



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE SPECIAL MEETING OF MAY 18, 2016**

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 Council Chambers.

ROLL CALL

Present: Veronica Langworthy Chairman, Stan Smith Commissioner, Dan Bidwell Commissioner, John Lloyd, Commissioner

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

Absent: None

FLAG SALUTE

Chairman Langworthy led the flag salute.

PUBLIC COMMENT:

Kenneth Mayes resident, provided public comment.

PLANNING COMMISSION COMMUNICATIONS

None.

APPROVAL OF AGENDA AS SUBMITTED

Commissioner Lloyd motioned to approve the agenda as submitted by staff. The motion was seconded by Commissioner Bidwell. Motion Carried, 4-0. The following vote resulted:

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

1.0 CONSENT CALENDAR

1.1 Minutes – April 6, 2016 Regular Meeting

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

Commissioner Bidwell motioned to approve the agenda as submitted by staff. The motion was seconded by Commissioner Lloyd. Motion Carried, 4-0. The following vote resulted:

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

2.0 PUBLIC HEARINGS

2.1 Clinton Keith Retail Project (PA No. 15-0013):

Planning Commission review and consideration of a Mitigated Negative Declaration / Mitigation Monitoring and Reporting Program, Conditional Use Permit and Plot Plan for the development of an approximate 40,120 square-foot commercial/retail center with a 7-Eleven gas station located at the northeast corner of George Avenue and Clinton Keith Road (APN: 362-250-003).

Director Bassi made a presentation to the Planning Commission.

John Abassi, project architect made a presentation to the Planning Commission.

Chairman Langworthy open the public hearing.

Ken Mayes, resident, provided public comment.

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

Commissioner Lloyd expressed his concerns with the northern setback of Building D with respect to the property line.

Commissioner Smith expressed the same concerns.

Director Bassi responded to the Commissioners comments.

Chairman Langworthy re-opened the public hearing.

Assistant City Manager Dan York provided additional responses to the Commissioner comments.

John Abassi, project architect, provided additional responses to the Commissioner comments.

Chairman Langworthy closed the public hearing.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-14 entitled:

PC RESOLUTION NO. 2016-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING & REPORTING PROGRAM FOR THE CLINTON KEITH RETAIL PROJECT (PLANNING APPLICATION NO. 15-0013) LOCATED AT THE NORTHEAST CORNER OF GEORGE AVENUE AND CLINTON KEITH ROAD (APN: 362-250-003)

A Motion was made by Commissioner Smith and seconded by Commissioner Lloyd .

The **Motion** carried 4-0, with the following vote resulted:

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

Chairman Langworthy asked for a motion to adopt PC Resolution No. 2016-15 entitled:

PC RESOLUTION NO. 2016-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 15-0013) TO ALLOW BEER AND WINE SALES AT A GAS STATION AND APPROVAL OF A PLOT PLAN (PLANNING APPLICATION NO. 15-0013) TO DEVELOP A 40,120 SQUARE-FOOT COMMERCIAL/RETAIL CENTER WITH FULL SITE IMPROVEMENTS, SUBJECT TO CONDITIONS LOCATED AT THE NORTHEAST CORNER OF GEORGE AVENUE AND CLINTON KEITH ROAD (APN: 362-250-003)

A Motion was made by Commissioner Smith and seconded by Commissioner Lloyd .

The **Motion** carried 4-0, with the following vote resulted:

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

3.0 GENERAL BUSINESS ITEMS:

3.1 Planning Commission Training:

A presentation by the Planning Department on Senate Bill 743 (SB 743) related to implementation of transportation measures as part of the CEQA process, and Senate Bill 18 (SB 18) / Assembly Bill 52 (AB 52) related to Tribal Consultation and CEQA review.

Planning Manager Mark Teague made a presentation to the Planning Commission about 743.

Commissioner Smith provided comments to staff's presentation.

Assistant City Manager Dan York provided additional comments to Mark Teague's presentation.

Commissioner Smith provided additional comments on this subject matter.

Chairman Langworthy provided additional comments.

Commissioner Lloyd provided additional comments.

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

Assistant City Attorney Erica Vega, provided a presentation to the Planning Commission on SB18 / AB52.

Commissioner Smith provided comments on this subject matter.

Director Bassi provided additional information on this subject matter.

With no further discussion, Chairman Langworthy closed the agenda item.

3.2 Election of a New Vice-Chairman:

The Planning Commission election a new Vice-Chairman for the remainder of the 2016 calendar year in accordance with Section 2 of the City of Wildomar Planning Commission Bylaws.

Director Bassi announced that Commissioner Brown has resigned as Vice-Chairman from the Planning Commission.

A Motion was made by Chairman Langworthy to elect Stan Smith as Vice-Chairman and seconded by Commissioner Lloyd .

The **Motion** carried 4-0, with the following vote resulted:

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

Commission Communications

Chairman Langworthy announced the Memorial Day event at the Cemetery.

Planning Director Report

Director Bassi announced that there will be a Planning Commission meeting on June 1st.

Assistant City Attorney Report

None.

Future Agenda Items

*Research Parking requirements.

ADJOURNMENT

Chairman Langworthy adjourned the May 18, 2016 Special Planning Commission meeting at 8:12 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary