AGENDA ITEM No. 1.1

CITY OF WILDOMAR
OFFICIAL REGULAR PLANNING COMMISSION MEETING MINUTES OF OCTOBER 1, 2014

CALL TO ORDER

The regular meeting of the Wildomar Planning Commission was called to order by Planning Commission Chairman Smith at 6:30 P.M. at Wildomar City Hall, Council Chambers.

ROLL CALL

Present: Stan Smith, Chairman, Veronica Langworthy, Vice-Chair; Dan Bidwell, Commissioner; Bobby L. Swann III, Commissioner.

Absent: Gary D. Brown, Commissioner

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

FLAG SALUTE

Chairman Smith led the flag salute.

PUBLIC COMMENT:

None.

APPROVAL OF AGENDA AS SUBMITTED

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

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

1.0 CONSENT CALENDAR

1.1 Approval of the August 20, 2014 Planning Commission minutes.

Chairman Smith motioned to approve the August 20, 2014 Planning Commission minutes. The motion was seconded by Commissioner Swann III. Motioned carried 4-0-1 with the following vote resulting:

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

2.0 PUBLIC HEARINGS

2.1 Rancon Medical Office and Retail Project (PA No. 12-0053): Planning Commission consideration for the adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP), and approval of Parcel Map No. 36492 to subdivide 11.62 acres into 13 parcels, and Plot Plan No. 12-0053 for the development of 96,240 square feet of medical, office and retail uses located at the southwest corner of Clinton Keith Road and Elizabeth Lane.

Director Bassi, made a presentation to the Planning Commission.

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

Frank Igo, applicant representative made a presentation to the Planning Commission regarding the proposed project.

Roger Deitos, Project architect made a presentation to the Planning Commission regarding the proposed project.

George W. Taylor resident commented on the agenda item.

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

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

PC RESOLUTION NO. 14-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR PARCEL MAP NO. 36492 (PLANNING APPLICATION NO. 12-0053) TO SUBDIVIDE 11.62 ACRES INTO 13 PARCELS, AND PLOT PLAN NO. 12-0053 FOR THE DEVELOPMENT OF 96,240 SQUARE FEET OF MEDICAL, OFFICE AND RETAIL USES LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

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

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

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

PC RESOLUTION NO. 14-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 36492 FOR THE SUBDIVISION OF11.62 ACRES INTO 13 PARCELS FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT SUBJECT TO CONDITIONS LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

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

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

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

PC RESOLUTION NO. 14-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING PLOT PLAN NO. 12-0053 FOR THE DEVELOPMENT OF 96,240 SQUARE FEET OF MEDICAL, OFFICE, AND RETAIL USES LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE (APN: 380-250-022).

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

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

2.2 Canyon Plaza Retail Center Parcel Map Minor Change and Amendment to an approved Phasing Agreement (Planning Application No. 08-0179): Planning Commission consideration for the adoption of an Addendum to an approved Mitigated Negative Declaration (MND)/Mitigation Monitoring & Reporting Program (MMRP), approval of a Minor Change to Parcel Map No. 32257, and approval of an amendment to an approved Phasing Agreement for the Canyon Plaza Retail Center located at the southeast corner of the I-15 Freeway and Bundy Canyon Road.

Director Bassi, made a presentation to the Planning Commission.

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

Ino Cruz, applicant representative made a presentation to the Planning Commission regarding the proposed project.

Ken Mayes resident commented on the agenda item.

Ray Johnson commented on the agenda item.

George W. Taylor resident commented on the agenda item.

Joe Foley resident commented on the agenda item.

Andrew Koltavary, project engineer replied to the public comments.

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

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

PC RESOLUTION NO. 14-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING AN ADDENDUM TO AN APPROVED MITIGATED NEGATIVE DECLARATION (MND) FOR PARCEL MAP NO. 32257 (PLANNING APPLICATION NO. 08-0179) AND CONDITIONAL USE PERMIT NO. 3403 (PLANNING APPLICATION NO. 08-0179) FOR THE CANYON PLAZA RETAIL CENTER LOCATED AT THE SOUTHEAST CORNER OF THE I-15 FREEWAY AND BUNDY CANYON ROAD (APN: 367-100-019 & 367-019-020).

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

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

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

PC RESOLUTION NO. 14-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING MINOR CHANGES TO TENTATIVE PARCEL MAP NO. 32257 (PLANNING APPLICATION NO. 08-0179) FOR THE CANYON PLAZA RETAIL CENTER LOCATED AT THE SOUTHEAST CORNER OF THE I-15 FREEWAY AND BUNDY CANYON ROAD (APN: 367-100-019 & 367-019-020).

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

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

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

PC RESOLUTION NO. 14-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING AN AMENDMENT TO AN APPROVED PHASING AGREEMENT FOR CONDITIONAL USE PERMIT NO. 3403 AND TENTATIVE PARCEL MAP NO. 32257 (PLANNING APPLICATION NO. 08-0179) FOR THE CANYON PLAZA RETAIL CENTER LOCATED AT THE SOUTHEAST CORNER OF THE I-15 FREEWAY AND BUNDY CANYON ROAD (APN: 367-100-019 & 367-019- 020).

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

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

3.0 GENERAL BUSINESS ITEMS:

3.1 Iodine Springs GPA Initiation Request (PAR 14-0089): Planning Commission consideration of a request to initiate a General Plan Amendment in accordance with Section 17.08.040.B of the Zoning Ordinance to change the General Plan land use designation from Mixed Use Planning Area (MUPA) to Medium High Density Residential (MHDR – 5 to 8 units/acre) located on the east of west side of Iodine Springs approximately 637 feet north of Clinton Keith Road (APN: 362-050-001 & 026.

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

Tom Mungari applicant representative, made a brief presentation to the Planning Commission about the proposed amendment.

Chairman Smith asked for additional public comments.

Joseph Morabito, resident commented on the agenda item.

With no further public comments, Chairman Smith closed the public comments, and asked for Commission discussion on the agenda item. With no further discussion, Chairman Smith asked for a motion.

A Motion was made by Vice Chair Langworthy and seconded by Commissioner Bidwell recommending that the City Council not to allow the processing of the proposed GPA Initiation request for PAR 14-0089.

Motion carried 3-1-1, with the following vote resulting:

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

PUBLIC COMMENT:
None

Planning Directors Report
None

City Attorney's Report
Assistant City Attorney Erica Vega commented she is happy to return from her maternity leave.

Planning Commission Communications
Chairman Smith commented he was pleased to have attended the American Planning Association Conference, and that it was very educational.

Assistant City Manager Dan York informed the Commission that over the course of October and November staff will be presenting a parks master plan to public, Commission and City Council for input on designs.

Chairman Smith commented that he like to see staff work on commercial design standards as well as a tree ordinance.

With no other communications, Chairman Smith adjourned the Regular Planning Commission meeting of October 1, 2014 at 8:40 P.M.

Matthew C. Bassi
Planning Director/Minutes Secretary