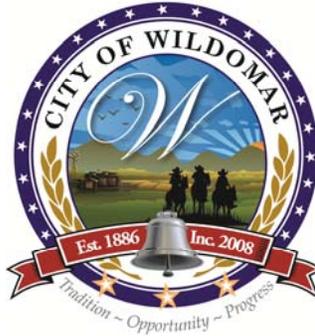


Agenda Item No. 1.1



CITY OF WILDOMAR OFFICIAL PLANNING COMMISSION MEETING MINUTES OF AUGUST 7, 2013

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, Robert Devine, Commissioner, Bobby L. Swann III, Commissioner, Veronica Langworthy Commissioner.

Absent: Michael Kazmier, Vice-Chairman

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

FLAG SALUTE

Chairman Smith led the flag salute.

PUBLIC COMMENT:

Kenneth Hayes, resident provided public comment.

APPROVAL OF AGENDA AS SUBMITTED

Chairman Smith asked the Commission for a motion to approve the agenda as submitted. Commissioner Swann motioned to approve the agenda as submitted. The motion was seconded by Commissioner Devine. Motion carried 4-0-1, with the following vote resulted:

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

1.0 CONSENT CALENDAR

1.1 Approval of the March 6, 2013 Planning Commission minutes.

Commissioner Langworthy motioned to approve the March 6, 2013 Planning Commission minutes as submitted. Motioned was seconded by Commissioner Devine. Motioned carried 3-1-1 with the following vote resulted:

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

1.2 Approval of the April 17, 2013 Planning Commission minutes.

Commissioner Devine motioned to approve the April 17, 2013 Planning Commission minutes as submitted. Motioned was seconded by Commissioner Devine. Motioned carried 3-1-1 with the following vote resulted:

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

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.

Ryan Smith, Applicant representative commented on the Development agreement proposal.

Chairman Smith opened the public hearing.

Gary Andre, resident with donation time from Kristine Llyod and Martha Bridges, commented on the project.

Gina Castanon, resident with donation time from Ruben Castanon, commented on the project.

Sheryl Ade, resident, 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.

The Commission deliberated on the proposed development agreement.

With no further discussion from the Commission, Chairman Smith asked for a motion to table the item to a future Planning Commission meeting. A motion was made by Commissioner Swann, and was seconded by Commissioner Devine. Motion carried 4-0-1, with the following vote resulted:

AYES: Swann, Smith, Devine, Langworthy,

NOES:

ABSENT: Kazmier,

ABSTAIN:

2.2 C.V. Communities Development Agreement for Tentative Tract Map No. 32535 (Planning Application No. 13-0033):

Planning Commission consideration of a proposed Development Agreement by C.V. Communities for a Riverside County approved Tentative Tract Map (TTM No. 32535) generally on the west side of Stable Lanes Road, north of Clinton Keith Road and south of Catt Road (APN: 380-110-005, 380-110-006, 380-120-001, 380-120-002, 380-100-006, 380-100-005, 380-130-002, 380-130-018 and 380-100-004).

Director Bassi made a presentation to the Planning Commission.

Chairman Smith opened the public hearing.

Adam Smith, Applicant representative, commented on the proposed development agreement.

No public comments were presented to the Commission.

City Manager, Gary Nordquist, commented on the proposed development agreement.

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. 13-18. A motion was made by Commissioner Swann, and was seconded by Commissioner Devine. Motion carried 4-0-1 with the following vote resulted:

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

3.0 GENERAL BUSINESS ITEMS:

None

Planning Directors Report

None

City Attorney's Report

None

Planning Commission Communications

Commissioner Langworthy requested staff to create a map that shows a 600-foot boundary distance from all parks and schools located within the City.

With no other communications, Chairman Smith adjourned the regular Planning Commission meeting of August 7, 2013 at 9:11 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary