



MINUTES

Regular Meeting of the Planning Commission

MONDAY, April 4, 2016

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 Maas led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: JACOBY, SCHAIBLE

ABSENT: None

Also present were: Principal Planner, Garth Koller; Associate Planner, Norm Pedersen; Principal Civil Engineer, Peter Kuey; Deputy City Attorney, Wendy House; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 2/22/16

Action:

COMMISSIONER MINNERY MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER MATTHEWS AND CARRIED BY A UNANIMOUS VOTE, WITH MAAS & KILDOO ABSTAINING DUE TO THEIR ABSENCE.

PUBLIC HEARINGS



2. **Case No:** P15-0019: SP 15-003, MFSDP 15-002, ND 15-010

Applicant: SJ Asset Management

Request: A Specific Plan, Multi-family Site Development Plan and adoption of a Mitigated Negative Declaration (the environmental review document), to allow for the construction of a 50-unit senior apartment complex on 1.88-acres of a 3.38-acre parcel in the Specific Plan Area (SPA) Zone.

Environmental Determination: Mitigated Negative Declaration, ND 15-010

Location of Property: West side of Woodward Street, north of Borden Road, more particularly described as: Parcel B of Parcel Map No. 20935 in the City of San Marcos, County of San Diego, State of California, as filed in the office of the County Recorder of San Diego County, December 21, 2011 as F/N 2011-0687506 of official records. Assessor's Parcel No.: 218-120-31-00.

Staff Presentation (Norm Pedersen):

Described the request and surrounding area. PowerPoint presentation shown. Creek/open space area runs along west side of site. Aerial photo shown. Project proposes five multi-family buildings in a Craftsman architectural style, outdoor pool & spa, a recreation building with kitchen, library, craft & exercise room, a roof deck, garages & carports, five storage units, and approximately 1.5 acres of preserved open space. Zoned Specific Plan Area and General Plan designation is SPA with Senior Housing, 12-15 du/ac. Proposes 14.8 dwelling units per acre. Architectural enhancements are required for buildings facing Woodward Street and open space to the south. Discussed Development standards. Renderings shown. There will be a 4-7 foot retaining wall on the western & southern boundaries and 24-inch box trees along Woodward Street. Landscaping must comply with State and City water efficiency standards. A large portion of the site is located within the 100-year floodplain. Project will import approximately 15,540 cubic yards of fill to create a building pad above the flood elevation. Includes Low Impact Design water quality BMP's. Discussed Biological Resources. Project proposes a minimum 30-foot wide buffer between the Riparian Habitat and the development. The property owner must maintain habitat area in perpetuity. The development will be on the eastern half and avoid the Riparian Habitat; therefore, regulatory permits are not required. Bio survey detected a sensitive bird species, the Least Bell's Vireo. A nesting survey will be required prior to any site disturbance. Project will incorporate fire-resistant design materials. A Noise study was prepared and is not expected to exceed 60 decibels. Project is estimated to generate 200 ADT's per day and must annex into Congestion Management CFD. Project proposes 64 parking spaces on site, or 1.25 spaces per unit, which complies with City's Parking Ordinance. Comments were received from two agencies during MND review period: San Luis Rey Band of Mission Indians and Vallecitos Water District. Project will require upgrade of sewer line on Woodward. Late comment letter received from US & CA Dept. of Fish & Wildlife. It's not included in final MND, but City responded to the letter. One neighbor expressed concern re: lack of street parking. Project must have two driveways on Woodward Street, so existing street parking (~15 spots) will be removed and bike lane striping added. Pedestrians currently trespass across the project on a dirt path. The path will be eliminated and they can use the Borden Road Bridge to the south. Staff recommends approval to City Council with modifications described in Staff Memo/handout and adoption of MND.

Keith Hansen, Civil Engineer, O'Day Consultants: PowerPoint presentation shown. Site currently has Non-Native Grassland; with a Riparian area to the west that will be preserved. Discussed materials proposed: Hardiboard siding, pop-outs, stone enhancements, window trellis features, concrete roof, fire resistant & non-combustible materials. Landscape will comply with City's Water Efficient Landscape Ordinance. Lower level units will have outdoor patio and uppers have decks. Project will be an active



senior community, compatible with surrounding neighborhood, will offer moderate priced upscale housing with medium density, an example of smart growth.

Minnery: Asked if a van or transportation will be available?

Hansen: No.

Matthews: Asked about the boundary and if they're maintaining all of the area?

Hansen: Yes. The owner will remove any trash, debris, overgrowth and non-natives.

Norris: Commented that the nearest bus stop is at the senior center and that may be a problem for less active seniors. A nearby bus stop should be considered. Asked if the vertical platform lifts work during a power outage or fire?

Robert Talamantes, Architect: Indicated it's a typical Bruno lift, with power battery backup. Project is also designed with wider staircases.

Norris: Inquired if any electric car charging stations or solar panels?

Talamantes: Project is designed where it could be provided, although they won't be installed ahead of time.

Area over carports is for solar panels in the future.

Norris: Asked if the project could do something with the north side path?

Hansen: They've maintained a vertical separation for flood control reasons and not encroaching into the habitat. Not sure the wildlife agencies would look at that as a positive. There will be a wall along the back with no opening. Someone would have to jump the wall to get through.

Kildoo: Asked if units are rentals?

Hansen: Market rate rentals.

Flodine: Inquired if they'll be age-regulated by deed restriction?

Hansen: Believe it's by leasing application.

Koller: Currently there's no condition covering that. If limited to 55 and over, it should be recorded with the property. That can be added as a condition.

Flodine: Shouldn't there be a deed restriction if environmental impacts were considered less than a traditional apartment?

Hansen: Specific Plan puts a restriction. If needed, they are open to adding a condition.



Koller: Agreed that the SP does clearly identify it as a senior housing project. General Plan designation is senior housing but it doesn't specify the age limit.

OPEN PUBLIC HEARING

Christy Cullison, resident: Indicated she & her roommate's live in the apartment complex across the street from proposed project and have concerns: #1. Parking. Theirs is limited and they often park along Woodward Street. Most units will have two cars. There won't be enough parking. They'll need to park along the street also. #2. Safety. The cars drive very fast in the area and it will be a concern for seniors walking along there. They have witnessed accidents along the road. Families walk through the path to go hiking all the time.

CLOSE PUBLIC HEARING

Flodine: Asked staff what the current parking of 1.25 is based on?

Pedersen: Senior housing.

Flodine: Inquired if units have two car garages?

Pedersen: One car, and there are carports available. Staff doesn't anticipate demand for on-street parking. Typically there's one vehicle for this type use.

Flodine: Asked if parking is allowed on the east side of Woodward Street?

Kuey: Believe so. There are also bike lanes on both sides. There are line-of-sight issues in the driveway areas. They're not restricting parking on the east side. A bike lane will be along the west side frontage and no parking will be allowed there. Staff is not recommending anything south of the site.

Norris: Asked if parking would still be allowed to the south?

Kuey: Yes.

Flodine: People are used to parking along street and taking the shortcut across property. He hopes the 1.25 ratio works and the seniors don't park on Woodward Street. It sounds like there's a problem with the ratio at Tuscany Hills Apartments.

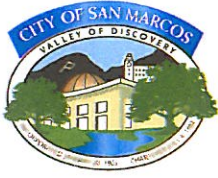
Matthews: Asked if there are visitor spaces?

Pedersen: 1.25 per unit takes into account the visitors.

Group: Continued to discuss parking.

Minnery: Asked the total number of spaces?

Kildoo: Asked if the 64 includes the garages? Are there 14 additional spaces?



Hansen: Correct. There is not a garage for each unit. The second story units don't have garages.

Kildoo: There are 64 spots for 50 units. If everyone has one car, you have 14 spots left and that's not enough. Some over 55 are working and have two cars. It really means there is no guest parking. Not sure how they solve the problem. It's a difficult burden for them.

Jones: Pointed out they're complying with City Ordinance.

Kildoo: They've just met the ratio, but based on long time practical experience, there will be the needs of guests, and there is no parking for them. Parking issues happen in many apartment complexes. Visitors on a weekend will have nowhere to park.

Hansen: Code requirement includes visitor parking.

Jones: Kildoo is assuming everyone has a car.

Minnery: They better because there's no public transportation.

Koller: During Zoning Ordinance Update, staff looked at the entire chapter. 1.25 was the typical ratio applied to senior housing units and it does include visitor space.

Kildoo: Asked what the standard apartment ratio is?

Koller: Before 2012, it was 2.33. Now it's broken down depending on number of bedrooms, so it would be less than 2.33.

Flodine: Asked if Zoning Ordinance defines senior housing?

Koller: Yes, but doesn't give an age.

Kildoo: The senior project down the street would probably be okay with this ratio. The residents are older, they have visitor parking and also transportation to take seniors places.

Minnery: Commented that he's familiar with that project and their visitor spots are always full.

Kildoo: The proposed project is active and will likely have more cars. 1.25 is a tight number. He recognizes the City gave them this number, but wonders if this Commission or Traffic Commission will later hear that it's resulted in problems?

Matthews: Asked if each unit is guaranteed one space?

Hansen: Yes.

Norris: 2/3 can only have one vehicle.



Hansen: Or some may have no vehicle.

Norris: They wouldn't be able to get around; the bus stop is $\frac{3}{4}$ of a mile away.

Minnery: Asked if the spots will be reserved or if it's a daily scramble?

REOPENED PUBLIC HEARING

Soloman Rabie(?): Indicated he's purchasing the project. When the rental agreement is signed, one parking spot is assigned. It's an active adult, market rate community. If there's a need for transportation they'll provide it in order to get tenants. There will be a manager on site, yoga classes, etc. They went by the rules. If someone has two cars, they may decide to rent elsewhere.

Kildoo: Commented that it's a beautiful site. The applicant did exactly what staff told them and it's not their fault.

Flodine: 25 garage spaces? Asked if they'd be amenable to mark non-garage spaces?

Rabie: Yes. Carports will be assigned, that is standard. The 14 spaces will say "guest."

Flodine: Most "Active, 55 +," have two cars, and they're not retiring at 55. Senior and Active Adult are different. The City needs to re-class the category. He doesn't have issue with their project. His issue is with the definition.

Maas: There may only be one adult in the unit.

Kildoo: 55 is the new 40.

Norris: Commented that people will park on the street. Commission is looking at safety also.

CLOSED PUBLIC HEARING

Action (ONE MOTION):

COMMISSIONER FLODINE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF:
SP 15-003 AS SET FORTH IN RESOLUTION PC 16-4526 WITH MODIFICATIONS AS PER STAFF MEMO DATED 4/1/16; MFSDP 15-002 AS SET FORTH IN RESOLUTION PC 16-4527 WITH MODIFICATIONS AS PER STAFF MEMO DATED 4/1/16; AND RECOMMEND ADOPTION OF MND 15-010 WITH MODIFICATIONS AS PER STAFF MEMO DATED 4/4/16; SECONDED BY COMMISSIONER MATTHEWS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

Kildoo: Indicated he will vote yes, but with grave concerns. He'd like staff to review the definition of senior housing parking vs. active senior. Doesn't want to punish the applicant, they followed the rules and it's a gorgeous project.

Norris: Agreed, because the owner said he'd supply transportation to the bus stop.



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

PLANNING MANAGER COMMENTS

Koller: Staff will look at the ratio and provide a review at the next meeting regarding how it was established, as well as look at other jurisdictions as to how they handle the senior housing vs. specified age group.

PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 7:25 p.m. Commissioner Flodine adjourned the meeting.

ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS

ATTEST:

LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION