

MINUTES

Special Meeting of the Planning Commission

MONDAY, December 15, 2014

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:31 p.m. Chairman Flodine called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Minnery led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, NORRIS, PENNOCK

ALTERNATE COMMISSIONERS IN AUDIENCE: JACOBY, SCHAIBLE

ABSENT: None

Also present were: Planning Division Director, Jerry Backoff; Principal Planner, Garth Koller; Assistant Planner, Sean del Solar; Principal Civil Engineer, Peter Kuey; Deputy City Attorney, Avneet Sidhu; Office Specialist III, Lisa Kiss; City Consultant, Sophia Mitchell.

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 11/3/14

Action:

COMMISSIONER NORRIS MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER JONES AND CARRIED BY A UNANIMOUS VOTE WITH KILDOO ABSTAINING.

PUBLIC HEARINGS

AGENDA ITEM
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2. **Case No:** CUP 12-897

Application of: United Methodist Church/Applied Scholastics Academy

Request: A Conditional Use Permit for the operation of a private school from existing facilities located in the Office Professional Zone.

Location of Property: 800 W. Mission Avenue, more particularly described as: Portion of fractional section 10, Township 12 South, Range 3 West, San Bernardino Meridian in the City of San Marcos. Assessor's Parcel No.: 220-021-20-00.

Staff Presentation (Sean del Solar):

Described request, location and surrounding uses. PowerPoint presentation shown. School is located in an existing facility, a 3,100 s.f. building east of the United Methodist Church. There are seven teachers in five classrooms, K-8. There are approximately 107 existing parking spaces. Project is conditioned to address building code violations observed and shall install fire alarm and panic hardware on gates of fenced assembly areas. Discussed pick up and drop off circulation. Staff observed both AM & PM pickup/drop off operations and confirmed that all operations are taking place on site. No public comments were received. Staff recommends approval. Applicant's representatives are present

Kildoo: Inquired about D.9., why an outdoor public address system is prohibited? The middle school next door has one.

Del Solar: Explained that the school doesn't currently use one, so the scenario was not examined. The applicant was not opposed to it.

Kildoo: As long as they're okay with it. Most schools use them.

OPEN PUBLIC HEARING

Silvia Pearsall/Applicant's Representative: The facility is small and a loud speaker is not needed.

Pennock: Asked what the current use of the building is?

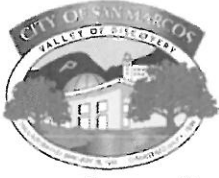
Del Solar: The building was previously used for Sunday school, and uses that were ancillary to church. In 2012, the school moved to the site and filed the application with the City. Staff has been working with them to process and the school is now operating.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER NORRIS MOVED TO APPROVE CUP 12-897 AS SET FORTH IN RESOLUTION PC 14-4449; SECONDED BY COMMISSIONER KILDOO AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES:	COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, NORRIS, PENNOCK
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE



3. **Case No:** P14-0014: SDP 14-005, TPM 14-002, CUP 14-008, ND 14-009

Application of: University District Holdings II, LLC "Corner@2Oaks"

Request: A Site Development Plan, Tentative Parcel Map, and Conditional Use Permit to allow Phase 1 construction of 19,000 square feet (s.f.) of standard commercial office, 19,000 s.f. of medical office, 4,000 s.f. of retail, 4,000 s.f. of restaurant and a 116-room hotel. Phase 2 is in the southern portion of the project site and includes 35,000 s.f. of office, 15,000 s.f. of retail and 5,000 s.f. of restaurant. The project also includes adoption of Mitigated Negative Declaration (the environmental review document) and Mitigation Monitoring and Reporting Program.

Location of Property: Southwest corner of Twin Oaks Valley Road & San Marcos Blvd., more particularly described as: Lots 24 and 25 in Block 62 of Rancho Los Vallecitos de San Marcos per Map 806 in the City of San Marcos, County of San Diego, State of California. Assessor's Parcel No.: 220-190-11, 23, 24, 28, 37, 40, 41, 43, 47, 51 & 53.

Backoff: Indicated Garth Koller would give presentation, followed by the applicant. The City's environmental consultants are available for questions.

Staff Presentation (Garth Koller):

PowerPoint presentation shown. Discussed background. Originally approved in '07 as a 164,000 s.f. retail center. Due to market conditions, it was not constructed. In 2012, the applicant revised the project and proposed 95,000 s.f. retail, 118-room hotel and a Walgreen's drive thru. Walgreen's decided not to pursue project, so the applicant re-evaluated it again. In 2014, a revised plan was submitted and the current proposal is called "Corner@2Oaks." Described request, location and surrounding uses. Site is 19.27 acres and proposed to be constructed in two phases. Discussed Phase 1, 60,000 s.f. hotel, office/medical office, retail shops and restaurant. Discussed Phase 2, retail shops, restaurant and standard commercial office. The applicant indicated they intend to process a General Plan Amendment and Rezone to change Phase 2 to a multi-family development. Both the GP Land Use and Zoning designation is Town Center within the Heart of the City Specific Plan. The CUP is required for a hotel. The hotel must be constructed in Phase 1 and the applicant is required to submit a hotel franchise agreement. The office and retail buildings in Phase 1 will be built after the hotel. Discussed architecture. The design is contemporary with stone veneer and painted metal. Final details will be approved by City staff and the ultimate architecture will have to be harmonious and complimentary to existing Town Center buildings. Discussed traffic. There will be approximately 5,153 new ADT's for both phases. The traffic analysis concluded that several mitigation measures are required. Discussed the mitigation measures and fair share contributions. The fair share contribution will reduce impacts to below a level of significance. Twin Oaks Valley Road shall be widened along the project's frontage to a 4-lane road. The 4th lane will connect directly to the existing westbound SR-78 on ramp. Approximately 22 trees will be removed, and replaced at 3 to 1 ratio with 36-inch box trees. Staff recommends approval of SDP, TPM & CUP, and includes adoption of the Mitigated Negative Declaration.

Mike McDonald, Applicant: They have a lengthy history of developing in the Civic Center area. In 1999, they started with office developments, first on Rancheros, then San Marcos Blvd., and later the LA Fitness, Pizza Nova and retail. Those projects have been successful and they feel the new project will be a positive addition to the area. This is an opportunity for them to put the last piece into the Civic Center. The southern portion is basically part of San Marcos Creek, so the net usable area is about 11 acres. The mix of development is interesting and complimentary and they feel the retail will be a benefit to the hotel, and the hotel a benefit to retail. The Fairfield Inn & Suites hotel is a successful



brand for Marriott. The office building takes advantage of visibility and will be more of a service-type office. The hotel will be done immediately, starting after the first of the year. Retail and office will be done after tenants are signed up. It will be a people-oriented plan with outdoor seating.

Kildoo: Asked for more detail on ingress/egress and what is lighted?

Paul Metcalf, Applicant's Project Manager: The two points of access are Pico Avenue off San Marcos Blvd., and a new access with a new traffic signal off Twin Oaks Valley Road, across from LA Fitness. The City will reprogram the two signals at Pico and San Marcos Blvd./Twin Oaks so they'll all work together. The project will re-stripe the road, plus do a lot of frontage improvements. There will be another right turn lane, plus contributions to left turn signals at San Marcos west and Twin Oaks south.

Kildoo: Asked if there will be a new light and left turn off Twin Oaks Valley Road?

Metcalf: Yes. There is no left turn into the project going westbound on San Marcos Blvd. There's not enough stacking distance. And, no left into LA Fitness.

Kildoo: Indicated he was concerned about the new signal on Twin Oaks Valley Road, being so close to the intersection signal. There are challenges, like seen at Nordahl Road. The stacking distance is short.

Backoff: It was looked at, and the signals can be linked together. City will consult with Caltrans regarding their signal priorities. There will be more turning movement opportunities.

Maas: Once Phase 1 is complete, there won't be pedestrian crossing from LA Fitness. Asked if they'll have to go to the intersection of San Marcos Blvd. and Twin Oaks to cross?

Kuey: Correct.

Norris: He's concerned about traffic flow in that area. Asked if there will be an additional light before San Marcos Blvd?

Metcalf: Yes, in between, at the entrance to LA Fitness and the new project's driveway. It will allow two left turn lanes into the new project.

Norris: Commented that he is very concerned about more signals and traffic to an already congested area.

Metcalf: They worked very hard with staff and the mitigation helps. Discussed other contributions they're making, adding lanes, etc.

Norris/Metcalf: Continued to discuss traffic mitigation/improvements planned.

Norris: Commented that he's had several people talk to him lately about traffic issues in the City.

Metcalf: He believes that the traffic counts are well below thresholds.

Norris: Asked if the area north of Twin Oaks Valley Road will stay two lanes?



Metcalf: Will stay as is.

Norris: Now there will be another light before the intersection. Indicated he likes the project, but not the traffic.

Backoff: City had a peer review of the applicant's traffic study and spent a lot of time on traffic operations. The Traffic Report is in the MND. Operational issues occur long term, 2030. City required fair share contributions for future improvements. They'll be done at a future date when the need arises. Continued to discuss.

Maas: Inquired if there are any modifications of U-turn lanes that currently exist?

Kuey: The LA Fitness driveway advantage allows vehicles to turn left and go to the highway. Today they must go north and do a U-turn. Prohibiting U-turns at San Marcos Blvd., and Twin Oaks Valley Road will help the intersection. South bound Twin Oaks Valley Road left turns into LA Fitness are not allowed.

Kildoo: The Commission is approving a TPM for Phase 2 as retail and office, and now applicant is talking about coming back for a rezone in Phase 2?

Backoff: The applicant expressed interested in processing a GPA & Rezone to allow for multi-family in the south half. If it's not approved later, then it would be the current uses proposed. The hotel requires a Major CUP, which is why the project is before the Planning Commission.

Kildoo: Asked if the architecture will be reviewed by staff and won't come back to Commission?

Backoff: Yes, typically SDP's are approved administratively by staff, unless there's a discretionary action that requires it to go to the Planning Commission.

Flodine: Indicated he's also concerned about traffic. The site is highly visible and driven by frequently. He's concerned with it having its "back" to the street. There's no plaza on the corner, no public space on the outside. The retail building is mid-century modern, with no resemblance to Town Center. He asked that there be consistency with other buildings in the area and a corner treatment.

Kildoo: It's a long-awaited project with a lot of time put into it during tough economic times. He shares Eric's concern about architecture.

Mike McDonald: They're aware that they need to deal with both sides of the buildings and plan to address the street scene also.

OPEN PUBLIC HEARING

No public comment.

CLOSE PUBLIC HEARING

Flodine: Reminded Commissioner's of the Errata sheet.



Action: (ALL IN ONE MOTION)

COMMISSIONER KILDOO MOVED TO APPROVE TPM 14-002 AS SET FORTH IN RESOLUTION PC 14-4446; SDP 14-005 AS SET FORTH IN RESOLUTION PC 14-4447 WITH MODIFICATION AS PER STAFF MEMO/ERRATA HANDOUT DATED 12/11/14 (DELETE J.); AND CUP 14-008 AS SET FORTH IN RESOLUTION PC 14-4448; SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES:	COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, NORRIS, PENNOCK
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

Backoff: Indicated there would not be a January meeting as there were no items on the agenda. All current Planning Commissioner's whose terms expired, reapplied and were reappointed by City Council: Eric, Carl, Rod and Bill. They will be officially seated at the next Planning Commission hearing at which time the Commission can then elect a Chair and Vice Chair.

PLANNING COMMISSIONERS COMMENTS

Maas: Asked for an update on the development of the former Lowe's building?

Backoff: Both Winco and Hobby Lobby are doing tenant improvements. Hobby Lobby will open during the summer, slightly before Winco. There will be a slight change to the elevation. Garden center is going away, and a nice new tower added. The permanent DMV site on Rancheros is also moving forward with construction under way.

Kildoo: Commented that the Mulberry grading is under way.

ADJOURNMENT

At 7: 24 p.m. Commissioner Flodine adjourned the meeting.

ERIC FLODINE, CHAIRMAN
SAN MARCOS PLANNING COMMISSION

ATTEST:

LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION