



MINUTES

Regular Meeting of the Planning Commission

MONDAY, February 22, 2016

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:30 p.m. Chairman Flodine called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Matthews led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: FLODINE, JACOBY, JONES, MATTHEWS, MINNERY, NORRIS, SCHAIBLE

ABSENT: KILDOO, MAAS

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

Also present were: Planning Manager, Karen Brindley; Assistant Planner, Art Pinon; Assistant Planner, Sean del Solar; Principal Civil Engineer, Peter Kuey; Deputy City Attorney, Avneet Sidhu; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 2/1/16
2. SITE DEVELOPMENT PLAN REVIEW & APPROVAL – Richmond American Homes
P15-0076: SDP 15-011 (San Elijo Hills – “Area O”)

Action:

COMMISSIONER MATTHEWS MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER JACOBY AND CARRIED BY A UNANIMOUS VOTE (WITH SCHAIBLE ABSTAINING ON #1).



PUBLIC HEARINGS

3. **Case No:** P14-0009: CUP 14-005, ND 15-009

Applicant: Verizon Wireless

Request: A Conditional Use Permit and adoption of a Mitigated Negative Declaration (the environmental review document), to allow the installation and operation of a wireless telecommunication facility disguised as a faux tree in the Light Industrial (L-I) Zone of the College Neighborhood.

Location of Property: 2638 S. Santa Fe Avenue, more particularly described as: That portion of the northwesterly 201.00 feet of the southerly 481.00 feet of lot 5 in block 96, Rancho Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895. Assessor's Parcel No.: 217-102-60-00.

Staff Presentation (Sean del Solar):

Discussed the request and surrounding area. PowerPoint presentation & visual simulations shown. CUP would allow installation and operation of a 45' tall wireless telecommunication facility (WTF) disguised as a faux Eucalyptus tree on the site of an existing contractor's yard. An existing vegetated creek provides tall trees in the vicinity. Facility will utilize a generator for emergency backup power. Three additional trees will be planted to aid in concealment. Application was filed prior to the adoption of the new WTF Ordinance and is subject to the former regulations. The applicant has prepared and the City has independently verified that as conditioned, the facility will comply with FCC regulations for RF emissions. They must coordinate any ground disturbing activity with a Luiseno Native American monitor. Expiration date is 10 years from issuance of building permit. A MND was prepared and circulated and no comments were received. Staff recommends approval and adoption of MND. Applicant is present and available for questions.

Norris: Asked if a CUP is needed under the new ordinance?

del Solar: Under new ordinance, there's a prioritized list of preferred and not as preferred locations. This concealed site would be a lower preferred site and would qualify for an administrative permit.

Brindley: The application falls under former regulations because of the submittal date. They had the option to move forward with a CUP, or withdraw then resubmit under the new ordinance.

OPEN PUBLIC HEARING

No public comment.

CLOSE PUBLIC HEARING

Norris: Asked what type generator?

OPEN PUBLIC HEARING



Kerrigan Diehl, Verizon representative: Diesel backup generator is used for emergencies, with 15-30 minute maintenance operations every other week.

Norris: Asked if any plans in the future for natural gas? It's less emissions for City.

Diehl: Verizon is actively looking at natural gas generators, but not for this location.

Norris: Asked why they opted for CUP?

Diehl: It was down to no further issues with staff, so it was purely timing. They didn't want to re-file new application & pay fees.

Matthew: Inquired about frequency of maintenance?

Diehl: Technician visits site every six weeks for on-going maintenance. Some items are done remotely.

Matthews: Asked if existing towers get retrofitted if federal standards change?

Diehl: Branch density isn't governed at a federal level like RF emissions are. Project would comply with FCC standards in line with the report and any federal obligations.

Brindley: Pointed out that condition M.9.e. on page 12, requires full compliance with FCC standards. If thresholds are modified through the course of time, they are obligated to comply.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER JACOBY MOVED TO APPROVE CUP 14-005 AS SET FORTH IN RESOLUTION PC 16-4516; SECONDED BY COMMISSIONER MATTHEWS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES:	COMMISSIONERS: FLODINE, JACOBY, JONES, MATTHEWS, MINNERY, NORRIS, SCHAIBLE
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

4. Case No: P14-0037: SP 14-005, CUP 14-013, ND 15-003

Applicant: Verizon Wireless

Request: A Specific Plan Amendment, Conditional Use Permit and adoption of a Mitigated Negative Declaration (the environmental review document), to allow the installation and operation of a wireless telecommunication facility disguised as a faux tree in the Richland Hills North Specific Plan Area (SPA) zone of the Richland Community.

Location of Property: 842 Nordahl Road, more particularly described as: A portion of Lots 3 and 4, in Block 6 of the Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806 filed in the Office of the County Recorder of San Diego County. Assessor's Parcel No.: 228-120-46-00.



Staff Presentation (Sean del Solar):

Discussed the request and surrounding area. PowerPoint presentation & visual simulations shown. Requesting a Specific Plan Amendment and CUP to allow the installation and operation of a 35' tall faux broadleaf tree, equipment shelter and emergency generator on the former "pitch & putt" golf course, now used as a church. Enclosure will include climbing vines. They must plant three additional trees to enhance camouflage. Richland Hills North SP must be amended to allow two wireless facilities. Application was filed prior to the WTF Ordinance and is subject to the former regulations. Applicant prepared and City independently verified that as conditioned, the facility will comply with FCC regulations for RF emissions. Expiration date is 10 years from building permit issuance. Comments from the San Luis Rey Band of Mission Indians were received requesting the presence of a Native American monitor onsite during ground disturbing activity. No letters of opposition or support were received for the project. Staff received some inquiries, informational in nature. Staff recommends approval to City Council and adoption of MND. Applicant is present and available for questions.

OPEN PUBLIC HEARING

Schaible: Inquired why a second site is needed?

Kerrigan Diehl, Verizon representative: When looking to co-locate, they look at how to best visually integrate in an area like this. It sits slightly upslope from AT&T site. They are adding live trees also.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER JACOBY MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF SP 14-005 AS SET FORTH IN RESOLUTION PC 16-4517; SECONDED BY COMMISSIONER MINNERY AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES:	COMMISSIONERS: FLODINE, JACOBY, JONES, MATTHEWS, MINNERY, NORRIS, SCHAIBLE
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

COMMISSIONER MINNERY MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF CUP 14-013 AND MND 15-003 AS SET FORTH IN RESOLUTION PC 16-4518; SECONDED BY COMMISSIONER MATTHEWS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES:	COMMISSIONERS: FLODINE, JACOBY, JONES, MATTHEWS, MINNERY, NORRIS, SCHAIBLE
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

PLANNING MANAGER COMMENTS

Brindley: March 7th Planning Commission meeting will likely be cancelled. A notice will be sent out.



PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 6:58 p.m. Commissioner Flodine adjourned the meeting.

ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS

ATTEST:

LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION