City of Menifee General Plan Advisory Committee Meeting Minutes December 9, 2010

CALL TO ORDER

The meeting was called to order by the Chair, Ken Gaunt, at 6:07 p.m.

ROLL CALL/INTRODUCTIONS

Present were: Community Development Director Carmen Cave, and the following GPAC committee members:

B. Bouris, S. Chandler, E. Dilginis, K. Gaunt-Chair, D. Herrera, E. Kroencke, M. Mata, L. Mazei, M. Rosen-Secretary, C. Sullivan-Vice-Chair, and D. Temple.

There were approximately seven members of the public present.

Also present were Planning Center members: Wendy Grant and Amanda Tropiano.

Committee members absent: D. Castillejos, S. Chagolla, D. DeGeorge, J. Gagnon, D. Stout, and R. Williams.

The Secretary distributed an attendance roster for everyone to sign in.

PUBLIC COMMENTS (non-agendized)

none

APPROVAL of MINUTES

4.1 Motion by Carol Sullivan and seconded by Mike Mata to approve the minutes of November 8, 2010, as amended. **Approved** unanimously.

CURRENT AGENDA TOPICS OF DISCUSSION CONTINUING BUSINESS

5.1 Review and Discussion of the Draft of the General Plan Land Use Map

PUBLIC COMMENTS

none

DISCUSSION

Last time, GPAC voted unanimously to review a before and after Land Use map today with a bullet list of changes recommended. In this way it could be reviewed so that it could be approved to be sent to the Planning Commission. GPAC also wanted to see Trails and Parks but this was not available to us.

One Committee member reminded the Committee that there was so little time to discuss owner's requests outside of the Focus Areas, that we could not make a reasonable decision. We therefore should not include it in the approved document by GPAC.

Other members believed that even though we hardly discussed it we should approve it anyway.

It was noted by Wendy Grant that 3 $\frac{1}{2}$ million retail and non-retail segments were added to the Proposed Plan.

Residential build out would be 13,615 acres for 39,638 units and a population of 88,645. Non-residential build out would be 2152 acres for 6,054,361 square feet of retail and 25,464,753 square feet of non-retail.

Mixed Use would be 443 acres for 3116 units and a population of 6084. This would accommodate 1,751,810 square feet of retail and 985,258 square feet of non-retail.

Specific Plan areas already approved infer 6762 acres for 20,745 units for a population of 47,517 and 4,750,490 square feet of non-retail.

One Committee member wanted something added to the General Plan concerning the showing of Parks required by law as well as Trails. Carmen indicated that this would be put in afterwards.

One Committee member asked if the Planning Center made its own changes to the Plan. Wendy Grant indicated that the Planning Center made recommendations for changes as well as getting recommendations for changes by homeowners and developers. In addition, some things present had been previously approved by the County.

It was indicated by Carmen that GPAC has seen everything even though a large part of it was not discussed in the open meetings because of time constraints.

One Committee member asked about the Northwest corner of Menifee where residents would be subject to the flight path for the airport in Perris. This airport is used for flight school, sky diving, and even one jet.

Carmen indicated that she had been in contact with them, but the FAA has complete jurisdiction and we are not consulted about it.

Motion by Debbie Herrera and seconded by Eric Kroencke to accept the changes for the Proposed general Plan along with GPAC recommended changes.

Marty voiced a concern about accepting changes that GPAC did not approve, and asked that we approve only the 5 Focus Areas that were reviewed in detail and recommended, but Eric insisted that we should approve everything whether GPAC approved it or not. The Motion therefore, remained as originally stated.

The chair, Ken Gaunt, called for a roll call vote. He indicated that many citizens are concerned about too much commercial land use and too high a density in some of the mixed use areas as shown on the map. He also reminded the Planning Center that street legal N.E.V. (neighborhood electric vehicles, not necessarily golf cars), should have access to major shopping areas and government buildings in the city.

Daniel Temple indicated that the land use in various areas is beyond what the homeowners wanted.

Roll Call Vote: B. Bouris-Yes, D. Castillejos-Absent, S. Chagolla-Absent, S. Chandler-Yes, D. DeGeorge-Absent, E. Dilginis-Yes, J. Gagnon-Absent, K. Gaunt-No, D. Herrera-Yes, E. Kroencke-Yes, L. Mazei-Yes, M. Mata-Yes, M.Rosen-No, D. Stout-Absent, C. Sullivan-No, D. Temple-No, and R. Williams-Absent.

Tally: 7 YES, 4 NO, and 6 ABSENT. MOTION CARRIES.

It was noted by Carmen that this Plan is expected to go to the Planning Commission sometime in January.

The Chair noted that although Carmen has indicated on multiple occasions that GPAC would be disbanded after the December 9 meeting, he had asked Steve Harding, The City Manager, for clarification, but has not yet received any. In the document entitled "General Plan Advisory Committee Roles, Responsibilities, Rules, and Procedures" dated February 18, 2010, it states at the bottom of the first page "Participation by members appointed to the GPAC is temporary, the roles and responsibilities of its **members will terminate with City Council adoption of the General Plan**, which is anticipated to occur in 18 months." According to this document GPAC should not be disbanded until the General Plan is approved.

For now, GPAC will remain until further direction is received from the Council

Schedule of Next Meeting

It was noted that there would be a joint meeting of the Council and the Planning Commission on Monday, December 13 at 6 PM at City Hall if members wanted to attend.

It was also noted that GPAC members would be invited to a Council meeting sometime in January 2011 where the Council would thank the Committee for its efforts.

ADJOURN

Motion by Carol Sullivan and seconded by Debbie Herrera to adjourn the meeting. T	This was
approved unanimously. Chairman Gaunt adjourned the meeting at 6:59 p.m.	

Marty Rosen, secretary