



**CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE SPECIAL MEETING OF AUGUST 19, 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, Bobby L. Swann III, Vice-Chair, Dan Bidwell, Commissioner, 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: None

FLAG SALUTE

Commissioner Bidwell 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. Motioned Carried, 5-0-0. The following vote resulted:

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

1.0 CONSENT CALENDAR

1.1 Minutes – June 15, 2015 –Planning Commission Meeting

Recommendation – Staff Recommends that the Planning Commission approve the Minutes as submitted by staff.

A Motion was made by Commissioner Smith, and seconded by Vice-Chairman Swann III .

Motion carried 5-0-0, with the following vote resulting:

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

2.0 PUBLIC HEARINGS

2.1 Discount Tire Conditional Use Permit (PA No. 15-0023):

Planning Commission review and consideration of a Categorical Exemption and approval of a Conditional Use Permit (CUP) to establish “Discount Tire Center” within an existing commercial building located within the Oak Creek Center Phase II development located at 23885 Clinton Keith Road, Suite #H5.

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

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

Andrew Gordon, applicant representative, made a presentation to the Planning Commission.

Bill Lawson, applicant representative, made a presentation to the Planning Commission.

Commissioner Brown, asked the applicant questions on the noise study.

Chairman Langworthy, asked the applicant questions on the noise study.

Vice-Chairman Swann III, asked the applicant questions on the noise study.

Mike Nelson, Discount Tire representative, provided responses to the Commission's questions.

Larry Ferguson, Massage Envy representative, 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.

With no further Commission discussion, Chairman Langworthy asked for a motion to adopt PC Resolution No. 2015-13, entitled,

PC RESOLUTION NO. 2015-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1 - EXISTING FACILITIES) OF THE CEQA GUIDELINES, AND APPROVING A CONDITIONAL USE PERMIT (PLANNING APPLICATION NO. 15-0023), SUBJECT TO CONDITIONS, TO ESTABLISH "DISCOUNT TIRE CENTER" WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED WITHIN THE OAK CREEK CENTER DEVELOPMENT LOCATED AT 23885 CLINTON KEITH ROAD, SUITE #H5 (APN: 380-240-046 & 380-240-017)

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

Motion carried 5-0-0, with the following vote resulting:

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

2.2 Elm Street Residential Project (Planning Application No. 08-0154):

Planning Commission review and recommendation to the City Council for the adoption of a Mitigation Negative Declaration and Mitigation Monitoring & Reporting Program, approval of a Change of Zone and approval of a Tentative Tract Map (TTM No. 33840) for a 4.16 acre site located at the terminus of Elm Street between Gruwell Street and Central Street (APN: 376-043-027).

Chairman Langworthy notified the Commission that she lived within 500 feet of the project site, thus, she is recusing herself from the meeting.

Vice-Chairman Swann III, took the Chair position, and asked for staff presentation.

Assistant Planner Yvette Noir made a presentation to the Planning Commission.

Commissioner Bidwell asked questions of staff about the project.

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

Dan York, Assistant City Manager/ City Engineer, provided responses to the Commissioners questions.

Vice-Chairman Swann III opened the public hearing and asked for public comments.

Rich Soltysiak, applicant representative, made presentation to the Planning Commission.

Vice Chairman Swann III asked the applicant questions about the map.

Ken Mayes, resident, provided public comment.

Sheila Urlaub , resident, provided public comment.

Joseph Morabito, resident, provided public comment.

Jerry Jarmer, resident, provided public comment.

Les Harris, resident, provided public comment.

Rich Soltysiak, applicant representative, responded to the public's questions. With no further public comments, Vice Chairman Swann III closed the public hearing and asked for Commission discussion on the agenda item.

Commission engaged in further discussion.

Dan York, Assistant City Manager / City Engineer provided extra responses to the Commission and addressed comments from the public.

With no further Commission discussion, Vice-Chairman Swann III asked for a motion to adopt PC Resolution No. 2015-15, entitled:

PC RESOLUTION NO. 2015-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING & REPORTING PROGRAM IN ACCORDANCE WITH SECTION 15074 OF THE CEQA GUIDELINES FOR CHANGE OF ZONE NO. 08-0154 AND TENTATIVE TRACT MAP NO. 33840 (PLANNING APPLICATION NO. 08-0154) FOR A 4.16 ACRE PROJECT SITE LOCATED AT THE TERMINUS OF ELM STREET BETWEEN GRUWELL STREET AND CENTRAL STREET (APN: 376-043-027)

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

Motion carried 4-0, with the following vote resulting:

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

With no further Commission discussion, Vice-Chairman Swann III asked for a motion to adopt PC Resolution No. 2015-16 entitled:

PC RESOLUTION NO. 2015-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 08-0154) FROM R-R (RURAL RESIDENTIAL) TO R-1 (ONE-FAMILY DWELLING) FOR A 4.16-ACRE SITE LOCATED AT THE TERMINUS OF ELM STREET BETWEEN GRUWELL STREET AND CENTRAL STREET (APN: 376-043-027)

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

Motion carried 4-0, with the following vote resulting:

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

With no further Commission discussion, Vice-Chairman Swann III asked for a motion to adopt PC Resolution No. 2015-17, entitled:

PC RESOLUTION NO. 2015-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP NO. 33840 (PLANNING APPLICATION NO. 08-0154) FOR THE SUBDIVISION OF APPROXIMATELY 4.16 ACRES INTO 15 PARCELS, SUBJECT TO CONDITIONS, LOCATED AT THE TERMINUS OF ELM STREET BETWEEN GRUWELL STREET AND CENTRAL STREET (APN: 376-043-027)

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

Motion carried 4-0, with the following vote resulting:

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

3.0 GENERAL BUSINESS ITEMS:

None

Planning Directors Report

Director Bassi informed the Commission that the City Council approved the Local California Environmental Quality Act (CEQA) Guidelines and Procedures.

Director Bassi also informed the Commission that the September 2, 2015 Planning Commission meeting will be cancelled, but there will be a joint Council/ Planning Commission meeting is scheduled for October 14, 2015.

Assistant City Attorney's Report

No comment from Assistant City Attorney Vega.

Planning Commission Communications

Commissioner Brown communicated his concerns regarding new residential projects increasing density in the City.

With no other communications, Chairman Langworthy adjourned the August 19, 2015 Special Planning Commission at 7:52 P.M.



Matthew C. Bassi
Planning Director/Minutes Secretary