AGENDA ITEM No. 1.2

CITY OF WILDOMAR
OFFICIAL PLANNING COMMISSION MEETING MINUTES
FOR THE SPECIAL MEETING OF JANUARY 21, 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; Gary D. Brown, Commissioner, Stan Smith, Commissioner.
Absent:	Dan Bidwell, Commissioner.
Staff Present	Matthew Bassi, Planning Director Dan York, Assistant City Manager / City Engineer Alfredo Garcia, Assistant Planner Erica Vega, Assistant City Attorney Mark Teague, Planning Manager

FLAG SALUTE

Vice-Chairman Swann III led the flag salute.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA AS SUBMITTED

Commissioner Brown motioned to approve the agenda as submitted. The motion was seconded by Vice-Chairman Swann III. Motioned Carried, 4-0-1 the following vote resulted:

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

1.0 CONSENT CALENDAR

There were no Consent Items for the January 21, 2015 Planning Commission meeting.

2.0 PUBLIC HEARINGS

2.1 Walmart Development Project (Planning Application No. 13-0086): Planning Commission consideration and recommendation to the City Council for the certification of an Environmental Impact Report (EIR) and Mitigation Monitoring & Reporting Program, and approval of a Change of Zone, Conditional Use Permit and Plot Plan for the Walmart Development Project located at the southwest corner of Monte Vista Avenue and Bundy Canyon Road (APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037).

Director Bassi, made a presentation to the Planning Commission.

Mark Teague, Planning Manager, made a presentation to the Planning Commission.

Ross Geller City's EIR Consultant made a presentation to the Planning Commission.

Matthew Nelson, Applicant Attorney, made a presentation to the Planning Commission.

Commission engaged in discussion.

Yong Cho Applicant Architect, made a presentation to the Planning Commission.

Madam Chair Langworthy opened the public hearing and asked for public comments.

Ken Mayes resident commented on the agenda item.

Gary Andre resident commented on the agenda item.

John Garrett resident commented on the agenda item.

Gayl A. Taylor resident commented on the agenda item.

Glen Hammill resident commented on the agenda item.

Kay Morris resident commented on the agenda item.

Ed Risinger resident commented on the agenda item.

Joanne Rocal resident commented on the agenda item.

Bruce Moore resident commented on the agenda item.

George Putman resident commented on the agenda item.

George Taylor resident commented on the agenda item.

Betty Copple resident commented on the agenda item.

Freddy and Dorothy Gammell commented on the agenda item.

Sheila Urlab resident commented on the agenda item.

Richard Morales resident commented on the agenda item.

Paul Colmer resident commented on the agenda item.

Assistant Planner Garcia, read into the record the following speaker slips for people who wished not to speak at the podium but were in favor of the Walmart project.

Grace Morabito

Gay St. Ives

Bob and Zina Riley

Suzanna Bruce

Darren Brooks

Chris Holts

Barbara Odom

Al Cusick

Frank Valdez

Resident at Harvest Way East (name unclear)

Anita Clifford

Lester E. Davis

Pam Collins

Anita Polk

Ed and Vicki Minet

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

Commission engaged in discussion.

With no further discussion, Madam Chair Langworthy asked for a motion.

A Motion was made by Commissioner Smith, and seconded by Vice Chairman Swann III, to adopt a Resolution entitled:

PC RESOLUTION NO. 2015-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT (SCH# 2014011014), ADOPTION OF FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE WALMART DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 13-0086) LOCATED AT SOUTHWEST

CORNER OF MONTE VISTA AVENUE AND BUNDY CANYON ROAD (APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037)

Motion carried 4-0-1, with the following vote resulting:

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

A Motion was made by Commissioner Smith and seconded by Commissioner Brown to adopt a Resolution entitled:

PC RESOLUTION NO. 2015-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A CHANGE OF ZONE (PLANNING APPLICATION NO. 13-0086) FROM R-R (RURAL RESIDENTIAL) TO C-P-S (SCENIC HIGHWAY COMMERCIAL) FOR A 21.96 ACRE SITE LOCATED AT SOUTHWEST CORNER OF MONTE VISTA AVENUE AND BUNDY CANYON ROAD (APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037)

Motion carried 4-0-1, with the following vote resulting:

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

A Motion was made by Commissioner Brown and seconded by Vice Chairman Swann III to adopt a Resolution entitled:

PC RESOLUTION NO. 2015-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF THE WALMART DEVELOPMENT PROJECT (PLANNING APPLICATION NO. 13-0086) CONSISTING OF A CONDITIONAL USE PERMIT TO ALLOW ALCOHOL SALES AND A PLOT PLAN FOR THE DEVELOPMENT OF A 185,682 SQUARE-FOOT RETAIL BUILDING AND A 7,800 SQUARE-FOOT RETAIL BUILDING

WITH FULL SITE IMPROVEMENTS, INCLUDING A SIGN PROGRAM, SUBJECT TO CONDITIONS, LOCATED AT SOUTHWEST CORNER OF MONTE VISTA AVENUE AND BUNDY CANYON ROAD (APN: 367-100-033; 367-100-034; 367-100-035; 367-100-037)

Motion carried 4-0-1, with the following vote resulting:

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

3.0 GENERAL BUSINESS ITEMS:
None.

PUBLIC COMMENT:
None

Planning Directors Report
Director Bassi informed the Commission that draft General Plan EIR will be ready for public review by the end of January.

Director Bassi informed the Commission that the next scheduled meeting on February 4, 2015 would be cancelled and that a special meeting for February 21, 2015 would be scheduled.

Director Bassi informed the Commission that he will be working with the City Manager on making the Planning Commission agendas go electronic in efforts to save the City Printing costs.

City Attorney's Report
Assistant City Attorney Erica Vega Congratulated Madam Chair Langworthy on her first meeting as Chair.

Planning Commission Communications

Commissioner Smith commented that he would like to see design guidelines and a tree ordinance requested for the next budget cycle.

Commissioner Brown agreed with Commissioner Smiths previous comment and also commented on how much it cost developers to build.

Vice Chairman Swann III also congratulated Veronica Langworthy on her first meeting as Chair.

Madam Chair Langworthy thanked staff and the Commission for their support.

With no other communications, Chairman Langworthy adjourned the Special Meeting of the Planning Commission Special of January 21, 2015 at 8:15 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary