AGENDA ITEM No. 1.1

CITY OF WILDOMAR
OFFICIAL SPECIAL PLANNING COMMISSION MEETING MINUTES
OF AUGUST 20, 2014

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; Dan Bidwell, Commissioner; Gary D. Brown, Commissioner; Bobby L. Swann III, Commissioner.

Absent:

Staff Present
Matthew Bassi, Planning Director
Mark Teague, Planning Manager
Alfredo Garcia, Assistant Planner
Thomas Jex , City Attorney
Dan York, Assistant City Manager/ Public Works Director / City Engineer

FLAG SALUTE

Chairman Smith led the flag salute.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA AS SUBMITTED

Chairman Smith asked for a motion to approve the agenda as submitted. Commissioner Brown motioned to approve the agenda as submitted. The motion was seconded by Commissioner Swann III. Motioned Carried, 5-0-0 the following vote resulted:

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

1.0 CONSENT CALENDAR

1.1 Approval of the July 16, 2014 Planning Commission minutes.

Commissioner Swann III motioned to approve the July 16, 2014 Planning Commission minutes. The motion was seconded by Commissioner Brown. Motioned carried 5-0-0 with the following vote resulting:

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

2.0 PUBLIC HEARINGS

2.1 Lennar Residential Project (Planning Application No. 12-0364):

PC RESOLUTION NO. 14-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING & REPORTING PROGRAM (MMRP) AND APPROVAL OF CHANGE OF ZONE NO. 12-0364 FROM R-R (RURAL RESIDENTIAL) TO R-4 (PLANNED RESIDENTIAL ZONE), TENTATIVE TRACT MAP NO. 36497 FOR THE SUBDIVISION OF 24 ACRES INTO 67 PARCELS (INCLUDING APPROVAL OF MINOR DEVIATIONS IN ACCORDANCE WITH THE CITY'S RESIDENTIAL DESIGN GUIDELINES) AND PLOT PLAN NO. 12-0364 (INCLUDING A FINAL SITE PLAN OF DEVELOPMENT) FOR THE DEVELOPMENT OF 67 SINGLE FAMILY RESIDENTIAL DWELLING UNITS WITHIN THE R-4 ZONE LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-280-004, 380-280-009, 380-280-010, 380-280-011 & 380-280-012)

Director Bassi, made a presentation to the Planning Commission.

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

Jarnee Valdez, applicant representative made a presentation to the Planning Commission regarding the proposed project.

Ken Mayes, resident commented on the agenda item.

George W. Taylor resident commented on the agenda item.

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

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 14-09 with amended changes per Commission and staff discussion. A motion was made by Commissioner Swann III, and was seconded by Commissioner Bidwell. Motion carried 5-0-0, with the following vote resulting:

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

PC RESOLUTION NO. 14-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 12-0364) FROM R-R (RURAL RESIDENTIAL) TO R-4 (PLANNED RESIDENTIAL ZONE) FOR A 24 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-280-004, 380-280-009, 380-280-010, 380-280-011 & 380-280-012)

Chairman Smith asked for a motion to approve PC Resolution No. 14-10 as submitted. A motion was made by Vice Chair Langworthy, and was seconded by Commissioner Swann III. Motion carried 5-0-0, with the following vote resulting:

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

PC RESOLUTION NO. 14-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 36497 FOR THE SUBDIVISION OF APPROXIMATELY 24 ACRES INTO 67 PARCELS (INCLUDING APPROVAL OF MINOR DEVIATIONS IN ACCORDANCE WITH THE CITY'S RESIDENTIAL DESIGN GUIDELINES) SUBJECT TO CONDITIONS LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-280-004, 380-280-009, 380-280-010, 380-280-011 & 380-280-012)

Chairman Smith asked for a motion to approve PC Resolution No. 14-11 as submitted. A motion was made by Chairman Smith, and was seconded by Commissioner Swann III. Motion carried 5-0-0, with the following vote resulting:

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

PC RESOLUTION NO. 14-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF PLOT PLAN NO. 12-0364 (INCLUDING A FINAL SITE PLAN OF DEVELOPMENT) FOR THE DEVELOPMENT OF 67 SINGLE FAMILY RESIDENTIAL DWELLING UNITS SUBJECT TO CONDITIONS LOCATED AT THE SOUTHWEST CORNER OF ELIZABETH LANE AND PRIELIPP ROAD (APN: 380-280-004, 380-280-009, 380-280-010, 380-280-011 & 380-280-012)

Chairman Smith asked for a motion to approve PC Resolution No. 14-12 as submitted. A motion was made by Commissioner Brown, and was seconded by Commissioner Swann III. Motion carried 5-0-0, with the following vote resulting:

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

3.0 GENERAL BUSINESS ITEMS:

3.1 Baxter Road/Susan Drive GPA Initiation Request (PAR 14-0078):

The applicant (Markham Development Management Group) is requesting Planning Commission consideration, in accordance with Section 17.08.040.B of the Zoning Ordinance, of a General Plan Amendment Initiation (Pre-Application Review) to

change the General Plan land use designation from Very Low Density Residential (VLDR - 1 Acre Min. lot sizes) to Medium Density Residential (MDR - 2 -5 DU/Acre) located at the southeast corner of southeast corner of Baxter Road and Susan Drive (APN: 376-340-017 and 376-340-027).

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

Larry Markham, made a brief presentation to the Planning Commission about the proposed amendment.

Jay Stables, made a brief presentation to the Planning Commission about the proposed amendment.

Chairman Smith asked for additional public comments.

George W. Taylor resident commented on the agenda item.

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

The Commission discussed the agenda item.

With no further discussion from the Commission, Chairman Smith asked for a motion. A motion was made by Vice Chair Langworthy recommending the City Council not to allow the processing of the GPA initiation request for PAR 14-0078, and was seconded by Commissioner Brown. Motion carried 3-2-0, with the following vote resulting:

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

3.2 <u>Mission Trail/Lemon Street GPA Initiation Request (PAR 14-0080):</u>
The applicant (Steve Rawlings) is requesting Planning Commission consideration, in accordance with Section 17.08.040.B of the Zoning Ordinance, of a General Plan Amendment Initiation (Pre-Application Review) to change the General Plan land use designation from Commercial Retail (CR) to Light Industrial (LI) located at the southwest corner of Mission Trail and Lemon Street (APN: 366-130-038, 039 & 041).

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

Steve Rawlings, made a brief presentation to the Planning Commission about the proposed amendment.

Chairman Smith asked for public comments.

Ken Mayes resident commented on the agenda item.

George W. Taylor resident commented on the agenda item.

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

The Commission discussed the agenda item.

With no further discussion from the Commission, Chairman Smith asked for a motion. A motion was made by Commissioner Brown recommending the City Council not to allow the processing of the GPA initiation request for PAR 14-0080and was seconded by Vice Chair Langworthy. Motion carried 5-0-0, with the following vote resulting:

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

PUBLIC COMMENT:

None

Planning Directors Report

Director Bassi informed the Commission the next Planning Commission Meeting of September 2014 will be cancelled and that there will be a Special Planning Commission Meeting on September 17, 2014.

City Attorney's Report

City Attorney Thomas Jex informed the Commission that Assistant City Attorney Erica Vega will return for the next Planning Commission Meeting on September 17, 2014.

Planning Commission Communications

Assistant City Manager Dan York informed the Commission that the Final Environmental Impact Report for the Bundy Canyon Road street improvement project will be scheduled for review by City Council in September 2014.

Vice Chair Langworthy commented that she would like an update on the Waite Street Mobile Home park project.

With no other communications, Chairman Smith adjourned the Special Planning Commission meeting of August 20, 2014 at 8:45 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary