

## AGENDA ITEM No. 1.1



### CITY OF WILDOMAR OFFICIAL PLANNING COMMISSION MEETING MINUTES FOR THE SPECIAL MEETING OF FEBRUARY 18, 2015

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#### **CALL TO ORDER**

The special 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, Bobby L. Swann III, Vice-Chair  
Dan Bidwell, Commissioner, Stan Smith, Commissioner.

Absent: Gary D. Brown, Commissioner.

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

#### **FLAG SALUTE**

Chairman Langworthy led the flag salute.

#### **PUBLIC COMMENT:**

None.

## **APPROVAL OF AGENDA AS SUBMITTED**

Commissioner Smith motioned to approve the agenda as submitted. The motion was seconded by Vice-Chairman Swann III. Motioned Carried, 4-0-1 the following vote resulted:

AYES:	LANGWORTHY, SMITH, SWANN III, BIDWELL
NOES:	NONE
ABSENT:	BROWN
ABSTAIN:	NONE

### **1.0 CONSENT CALENDAR**

- 1.1 Minutes – December 3, 2014 – Regular Planning Commission Meeting**  
**Recommendation** – Staff Recommends that the Planning Commission approve the Minutes as amended.

Chairman Langworthy motioned to approve the minutes as submitted. The motion was seconded by Commissioner Smith. Motioned Carried, 4-0-1 the following vote resulted:

AYES:	LANGWORTHY, SMITH, SWANN III, BIDWELL
NOES:	NONE
ABSENT:	BROWN
ABSTAIN:	NONE

- 1.2 Minutes – January 21, 2015 – Special Planning Commission Meeting**  
**Recommendation** – Staff Recommends that the Planning Commission approve the Minutes as amended.

Chairman Langworthy motioned to approve the minutes as submitted. The motion was seconded by Commissioner Bidwell. Motioned Passed, 4-0-1 to 3-0-1-1, with Commissioner Bidwell abstaining. The following vote resulted:

AYES:	LANGWORTHY, SMITH, SWANN III
NOES:	NONE
ABSENT:	BROWN
ABSTAIN:	BIDWELL,

## 2.0 PUBLIC HEARINGS

### 2.1 Oak Creek Canyon Tentative Tract Map No. 36388 Minor Changes (PA 14-0052):

Planning Commission review and consideration of Minor Changes to Tentative Tract Map No. 36388 for the Oak Creek Canyon Residential project and an additional 18 month extension to record the final tract map in accordance with Government Code Section 66452.6(c) and Title 16, Section 16.12.240.G (Wildomar Municipal Code) located generally along Bundy Canyon Road between Sunset Avenue and The Farm Road.

Director Bassi, made a brief statement to recommend the Commission to continue the item to the April 1, 2015 Planning Commission meeting.

Madam Chair Langworthy opened the public hearing and asked for public comments.

Gary Andre resident, with donated time by Gayl Taylor and Ken Hamilton, provided public comment.

Ken Mayes, resident, commented on the agenda item.

Lynne Hamilton, resident, commented on the agenda item.

Gayl Taylor, with donated time from George Taylor, commented on the agenda item.

With no further public comments or discussion, Madam Chair Langworthy asked for a motion to continue item 2.1 to the Planning Commission meeting of April 1, 2015.

**A Motion** was made by Commissioner Smith, and seconded by Vice-Chairman Swann III.

**Motion** carried 4-0-1, with the following vote resulting:

AYES:	LANGWORTHY, SMITH, SWANN III, BIDWELL
NOES:	NONE
ABSENT:	BROWN
ABSTAIN:	NONE

**2.2 Sycamore Academy - Public Use Permit No. 14-0074 – (PA 14-0074):**

Planning Commission review and consideration for the adoption of a Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program, and a Public Use Permit to construct an approximate 28,000 square-foot public charter school (K through 8) which includes 22 classrooms (in four buildings), a “flex-classroom”, an administration building, and outdoor improvements including a patio, parking lots, gardens, amphitheater and paved/turf play areas located at 23151 Palomar Street.

Daniel Serrano Assistant Planner made a presentation to the Planning Commission.

Mark Teague Planning Manager made a presentation to the Planning Commission.

The Commissioners engaged in discussion.

Chairman Langworthy opened the public hearing and asked for public comments.

Barbara Hale, applicant for Sycamore Academy, a presentation to the Planning Commission.

Tom Kruze, project architect, made brief presentation to the Planning Commission.

The Commissioners asked questions of the Applicant and project Architect.

Tom Kruze, responded to the Commissioners questions.

Mark Teague, Planning Manager, also provided responses to the Commissioners questions.

Hillary Martinez resident provided commented on the agenda item and provided a package to staff containing 101 letters of support.

Taylor Bedley, student at Sycamore Academy, commented on the agenda item and provided a package to the Planning Commission containing 400 letters from students in support of the project.

George Taylor resident, provided comment on the agenda item.

Ken Mayes resident, provided comment on the agenda item.

Gary Andre resident, provided comment on the agenda item.

Brionna Gomper, representative from the World Harvest Church, provided comment on the agenda item.

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

Commission engaged in discussion.

With no further discussion, Chair Langworthy asked for a motion.

**A Motion** was made by Vice-Chairman Swann III, and seconded by Commissioner Bidwell, to adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-05**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING & REPORTING PROGRAM FOR THE SYCAMORE ACADEMY PUBLIC CHARTER SCHOOL PROJECT (PLANNING APPLICATION NO. 14-0074) LOCATED AT 23151 PALOMAR STREET (APN: 380-170-020).

Motion carried 4-0-1, with the following vote resulting:

AYES: LANGWORTHY, SMITH, SWANN III, BIDWELL  
NOES: NONE  
ABSENT: BROWN  
ABSTAIN: NONE

A Motion was made by Vice-Chairman Swann III, and seconded by Commissioner Smith to adopt a Resolution entitled:

**PC RESOLUTION NO. 2015-06**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PUBLIC USE PERMIT NO. 14-0074 (SYCAMORE ACADEMY PUBLIC CHARTER SCHOOL) CONSISTING OF THE CONSTRUCTION OF AN APPROXIMATE 28,000 SQUARE-FOOT PUBLIC CHARTER SCHOOL (K THROUGH 8) WHICH INCLUDES 22 CLASSROOMS (IN FOUR BUILDINGS), A "FLEX-CLASSROOM", AN ADMINISTRATION BUILDING, AND OUTDOOR IMPROVEMENTS INCLUDING A PATIO,

PARKING LOTS, GARDENS, AMPHITHEATER AND  
PAVED/TURF PLAY AREAS LOCATED AT 23151 PALOMAR  
STREET (APN: 380-170-020).

Motion carried 4-0-1, with the following vote resulting:

AYES:	LANGWORTHY, SMITH, SWANN III, BIDWELL
NOES:	NONE
ABSENT:	BROWN
ABSTAIN:	NONE

Commission enters recess for 5 minutes

Commission returns from recess at 8:02 pm

**3.0 GENERAL BUSINESS ITEMS:**

**3.1 Westpark Promenade Study Session (Planning Application No. 13-0082):**

A Study Session with the Planning Commission to discuss the proposed Westpark Promenade development consisting of 191 single-family attached condominiums (for sale) and a 102,354 square-foot commercial retail center with two (2) 8,000 square-foot restaurant pads located at the northeast corner of the I-15 Freeway Catt Road (APN: 376-410-013; 376-410-025; 376-410-023).

Loreli Cappel project planner, made a presentation to the Planning Commission.

John Capelli, applicant project manager, made a presentation to the Planning Commission.

Scott Wilson, Landscape Architect, made a presentation to the Planning Commission.

Ken Mayes resident provided comment on the agenda item.

Chairman Chair Langworthy provided comments to the applicant speaker.

Danny Brose applicant representative responded to comments from the Commission and the public.

Assistant City Manager Dan York responded to comments from the Commission.

Chairman Langworthy thanked the applicants for their presentation.

No action taken on this agenda item.

**Planning Directors Report**

Director Bassi reminded the Commission about the Planning Commission Academy Conference.

Director Bassi reminded the Commission of the next meeting which will be held on April 1, 2015.

**City Attorney's Report**

None.

**Planning Commission Communications**

Vice-Chairman Swann Commented he is excited to attend the Planning Commissioners Academy.

Chairman Langworthy asked if the Commission would like to carpool to the Planning Commissioners Academy Conference.

With no other communications, Chairman Langworthy adjourned the February 18, 2015 Special Planning Commission at 8:56P.M.



Matthew C. Bassi  
Planning Director/Minutes Secretary