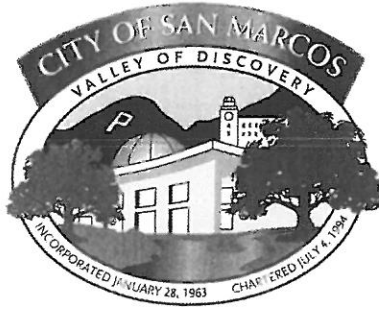




MINUTES

Regular Meeting of the Planning Commission

MONDAY, January 4, 2016

Valley of Discovery Room

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 Norris 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 Manager, Karen Brindley; Associate Planner, Susan Vandrew Rodriguez; Associate Civil Engineer, Isaac Etchamendy; Deputy City Attorney, Avneet Sidhu; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 11/16/15

Action:

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

PUBLIC HEARINGS



2. **Case No:** P15-0057: GPA 15-004, R 15-003, SP 15-006, SDP 15-012, ND 15-007

Applicant: City of San Marcos Public Works Department

Request: Conditionally approve a General Plan Amendment and Rezone on 2.69 acres, a Specific Plan Amendment on 2.02 acres, and a Site Development Plan on 2.86 acres, as well as adoption of a Mitigated Negative Declaration (the environmental review document) to operate a 2.86 acre active neighborhood mini-park within the Richmar Neighborhood which will be constructed in three to four phases.

Location of Property: Northeast corner of Richmar Avenue and Firebird Lane, west of Twin Oaks Valley Road, more particularly described as: Being Lots 1 – 6, 17, and Portions of 8 and 9 of City of San Marcos Subdivision, Richland Terrace, in the City of San Marcos, County of San Diego, State of California, according to Map thereof No. 5516, filed in the office of the County Recorder of San Diego County, January 15, 1965. Assessor's Parcel No.: 220-320-07-00, 220-320-08-00, 220-320-09-00, 220-320-10-00, 220-320-11-00, 220-320-12-00, 220-320-13-00 and 220-320-22-00.

Staff Presentation (Susan Vandrew Rodriguez):

Described request, location and surrounding uses. PowerPoint presentation shown. The applicant is the City's Public Works Department. Discussed existing land use and zoning. Proposed GPA & Rezone exhibits shown. Proposed Heart of the City (HOC) Specific Plan Amendment (SPA) Boundary shown. Will be removed from HOC SP. The 0.17 acre owned by MAAC (child care) is not proposed for a GPA/Rezone at this time. Public workshops were held in 2010 and 2015. Community Services Commission public hearing was held for approval of park design. Discussed Mitigated NegDec. Two areas of potential impacts requiring mitigation measures: Biological and cultural resources. CIP program will fund and manage the construction of the Conceptual Park Master Plan. Staff recommends approval to City Council of all entitlements and adoption of MND.

Isaac Etchamendy: Photo shown of existing empty site. Conceptual Park Design shown and phases discussed. The center has an open turf area, with low mounds. Amenities include a playground, main promenade & small pathway. Residents currently walk through the area. Plan includes a restroom facility, half-court basketball, three covered picnic sites, stage/plaza/performance area and parking in two locations. There will be a center seating island with a Coastal Live Oak planted in the middle. Pointed out an orange-shaded area that is currently not funded and would be a future phase. It would require an agreement with MAAC Headstart.

Vandrew: City would need to enter into an agreement to utilize the .17 acre parking area. It would require another GPA & Rezone, to accommodate future parking.

Kildoo: Commented that the Community Services Commission is diligent regarding plans. He's curious why there's a substantial turf area, when turf around City Hall has been removed? Asked why so much and if it's artificial?

Etchamendy: Turf is for open play area, which is needed in the neighborhood. This would be a relatively drought tolerant, deep-rooted turf. Water use would taper off once it's established.

Vandrew: Landscape would conform to City's Water Efficient Landscape Ordinance.

Pennock: Inquired about lighting?

Etchamendy: No sports lighting. There will be pedestrian & parking lot lighting.



Pennock: Asked if any fencing?

Etchamendy: It's an open plan, with no fencing. Park will be open dawn to dusk. The restrooms will lock & unlock automatically.

Pennock: Is concerned about night time use.

Etchamendy: Indicated that was a concern of Community Services and the design tried to address it. Anyone driving through can see into the park. Sightlines will be protected. There will be some fencing on the backside.

Norris: Asked if restrooms are locked at night?

Etchamendy: Yes, all City restrooms use automated electronic locks, close at dusk and open at dawn. City would work with law enforcement if anyone was tampering with locks, which has occasionally happened.

Norris: Commented that there should be more natural vegetation. Grass has been removed at City Hall, and there are also a lot of trees proposed.

Etchamendy: There are 63 trees. City's Climate Action Plan requires trees. Must balance out where some trees are removed due to sightlines and replace elsewhere. City tries to use drought tolerant trees, ground cover and shrubs.

Norris: Inquired about fees for reserved uses?

Etchamendy: Community Services would determine.

Norris: Asked who pays for maintenance?

Etchamendy: City-wide CFD funds. City tries to minimize maintenance. The turf is centralized in one location, DG is easy to work with, not using full-width concrete & it's mostly a standard finish. Tree selection has been vetted through Public Works.

Norris: Asked if it's possible to include EV parking station to charge vehicles?

Etchamendy: Possibly, but it's not in the current scope.

Maas: Inquired if there will be any control of parking lot after hours, a gate?

Etchamendy: Will remain open.

Maas: That allows unwanted access in the late hours. The gate at Discovery keeps people away at night.

Etchamendy: Could evaluate as part of the design.



Minnery: Asked how long it takes to establish trees?

Etchamendy: Contractor will be responsible for a couple months. Water uses decrease after a few months, then more after six months. Public Works will monitor and make sure it's established.

Pennock: Inquired if the large Pepper tree will stay?

Etchamendy: This type of tree will uplift concrete, cause maintenance issues and it falls into a bio retention basin.

Flodine: Indicated that he doesn't have a problem with the turf. Parks are where functional turf should be. Outside City Hall is ridiculous.

Etchamendy: It's about 18,000 s.f. of turf.

Flodine: Asked if City has an idea of the total improvement cost?

Etchamendy: It's a minimal park; rough estimate is about \$3M.

OPEN PUBLIC HEARING

No requests to speak.

CLOSE PUBLIC HEARING

Flodine: HOC has an art & public places requirement. What better place for that than a public park, at a visible intersection, gateway to Richmar neighborhood? He doesn't see any art on the plan. Now it will no longer be in HOC SP.

Kildoo: Asked how they could add art if it's taken out of HOC SP?

Brindley: There's an obligation to pay an in-lieu fee or provide a public art feature on site. Majority have paid the in-lieu fee. City Council designated San Marcos Community Foundation to distribute money to organizations. Past recipients include Boys & Girls Club, etc. There is a pot of funds.

Kildoo: It's not necessarily limited to HOC?

Brindley: Correct.

Kildoo: Asked if it would be possible to allow a public art display at the park? It would be nice to add a sculpture or something.

Etchamendy: It doesn't prohibit it. Currently it's not part of the scope, but there are opportunities.

Flodine: It's an infill park and a visible location. Would like to see it as an option or accommodated.



Kildoo: Don't know if Planning Commission can mandate?

Brindley: Indicated the appropriate place would be in the SDP Resolution under E. General Provisions. Could add #5, after the list of amenities. A potential public art feature as an optional element. Currently the program budget doesn't include it.

Flodine: If budget isn't there today, he'd ask Planning staff to work on the wording.

Flodine/Kildoo/Sidhu: Continued to discuss.

Kildoo: He's okay if resolution isn't changed.

Flodine: If it's not added anywhere, it won't come up at Council.

Kildoo: Wishes to phrase it so it's not mandatory.

Sidhu: Could direct staff to research and either, return to Planning Commission, go to Council, or Commission could amend the resolution. Choose wording, shall consider, shall research, depending upon what you want.

Flodine: Don't want to prolong the process.

Kildoo: Would like staff to present to Council the Commission's desire for public art in one of the phases.

Brindley: Staff can do so.

Action (All in one Motion):

COMMISSIONER KILDOO MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF: GPA 15-004 AS SET FORTH IN RESOLUTION PC 16-4507; R 15-003 AS SET FORTH IN RESOLUTION PC 16-4508; SP 15-006 AS SET FORTH IN RESOLUTION PC 16-4509; SDP 15-012 AS SET FORTH IN RESOLUTION PC 16-4510; INCLUDING APPROVAL OF THE MITIGATED NEGATIVE DECLARATION; SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ROLL CALL VOTE:

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

PLANNING MANAGER COMMENTS

Brindley: Reminder that several new Commissioners' will be selected at the next City Council meeting. They'll be seated at the 1/19/16 Planning Commission meeting, and Chair/Vice-Chairs elected.



PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 7:41 p.m. Commissioner Flodine adjourned the meeting.

ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS

ATTEST:

LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION