of a Mitigated Negative Declaration / Mitigation Monitoring and Reporting Program, Change of Zone from R-R to R-1 and W-1, and Tentative Tract Map No. 32035 to subdivide 19.2± acres into 48 lots for future single family residential development located on the north side of McVicar Street approximately 510 feet west of Palomar Street (APN: 380-040-005, 007 and 029).

Planning Director Bassi made a presentation to the Planning Commission.

Commissioner Strong asked a question on the project.

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

Chairman Langworthy opened the public hearing.

David Leonard, Applicant representative, made a presentation about the project.

Ken Mayes, resident, provided public comment.

Gina Castanon, resident, provided public comment.

David Leonard, Applicant representative provided responses to public comments.

Assistant City Manager York provided responses to public comments.

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

With no Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-40 entitled:

PC RESOLUTION NO. 2016-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION / MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MCVICAR RESIDENTIAL PROJECT (PLANNING APPLICATION NO. 09-0380) CONSISTING OF A CHANGE OF ZONE AND TENTATIVE TRACT MAP (TTM NO. 32035) LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029).

Motion was made by Vice-Chairman Smith and seconded by Chairman Langworthy. 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. 2016-41 entitled:

PC RESOLUTION NO. 2016-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 09-0380) TO CHANGE THE EXISTING ZONING DESIGNATION ON A 19.2+ ACRE SITE FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE FAMILY DWELLING) AND W-1 (WATERCOURSE, WATERSHED AND CONSERVATION AREA)

LOCATED ON THE NORTH SIDE OF MCVICAR STREET
APPROXIMATELY 510 FEET WEST OF PALOMAR STREET
(APN: 380-040-005, 007 AND 029).

Motion was made by Vice-Chairman Smith and seconded by Commissioner Strong. 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. 2016-42 entitled:

PC RESOLUTION NO. 2016-42

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 32035 (PLANNING APPLICATION NO. 09-0380) TO SUBDIVIDE APPROXIMATELY 19.2 ACRES INTO 48 SINGLE FAMILY RESIDENTIAL LOTS, SUBJECT TO CONDITIONS, LOCATED ON THE NORTH SIDE OF MCVICAR STREET APPROXIMATELY 510 FEET WEST OF PALOMAR STREET (APN: 380-040-005, 007 AND 029).

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

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

2.3 Parcel Map No. 36492 - Minor Change (PA No. 16-0098):

Planning Commission review and consideration of a proposed Minor Change to Tentative Parcel Map No. 36492 (The Rancon Group) located at the southwest corner of Elizabeth Lane and Clinton Keith Road (APN: 380-250-022).

Assistant planner Alfredo Garcia made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing.

Dan Long applicant representative made a presentation to the Planning Commission.

Kristen Lloyd, resident, provided public comment.

Assistant City Manager York provided responses to public comments.

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

With no Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-42 entitled:

PC RESOLUTION NO. 2016-43

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A MINOR CHANGE TO TENTATIVE PARCEL MAP NO. 36492 (PLANNING APPLICATION NO. 16-0098), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY WILDOMAR PLANNING COMMISSION ON OCTOBER 1, 2014, LOCATED SOUTHWEST CORNER OF ELIZABETH LANE AND CLINTON KEITH ROAD (APN: 380-250-022)

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

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

2.4 Tentative Tract Map No. 31667 – Extension of Time #2 (PA No. 16-0114):

Planning Commission review and consideration of a 1-Year Extension of Time (#2 of 5) for a County approved Tentative Tract Map (TTM No. 31667) requested by Beazer Homes located on the NEC of Grand Avenue and McVicar Street (APN: 380-060-007 & 380-060-008).

Commissioner Strong Recused herself from discussion as she lived within 500' of the site.

Assistant Planner Alfredo Garcia made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing.

Sam Alhadeff, applicant representative made a presentation to the Planning Commission.

Commissioner Strong, provided public comment.

Kristen Lloyd, resident, provided public comment.

Sam Alhadeff, applicant representative provided responses to public comments.

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

With no Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-44 entitled:

PC RESOLUTION NO. 2016-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO NOVEMBER 15, 2017 FOR TENTATIVE TRACT MAP NO. 31667 (PLANNING APPLICATION NO. 15-0098), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS ON NOVEMBER 15, 2005, LOCATED ON THE NEC OF GRAND AVENUE AND MCVICAR STREET (APN: 380-060-007 AND 380-060-008)

Motion was made by Chairman Langworthy and seconded by Commissioner Lloyd. The **Motion** carried 3-0-1-1, with the following vote resulted:

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

2.5 Tentative Parcel Map No. 35935 – Extension of Time #1 (PA No. 16-0120):

Planning Commission review and consideration of a 1-Year Extension of Time (#1 of 5) for a city approved Tentative Parcel Map (TPM No. 35935) requested by MDMG, Inc., on behalf of Stable Lane Development, LLC located on the SWC of Clinton Keith Road and Stable Lanes Way (APN: 380-120-012 & 380-012-013).

Assistant Planner Alfredo Garcia made a presentation to the Planning Commission.

Chairman Langworthy opened the public hearing.

Jim Bach, applicant representative made a brief presentation to the Planning Commission.

Commissioner Lloyd asked a question about the item.

Jim Bach, applicant representative, responded to Commissioner Lloyd's question.

Assistant City Manager Dan York, provided responses.

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-45 entitled:

PC RESOLUTION NO. 2016-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A ONE-YEAR (1) EXTENSION OF TIME TO OCTOBER 28, 2017 FOR TENTATIVE PARCEL MAP NO. 35935 (PLANNING APPLICATION NO. 16-0120), SUBJECT TO THE ORIGINAL CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL ON OCTOBER 28, 2009 LOCATED ON THE SWC OF CLINTON KEITH ROAD AND STABLE LANES WAY (APN: 380-120-012 & 380-012-013)

Motion was made by Vice-Chairman Smith and seconded by Commissioner Strong. 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:
No General Business Items.

Planning Director Report
None

Assistant City Attorney Report

None

Future Agenda Items

None

ADJOURNMENT

Chairman Langworthy adjourned the December 7, 2016 Planning Commission meeting at 8:14 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary