



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE SPECIAL MEETING OF SEPTEMBER 16, 2015**

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, Gary D. Brown, Commissioner,
Stan Smith, Commissioner

Staff Present Matthew Bassi, Planning Director
Dan York, Assistant City Manager / Public Works Director
Alfredo Garcia, Assistant Planner
Erica Vega, Assistant City Attorney

Absent: Dan Bidwell, Commissioner

FLAG SALUTE

Chairman Langworthy led the flag salute.

PUBLIC COMMENT:

No public comment provided.

APPROVAL OF AGENDA AS SUBMITTED

Commissioner Smith motioned to approve the agenda as submitted by staff. The motion was seconded by Commissioner Brown. Motion Carried, 3-0-1, with one vacancy. The following vote resulted:

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

1.0 CONSENT CALENDAR

1.1 Minutes – August 19, 2015 –Planning Commission Meeting

A Motion was made by Commissioner Smith, and seconded by Commissioner Brown, to approve the Minutes as submitted.

Motion carried 3-0-1, with the following vote resulting:

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

2.0 PUBLIC HEARINGS

2.1 Villa Siena Apartment Project (PA No. 13-0089):

Planning Commission review and consideration of an Environmental Impact Report (EIR), General Plan Amendment from MHDR to VHDR, Change of Zone from I-P to R-3, and a Plot Plan to develop a 170-unit apartment project on 10.02 gross acres located at the northeast corner of Elizabeth Lane and Prielipp Road.

Director Bassi made a presentation to the Planning Commission.

Chairman Langworthy asked the Planning Department questions on the presentation.

Planning Manager Mark Teague, provided responses to the Chairman's questions.

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

Travis Vincent, applicant representative made a presentation to the Planning Commission.

George Taylor, resident, provided public comment.

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

Commission engaged in further discussion.

Commissioner Brown asked questions of staff about the project.

Commissioner Smith asked questions of staff about the project.

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

With no further Commission discussion, Chairman Langworthy asked for a motion to be continue the agenda item to the October 21, 2015 meeting.

A Motion was made by Commissioner Smith to continued the item to the October 21, 2015 Planning Commission meeting. The motion was seconded by Chairman Langworthy.

Motion Carried, 3-0-1, with one vacancy. The following vote resulted:

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

2.2 Zoning Ordinance Amendment No. 15-03:

Planning Commission review and recommendation to the City Council for the adoption of an Ordinance amending Section 17.305 (Mixed-Use Overlay District) of the Wildomar Municipal Code.

Director Bassi asked that the agenda item be tabled.

A Motion was made by Commissioner Smith to table the item. The motion was seconded by Commissioner Brown

Motion Carried, 3-0-1, with one vacancy. The following vote resulted:

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

3.0 GENERAL BUSINESS ITEMS:

3.1 Taghdiri General Plan Initiation Request – GPIP (PA No. 14-0065):

Planning Commission review and discussion in accordance with Section 17.08.040.B of the Zoning Ordinance of a proposed General Plan Amendment (GPA) from Medium Density Residential (MDR) to Medium High Density Residential (MHDR) for a 28.8 acre site located on the southside of Bundy Canyon Road approximately 800 feet east of Oak Canyon Drive (APN: 367-250-008).

Director Bassi made a presentation to the Planning Commission.

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

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

Commissioner Brown asked questions of staff about the project.

Chairman Langworthy asked questions of staff about the project.

Larry Markham, provided responses to the Commissioners questions.

Director Bassi, provided responses to the commissioners questions.

Joseph Morabito, resident, provided public comment.

George Taylor, resident, provided public comment.

Janine Tominaga, resident, provided public comment.

Commissioners engaged in conversation.

Dan York, City Engineer, provided comments regarding the Bundy Canyon Road improvements.

With no further Commission discussion, Chairman Langworthy asked for a motion to allow the General Plan Amendment to move forward.

A Motion was made by Commissioner Smith, and seconded by Commissioner Brown.

Motion Carried, 3-0-1, with one vacancy. The following vote resulted:

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

3.2 Election of a New Vice-Chairman:

The Planning Commission will elect a new Vice-Chairman for the remainder of the 2015 calendar year in accordance with the City of Wildomar Planning Commission Bylaws.

Director Bassi recommended to the Planning Commission table the item to the October 21, 2015 meeting due to Commissioner Bidwell's absence.

Commissioners engaged in conversation and agreed.

Joseph Morabito, resident, provided public comment.

Planning Directors Report

Director Bassi also informed the Commission that the October 7, 2015 Planning Commission meeting will be cancelled. There will be a joint Council/Planning Commission meeting scheduled for October 14, 2015.

Director Bassi also informed the Commission there will be two Environmental Impact Reports open for public review and comments.

Assistant City Attorney's Report

No comment from Assistant City Attorney Vega.

Planning Commission Communications

No comments from the Planning Commissioners.

With no other communications, Chairman Langworthy adjourned the September 16, 2015 Special Planning Commission at 8:30 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary