



---

# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, April 18, 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 Minnery 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, SCHABLE

ABSENT: None

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

### **ORAL AND WRITTEN COMMUNICATIONS**

None.

### **CONSENT CALENDAR**

1. APPROVAL OF MINUTES, 4/4/16

**Action:**

COMMISSIONER KILDOO MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER MINNERY AND CARRIED BY A UNANIMOUS VOTE.

### **PUBLIC HEARINGS**



2. **Project No:** P15-0077 (TSM 15-009)

**Applicant:** Urban Villages San Marcos, LLC & Block C, LLC

**Request:** Approval of a Tentative Subdivision Map that will adjust the lot lines of three (3) contiguous parcels at the southeast corner of Carmel Street and future Campus Way in the University District Specific Plan Area; establish sixty-eight (68) residential condominium units for one (1) parcel; vacate an existing emergency access easement, building restricted easement, and private access easement; and, establish a new emergency access easement, building restricted easement, and private access easement.

**Environmental Determination:** The project is within the scope of the Final Environmental Impact Report (FEIR) for the University District Specific Plan and 2014 Addendum to the FEIR for the University District Specific Plan pursuant to the California Environmental Quality Act (CEQA).

**Location of Property:** Southeast corner of Carmel Street and future Campus Way in the University District Specific Plan Area, more particularly described as Lots 3, 4 and 5 of Final Subdivision Map No. 15997 Recorded October 16, 2014, all in the City of San Marcos, County of San Diego, State of California. Assessor's Parcel No's.: 220-200-88-00, 220-200-89-00 and 220-200-90-00

**Staff Presentation (Art Pinon):**

Discussed the request & background. PowerPoint presentation & vicinity map shown. Project is regulated under the University District Specific Plan (UDSP). In May '14, the City Council adopted an amendment to the UDSP updating street configurations, development standards, parks & open space. In July '14, Planning Commission approved a Tentative Subdivision Map to divide 25 acres into 20 lots, 196 residential condominium units, and 11 commercial condominium units on the east side of the SP area. At the time, there were no specific development plans. The proposed TSM will re-establish the lots on a portion of the map area. After finalization of the map, an error in the number of residential condominium units was identified. The current approved map shows 27 and there are supposed to be 68 units on Lot 1. Lot 2 is the recently completed parking structure. Lot 3 is the site of a proposed office and vocational school building, currently being processed by a separate CUP application. The applicant is requesting an amendment to the map deficiency, 68 residential condominium units. The proposed 68 units are in compliance with the allowable density. New lot configurations & easements will provide buildable parcels in compliance with the form based code. TSM will comply with circulation network. Project is deemed in conformance with the EIR for UDSP. Staff recommends approval. Public notification has occurred and no comments were received.

Paul Metcalf, applicant's representative: Indicated they accept the conditions and thanked staff.

Kildoo: Asked for more information on the substantial change from 27 to 68 units?

Pinon: At the time of processing, Staff didn't have a specific development plan to compare the proposed map with. It's within the allowed density and so the 27 units were incorporated into the map.

Flodine: Asked if a 4 or 5-story building?

Metcalf: Commented it would be a 4-story building. It was their error; the wrong number of units was put down. The number was always supposed to be 68. It wasn't a fully submitted project at the time. Lot line adjustment is in aid of the building fitting in with other two projects. It's a mixed-use project and a lot of what they do is interwoven.

Matthews: Curious about parking ratio per unit?



Pinon: Parking regulations are broken up into two types of uses, residential, is one space per unit. Non-residential is one space for every 500 square feet.

Kildoo: Asked if the available parking in the structure will handle all units and the proposed commercial?

Pinon: Yes, at those standards, the parking will be handled within the parking structure. The CUP for the proposed vocational school/office in Lot 3 will include its own parking structure.

#### **OPEN PUBLIC HEARING**

No speakers.

#### **CLOSE PUBLIC HEARING**

##### **Action:**

COMMISSIONER KILDOO MOVED TO RECOMMEND APPROVAL OF TSM 15-009 AS SET FORTH IN RESOLUTION PC 16-4538; SECONDED BY COMMISSIONER MATTHEWS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

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

#### **PLANNING MANAGER COMMENTS**

Brindley: At the last meeting, additional information was requested regarding parking ratios for senior housing. Staff is in the process of researching and looking at other jurisdictions in the region. Some have standards, others do not. Staff will provide an overview of the results at the next meeting.

#### **PLANNING COMMISSIONERS COMMENTS**

None.

#### **ADJOURNMENT**

At 6:45 p.m. Commissioner Flodine adjourned the meeting.



---

ERIC FLODINE, CHAIRMAN  
CITY OF SAN MARCOS

#### **ATTEST:**



---

LISA KISS, OFFICE SPECIALIST III  
SAN MARCOS PLANNING COMMISSION