



MINUTES

SAN MARCOS CREEK SP OVERSIGHT COMMITTEE SPECIAL MEETING

VALLEY OF DISCOVERY ROOM
CITY HALL, 1 CIVIC CENTER DRIVE
SAN MARCOS, CALIFORNIA

WEDNESDAY, AUGUST 13, 2014 – 5:00 PM

CALL TO ORDER: Steve Kildoo (Chair) called the meeting to order at 5:02 pm.

Present: City Staff - Jerry Backoff, Planning Division Director; Norm Pedersen, Associate Planner; Karem Elhams, Principal Civil Engineer/Public Works Inspection Supervisor; Paul Vo, Principal Civil Engineer; Lisa Kiss, Office Specialist III
Committee Members - Steve Kildoo (Chair), Howard Arnold, Dean Tilton, Juanita Hayes, Richard Hyde, Joseph Bear, Brian Smith, Shawnele Morelos
Absent: Betty Ferguson, Jim Hernandez
In Audience: James Broach, Ash Hayes

1. Introductions

Introductions were made.

2. Approval of Minutes – 4/9/14

Action:

Richard Hyde moved to approve the 4/9/14 minutes with a minor correction on page 5: "Commented that when he goes to Costco off Nordahl, off Hacienda Street in Vista, he sees the oversize parking spaces . . ."; Seconded by Joseph Bear and carried by a unanimous vote.

Hyde: The parking at the Nordahl location is fantastic.

3. Infrastructure Plan (Phase 1) – Update

PowerPoint presentation shown.

Paul Vo: Discussed Infrastructure Plan, Phase 1 and NEPA. Looking at completion of Phase 1 in about two months. NEPA process will take about a year. Must have an appraisal done, then a review by another appraiser, followed by Caltrans review, then the City can make an offer. City will then look at the final design phase. Construction start is anticipated in Fall 2016.

Kildoo: Asked if it includes Creek channelization?

Vo: Yes.

Hyde: Inquired how many acres have to be mitigated?

Vo: The whole Creek area.

Backoff: Phased mitigation. City purchased Romero-Carroll property, park area.

Elhams: The new location where the pink house is now.

Backoff: It's currently going through escrow.

Tilton: Asked if there's R-O-W acquisition on future Creekside Drive?

Vo: No. Cost is very high.

Tilton: Inquired if there might be dedication when property develops?

Vo: Yes.

Backoff: City tried to acquire what was needed early on when it was purchased.

Vo: City secured a \$1.8M SANDAG grant.

Hyde: Mentioned North County Cemetery may have land for mitigation.

Hayes: Asked if City is working with a Planner at SDG&E regarding utilities?

Vo: City is working with all utility companies and meets once a month. They are all on board. Next step is to give them set of plans.

Hayes: Government liaison will find the City a project manager.

Elhams: It's reviewed monthly with all utilities. They are very responsive.

4. Overview of Current Project Processing:

- a. Main Street Plaza – Approved
 - Parking Standard Modifications Approved
 - Need to Process a Site Development Plan Modification
- b. The Promenade @ Creekside - Approved
- c. Eastgate – Approved

Pedersen: There are four approved projects in Creek area: 1). Recently approved Specific Plan Amendment for parking structures/dimensions, 2). Main Street Plaza at corner of San Marcos Blvd. & McMahr on west end, 428 market rate apartments & commercial space, 3). East Gate,

on east end across from Lowe's, an affordable 42 unit apartment, 11,000 s.f. commercial, 4). Promenade at Creekside, 98 affordable units, 27,000 s.f. commercial.

Backoff: Main Street Plaza wants to change 2nd floor and is going through a minor modification.

Kildoo: Asked if first level still retail?

Backoff: Yes.

Kildoo: Inquired the square footage for commercial?

Pedersen: 90,000 s.f.

Backoff: Promenade at Creekside is second in line for tax credits. East Gate is not going for the more difficult tax credits and will go to County for supplemental funding. They both may come on line around the same time and coordinate on the road.

Hyde: Asked how close they are?

Backoff: If they get funding, they are ready to move forward. They'll have 180 days to start under tax credits, so early next year.

Morelos: Asked if Main Street Plaza will still have underground parking?

Backoff: Yes.

Pedersen: Discussed Specific Plan Amendment parking standard modifications. They apply only to parking structures. Allows less wide spaces, reduced standard spaces from 9' to 8.5' wide, compact spaces reduced from 8.5' to 8'. Driveway aisle width reduced from 24' to 23' for standard spaces and percentage of compact spaces increased from 20% to 35%. It was done as an incentive for developers to build parking structures.

Kildoo: Pointed out that one Council member asked that it be reviewed later and if not working well they could make changes.

Backoff: Correct, it would come back after a year.

Kildoo: Several Creek Oversight Committee members are uncomfortable with the changes.

Hyde: Indicated he's been blamed for some of the parking changes because he was on the original Committee.

Hayes: Asked if there's an agency that regulates parking spaces?

Backoff: Many cities throughout CA were looked at and several have smaller dimensions. Consultants have advised City that they're more standardized and spaces are going smaller. It's the trend. University District also went through a change for smaller spaces.

Pedersen: Main Street Plaza will come back for a SDP modification to reflect parking standard changes and second story floor plan changes.

5. Future Potential Projects

Pedersen: Pointed out City properties on Via Vera Cruz, the Tahir & E-Z Living properties.

Backoff: Commented that the City occasionally get calls regarding these and will see more activity & opportunity when the bridges go in.

Arnold: Asked what the intentions are for the City property? Will City maintain lease? Will it be similar to City Hall building?

Backoff: Not sure, depends on development. City has had some discussions with potential developers.

Pedersen: Area is about 10 acres.

Hyde: Inquired about an area that contains water, near Via Vera Cruz on the east. He is curious if a spring feeds it? Most of the trees are gone now.

Vo: Indicated that is where the tributary is. Water goes under the freeway, and then comes down.

Kildoo: There's water even in summer.

6. San Marcos Blvd. Multi-way Project Update – Multi-way Concept Approved by City Council

Elhams: Discussed Multi-Way Blvd. Three concepts were presented at the last meeting. They were later reviewed with the Traffic Commission, and then staff held individual meetings with each Commissioner. It went back to Traffic Commission and they approved staff's recommendation for Alternative B. It went to City Council on May 27 with a presentation. City Council approved staff's recommendation to further develop Alternative B. They're advancing design up to 50%, looking at R-O-W impacts, street improvements, landscape and storm water. At some point it becomes the vision. Caltrans/SANDAG Grant expires February 15th.

Discussed/showed Alternative B: South side where Creek District is, sidewalk, diagonal parking, painted bike lane, median with trees. Same on North side except parallel parking.

Backoff: Council left option for diagonal parking if Restaurant Row area redevelops.

Elhams: Discussed the benefits shown on PowerPoint.

Morelos: Asked if progression of expansion is at the mercy of development?

Backoff: Yes. Main Street Plaza will have a part of it.

Kildoo: Loss of redevelopment makes everything harder.

Backoff: The benefit of the plan is that it provides mixed-use with parking in front and creates the Main Street look & feel.

Kildoo: Commented that's he's noticed more pedestrian traffic on San Marcos Blvd. lately. Safety becomes more important as additional residential is added along there.

Backoff: Have provision for pedestrian bridges.

Hyde: Even if there's a bridge, someone will try to cross road.

Elhams: If development comes in, will have to transition.

Arnold: Asked if approved projects are required to improve San Marcos Blvd.?

Backoff: Only Main Street Plaza is on San Marcos Blvd. They were approved some time ago, but they did see the benefits.

Smith: Inquired about Complete Street at Palomar Station?

Vo: Armorlite Street should be finished by end of year. The concept is the same.

Smith: Asked about an area outside Creek district, the City land on Grand Ave., and whether there is an update there?

Backoff: No, City is trying to market the property.

Vo: There's a CIP project to reconstruct the channel and some grading work.

Smith: Demand for property in the City is high. He's curious if developers will get excited over the Creek District and look at other areas.

Backoff: None at this point. University District is moving along, although slow. North of the Quad is a mixed-use, with a parking structure.

Kildoo: Commented that the Plan will go slower than thought, and is probably a 25-30 year plan now.

7. Public Input

OPEN PUBLIC COMMENT

Hayes: City has done a great job. He'd like it speeded up.

Vo: Commented that he's been working on it for 11 years and is excited that the pieces are coming together.

CLOSE PUBLIC COMMENT

8. Adjournment / Next Meeting

Kildoo: Suggested the next meeting be after something is out of the ground. Asked staff to look at February dates and let Committee know.

Smith: When Committee started, projects in other cities were looked at. Asked if it would be interesting to look at other cities to see how they're resolving?

Kildoo: He'd be surprised if there were any new mixed-use, high density projects. Even downtown San Diego has been slow.

Hayes: There's one on Friars Road, old gravel pit.

Arnold: Inquired if the plan should be revisited?

Backoff: Don't think so at this point. He believes that infrastructure and projects will move it along.

Kildoo: Adjourned 5:44 PM.

ATTEST:

Lisa Kiss
Office Specialist III