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## CITY OF WILDOMAR OFFICIAL PLANNING COMMISSION MEETING MINUTES OF OCTOBER 2, 2013

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### **CALL TO ORDER**

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Smith at 7:00 P.M. at Wildomar City Hall, Council Chambers.

### **ROLL CALL**

Present: Stan Smith, Chairman, Michael Kazmier, Vice-Chairman, Robert Devine, Commissioner, Bobby L. Swann III, Commissioner, Veronica Langworthy Commissioner.

Absent:

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

### **FLAG SALUTE**

Chairman Smith led the flag salute.

### **PUBLIC COMMENT:**

Ms. Miller, resident provided public comment.

Ken Mayes, resident provided public comment.

## **APPROVAL OF AGENDA AS SUBMITTED**

Chairman Smith asked the Commission for a motion to approve the agenda as submitted. Vice Chairman Kazmier motioned to approve the agenda as submitted. The motion was seconded by Commissioner Swann. Motion carried 5-0, with the following vote resulted:

AYES: Kazmier, Devine, Swann, Langworthy, Smith

NOES:

ABSENT:

ABSTAIN:

### **1.0 CONSENT CALENDAR**

Commissioner Devine commented on the format of the Planning Commission Minutes.

Director Bassi responded to Commissioner Devine's question.

#### **1.1 Approval of the August 7, 2013 Planning Commission minutes.**

Commissioner Devine motioned to approve the August 7, 2013 Planning Commission minutes as submitted. Motioned was seconded by Commissioner Langworthy. Motioned carried 4-0-1 with the following vote resulted:

AYES: Devine, Smith, Langworthy Swann

NOES:

ABSENT:

ABSTAIN: Kazmier

### **2.0 PUBLIC HEARINGS**

#### **2.1 Development Agreement for Tentative Tract Map Nos. 25122 & 32078 (Planning Application No. 12-0395):**

Planning Commission consideration of a proposed Development Agreement by C.V. Communities for two contiguous Riverside County approved Tentative Tract Maps (TTM No. 25122 & TTM No. 32078) located generally at the southwest corner of McVicar Street and Palomar Street (APN's: 380-080-008, 380-080-009, 380-080-012, 380-080-013, 380-080-014, and 380-140-001).

Director Bassi made a presentation to the Planning Commission.

Dan York made a presentation to the Planning Commission.

Commissioner Langworthy commented on the meaning of significant change.

Assistant City Attorney Vega responded to Commissioner Langworthy's question.

Chairman Smith opened the public hearing.

Adam Smith, Applicant representative commented on the project.

Roberta Cronquist, applicant representative made a presentation to the Planning Commission.

Mike Wong, Riverside County Flood Control District representative made a p on the project.

Ms. Miller, resident commented against the project.

Gary Andre, resident with donation time from Gil Rasmussen and Sheryl Ade, commented on the project.

Adam Smith, Applicant representative responded to comments made by speakers.

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

Commissioner Langworthy commented on the project.

Commissioner Devine provided further comment on the project.

Commissioner Swann commented on the project.

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 13-17. A motion was made by Commissioner Swann, and was seconded by Vice Chairman Kazmier. Motion carried 4-0-1, with the following vote resulted:

AYES: Swann, Smith, Langworthy, Kazmier,

NOES: Devine,

ABSENT:

ABSTAIN:

## **2.2 Change of Zone and Plot Plan No. 13-0007:**

Planning Commission consideration of proposed change of zone from R-R (Rural Residential) to C-1/C-P (Commercial Retail), and a Plot Plan to allow an “as-built” 1,150 square-foot medical office building with an existing parking lot located at 32299 Wildomar Road (APN: 365-051-025).

Assistant Planner Garcia made a presentation to the Planning Commission.

Vice Chairman Kazmier commented on the project

Chairman Smith commented on the project.

Commissioner Swann commented on the project.

Assistant City Attorney Vega provided information on Commissioner Swann’s comment.

Patrick McGuiness, applicant commented in favor of the project.

Commissioner Swann commented on the project.

Commissioner Langworthy commented on the project.

Commissioner Devine commented on the project

Chairman Smith opened the public hearing.

Ms. Miller, resident commented on the project.

Patrick McGuiness, applicant commented in favor of the previous speakers comment.

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

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 13-19. A motion was made by Vice Chairman Kazmier, and was seconded by Commissioner Devine. Motion carried 5-0 with the following vote resulted:

AYES: Swann, Smith, Devine, Langworthy, Kazmier,

NOES:

ABSENT:

ABSTAIN:

Chairman Smith asked for a motion to approve the amended PC Resolution No. 13-20. A motion was made by Commissioner Langworthy, and was seconded by Commissioner Devine. Motion carried 5-0 with the following vote resulted:

AYES: Swann, Smith, Devine, Langworthy, Kazmier,  
NOES:  
ABSENT:  
ABSTAIN:

**2.3 Rancon Development Agreement for Tentative Tract Map No. 31479 (Planning Application No. 13-0083):**

Planning Commission consideration of a proposed Development Agreement by The Rancon Group for Tentative Tract Map No. 31479 (an approved 51-lot single family residential subdivision) located on the east side of George Avenue approximately 440 feet south of La Estrella Road (APN: 362-240-020, 023, 029, 031 & 032).

Director Bassi made a presentation to the Planning Commission.

Frank Igo, applicant representative commented in favor of the project.

Commissioner Swann commented on the project.

Chairman Smith opened the public hearing.

Ms. Miller, resident commented on the project.

Lavania Chambers, resident commented on the project.

With no further questions, Chairman Smith closed the public hearing

With no further discussion from the Commission, Chairman Smith asked for a motion to approve PC Resolution No. 13-21. A motion was made by Commissioner Swann, and was seconded by Vice Chairman Kazmier. Motion carried 4-0-1 with the following vote resulted:

AYES: Swann, Smith, Langworthy, Kazmier,  
NOES: Devine,  
ABSENT:  
ABSTAIN:

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

None

#### **Planning Directors Report**

Director Bassi provided an updated map exhibit showing a 600 foot radius map around the schools and parks located within the Wildomar City Limits.

Director Bassi also informed the Commission that at the beginning of the December they will be voting for a new Chair and Vice Chair.

Director Bassi reminded the Commission that there will be a special meeting on October 16, 2013.

#### **City Attorney's Report**

None

#### **Planning Commission Communications**

Commissioner Langworthy commented that she does receive emails and checks it frequently.

Commissioner Devine commented that the City should hire a consultant to draw more investors to develop in the City.

Commissioner Swann Commented in regards to Commissioner Devine's statement.

With no other communications, Chairman Smith adjourned the regular Planning Commission meeting of October 2, 2013 at 9:38 P.M.

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Matthew C. Bassi  
Planning Director/Minutes Secretary