



MINUTES

Regular Meeting of the Planning Commission

MONDAY, August 15, 2016

City Council Chambers
1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:35 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, KILDOO, MAAS, MATTHEWS, NORRIS

ALTERNATE COMMISSIONERS IN AUDIENCE: SCHAIBLE

ABSENT: MINNERY

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

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 5/2/16

Action:

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

PUBLIC HEARINGS



2. **Project No: P15-0081 (CUP 16-002)**

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

Request: Approval of a Conditional Use Permit to construct a 61,876 square foot office building consisting of a 41,368 square foot vocational school on the 1st and 2nd floor and 20,508 square feet of general office space on the 3rd floor at the southeast corner of Carmel Street and future Campus Way (APN 220-202-11-00). The applicant is also requesting to add 57,673 square feet (176 parking spaces) to an existing parking structure located on the southerly adjacent property (APN 220-202-10-00) to serve the proposed vocational school & office building and other projects in the University District Specific Plan Area.

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 (State Clearinghouse No. 2008101083) for the University District Specific Plan pursuant to the California Environmental Quality Act (CEQA).

Location of Property: Two (2) adjacent parcels located at the southeast corner of Carmel Street and future Campus Way (Assessor's Parcel Numbers: 220-202-10-00 & 220-202-11-00), more particularly described as Lots 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.

Staff Presentation (Art Pinon):

PowerPoint presentation, vicinity map & site plans shown. Access is off Campus Way. Site is regulated per the Form Based Code in the University District Specific Plan (UDSP). Building type is Freeway Commercial, Type A. PIMA Medical Institute will operate a vocational school (requires CUP), M-F, 7:30 am – 10:00 pm. Elevations shown. Discussed parking structure expansion. Three-stories in height with roof top parking. Modern architectural style, with roof mounted equipment screened from view. Discussed parking. Project requires one space for every 500 s.f. of leasable space. Both vocational school & office space require 118 spaces. 118 are provided onsite & within the proposed parking structure. Applicant will implement a Parking & Transportation Demand Management Plan (PTDMP), which includes transit passes, car-sharing parking spaces and publication of ride-share programs. Traffic Impact Study was prepared and concluded project would generate 1,158 ADT's, and will not change existing LOS "B." Maximum number of students & staff will not exceed 251. Staff recommends approval and certifies the project is within the scope of the Final EIR for UDSP. Public notification was made with no public comments received.

Michael McDonald, Urban Villages San Marcos, Applicant: Indicated that this is the first office building as part of UDSP "North City," and first new one in North County in about three years. They're pleased to have this element and PIMA come to fruition. The parking structure will ultimately be shielded by the PIMA office building, and a second phase of apartments coming soon. The President of PIMA is a resident of San Marcos even though they're corporate based in Phoenix. One issue is staff's cap of 251 which the President will address.

OPEN PUBLIC HEARING

Fred Freedman, Pima Medical, President: Resident for three years. They currently have 17 campuses in nine western states & have been operating almost 45 years. Started as family-owned, now currently a 56% ESOP company with a lot of long term faculty/staff. PIMA is a private college that trains only in the medical field. San Marcos program will include medical, dental & physical therapy assisting, occupational & respiratory therapy, phlebotomy. The vet assisting/vet tech program is offered off-site



and partnered with animal shelters. Currently partnering with City of Chula Vista with students housed in a shelter in Chula Vista. The school's goal is to get students trained and placed in a job. Students get in and out, with specific start & end dates. PIMA has 83% retention from start to finish and don't have open enrollment like a community college. They have entrance evaluations and don't accept everyone. There's 78% job placement and close to 10,000 graduates. This would be the second San Diego area campus, and they'll be able to share marketing with their very successful Chula Vista location. Indicated they are concerned with the 251 cap on students, staff & faculty. Asking Commission for consideration in modifying language so they can be proactive in controlling the number of occupants related to parking. They have approximately 220 parking spaces. As a result of an analysis, assumptions were made but it was based on the Chula Vista location, where there is no Sprinter or public transit. They believe they can motivate adult students with positive incentives. School promotes transit & car-pooling. Seattle has 660 students with 75 parking spaces. The number of parking spaces shouldn't determine the number of occupants. Fire code/safety issues should impact the occupancy number. There would be 60-90 staff and they need healthy student/instructor ratios. Revenue is generated by the students and that's how they stay in business. He doesn't want to see a limitation on their business.

Flodine: Inquired if they're asking for open-ended capacity?

Freedman: Is opposed to a number or cap being placed. They have a track record in taking action and would be pro-active before a complaint. Asked for no cap, and to apply the fire/safety code number.

Maas: Asked how they'd control the spaces once built? Students park wherever they can.

Freedman: Have options in place, designated parking, tags/placards. All their students wear scrub uniforms & are easily identifiable. They also have an externship, where 20-35% of the training is done off-site in hospitals and doctor's offices. They teach through an associate degree level and some students may continue on at CSUSM.

Jones: Asked what the fire/safety code number is?

Freedman: About 330.

Jones: Inquired about the parking ratio at CSUSM or Palomar?

Brindley: City doesn't have a parking ratio for those campuses. They're regulated through State.

Flodine: St. Augustine?

Pinon: College or vocational school is three parking spaces for every 1,000 s.f.

Matthews: City has ratios for a reason. Asked if they're requesting no cap?

Freedman: Their lease calls for 220 parking spaces. Asking for no cap on occupancy based on the number of parking spaces.

Pinon: Within UDSP, it's less, two parking spaces for every 1,000 s.f.



Brindley: UDSP doesn't give a line item per land use ratio. It categorizes it on either a residential or non-residential basis. It didn't take into consideration a vocational school or other uses regulated thru a use permit. Applicant demonstrates they comply with UDSP code. They asked staff to evaluate 251 total capacity. During processing, staff did ask them if we wanted to consider a higher occupancy level and their response was 251 was the maximum to evaluate. Staff didn't factor in some of the other considerations that were presented tonight and isn't prepared to recommend an elimination of the maximum cap.

Jacoby: Inquired about expected growth, based on Chula Vista?

Freedman: Chula Vista was the first CA campus & started in '98. Expect San Marcos campus may grow quicker. They have name recognition & a good reputation now, doing business with every medical facility in San Diego and several in S. Orange & Imperial Counties. They have ability to modify their student population by putting some in AM and some in PM programs. If there's a parking issue, they'll make changes and provide incentives.

Kildoo: Asked if there was a reason they let staff cap it at 251?

Freedman: Commented that he had strike-thru's on those conditions.

Paul Metcalf, Urban Villages San Marcos representative: Indicated there wasn't a lot of time to negotiate with PIMA and staff, as they needed to get the plan to a hearing. Continued to discuss parking. They must make sure density is managed well & parking is available or people won't want to visit. They're income properties and want to be successful.

Norris: Commented that he works at UCSD where they have a parking issue. Construction has been ongoing without thinking of parking, and those issues will creep up on you. The spaces shown are 9 feet wide and could be reduced to 8.5.

Metcalf: Indicated his plans show 8.5' x 18' per code.

Norris: Asked how many students are expected?

Freedman: Hesitate to give specific number because the program mix varies. Physical therapy assistants are driven by clinical sites and market demand.

Norris: There will be turnover. Parking is the biggest issue on their campus.

Freedman: Parking is a serious problem in Seattle & Denver where it restricts their campuses. He doesn't think a parking issue should be solved by capping student number.

Norris: Bike racks should be provided.

Metcalf: Six are planned.



Norris: Commented that he doesn't see photovoltaic or electric vehicle charging stations on plan. There are 56 stations on their campus and he gets calls every day asking where to charge. They have about 300 EV drivers.

McDonald: There are six electric chargers.

Jones: Sounds like a communication problem as they were rushing it through. Perhaps applicant and staff can negotiate?

Flodine: Application was submitted in Dec. '15 and PIMA signed lease in March. Issue should have been worked out before it came to Commission. Asked how many spaces are in lease?

Freedman: 220.

McDonald: Spaces are variable depending on the time of day: 5.5 spaces per 1,000 s.f. for AM session, 5 per 1,000 s.f. in afternoon, 3.5 in PM. Residents, retail and URGE project, will all be using portions of the structure. After 10 PM, there is no parking.

Norris: Inquired about office space?

McDonald: 3rd floor is vacant, no tenant yet. Key issue is in the Specific Plan, there's specific language of parking and transportation demand management, where you're trying to get multiple uses for that same parking space during the course of the day. It's built in that there's an incentive; park once strategy, mixed-use is walkable, and perhaps some staff or students will live in the apartments. They lifted exact words from UDSP, as part of the lease, to reflect the parking language. Whatever it takes, bus passes, reschedule classes, Sprinter, they have to make it work. People won't attend if there's no parking. The obligation is on them and PIMA.

Jacoby: Asked what percentage they could live with over first five years?

Freedman: Can't answer without doing extensive study. Feels it is reasonable to tie it to fire/safety code. PIMA has 17 campuses and he's never had this conversation before. The other sites are in a variety of locations including mixed-use. They may not even enroll 251 students.

Jones: It makes sense to tie to building occupancy, or, renegotiate with staff. He doubts that UCSD bases their enrollment on parking spaces.

Norris: They're now telling freshman they can't bring vehicles to campus.

Flodine: Asked staff if parking drove the capacity?

Brindley: The parking structure is for several uses: The QUAD, Block C residential, mixed-use & Block K. There's a demand for all uses together and they don't operate at the same time. Condition M.2. is structured to provide flexibility. If the applicant demonstrates to the Planning Manager that there is adequate, sufficient parking available for an increase in students/staff above 251, an increase can be approved.



Pinon: Parking requirement was taken from the s.f. of the leasable space, which are two spaces for every 1,000 s.f. 251 was indicated by the applicant. Mitigated thru PTDMP, a document designed to reduce the number of trips & reduce number of spaces required. Measures include distribution of transit passes, car sharing programs & parking spaces. The proximity to transit can result in higher use. The cap on students is consistent with other vocational colleges and the condition is flexible. It can be reviewed and approved by the Planning Manager if its demonstrated parking will work.

Brindley: If a request comes forward later and they've demonstrated the mechanisms put in place are working, an increase could be granted. Recommended that Commission maintain the language in resolution rather than stripping away the maximum number that staff evaluated.

Flodine: 251 is at any one time, so there could be 753 total students per day. Discussed the table in staff report. He's concerned because Commission doesn't know what other uses will be. He believes staff will be flexible and is not comfortable moving away from staff's recommendation.

Matthews: Concerned about plan variation/parking sizes. Feels there are missing pieces and it doesn't warrant a change.

Jones: Inquired which schools it's consistent with?

Brindley: It's common for staff to condition vocational schools with a maximum cap related to parking instead of fire/safety occupancy, which can often exceed available parking. City wants to ensure compatibility with surrounding uses. Parking stall standard is 8.5' wide x 18' deep.

Freedman: Private colleges are held accountable to gainful employment, which is debt to income ratio issues. They can't just pass expenses on to students. They have a specific amount they can charge in tuition relative to earnings that a person gets. It must stay below 8% of disposable discretionary income. They can't just increase tuition. It's a very heavily regulated industry.

McDonald: Mixed-uses today include The QUAD, apartments, retail, URGE & PIMA, and the parking structure is being expanded to accommodate those uses. As they build out other blocks, they'll deal with parking demand of those blocks. They're very sensitive to parking issues and must provide it from a market perspective. In their lease, they have provided a finite number per block/time of day. PIMA has an obligation, as part of their lease, and must live with maximum number of spaces. Occupancy should be able to go up or down as long as they're not occupying any more spaces than provided under their contract. The same parking space will be used multiple times.

Flodine: Asked if building will be solar ready?

Metcalf: Believe it's a requirement.

McDonald: Parking structure is solar ready. The six charging stations can be increased to 12.

Norris: Asked total number of parking spaces?



Metcalf: 673 total (664 in structure & nine on surface).

Flodine: Rendered elevation colors are different than perspectives. Modern architecture in cool gray looks institutional, sterile and penitentiary-like. Suggested a warmer color scheme as it will be visible from freeway.

McDonald: Commented that the renderings weren't in staff's presentation.

Brindley: Staff has materials board available.

CLOSE PUBLIC HEARING

Jacoby: Asked staff how long it would take to approve an increase?

Brindley: Applicant would need to provide substantiation, a modified parking management study, or demonstrate % of drivers. It would not go to hearing, is an expedited process, but doesn't have a specific timeframe.

Kildoo: Commented that he's spent a lot of time getting educated on mixed-use projects. The applicant submitted the number, it was probably an error and they didn't realize how critical it would become. All of UDSP is based on the PTDM Plans. Proposed eliminating the 251 cap or raising it, or adding a Parking Management Oversight Plan so someone is paying attention and can make sure the plan is working. The incentive to keep parking available is high and he hates to restrict PIMA.

Matthew: Prefers to stick with current conditions and not remove cap. It could be revisited later. City is flexible.

Norris: Agreed. It was based on a study, can increase in the future.

Maas: Agreed. There's a mechanism in place. If applicant sees they need an increase, talk with staff.

Jones: Agreed with Kildoo. Staff or Commissioners can change and they may not have the same attitude. The market will help control it.

Jacoby: Agreed with Kildoo.

Maas: Asked if they're eliminating or modifying the cap?

Flodine: Commented that all the schools are dealing with overflow and he's not ready to change staff's recommendation.

Action:

COMMISSIONER KILDOO MOVED TO RECOMMEND APPROVAL OF CUP 16-002 AS SET FORTH IN RESOLUTION PC 16-4561 WITH MODIFICATIONS: M.2. At no time shall the maximum combined number of students and instructors inside the vocational school exceed ~~two hundred fifty one (251)~~ the maximum number occupancy allowed by fire/health and safety codes. Class times must be . . .



Sidhu: Requested clarification from Kildoo. Asked whether he'd like to include in his MOTION the new "fire/health & safety codes" phrase, to replace all other references throughout of "251"?

Kildoo: Replied yes, replace all. Heard the number may be 330.

Action:

M.5. . . does not cause the maximum number of patrons inside the vocational school facility to exceed ~~two hundred fifty one (251) patrons~~ the maximum number occupancy allowed by fire/health and safety codes and is scheduled to occur during normal business hours . . .; SECONDED BY COMMISSIONER JACOBY.

Matthews: Asked how staff feels about change?

Brindley: Staff does not recommend modifying the language. It was evaluated based on 251 and the applicant determined that was an accurate number.

Flodine: Asked staff what the maximum # occupancy is?

Pinon: Staff doesn't have the number available.

Action:

... AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

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

PLANNING MANAGER COMMENTS

None.

PLANNING COMMISSIONERS COMMENTS

Maas: Inquired about a CUP sign at Costco?

Brindley: Sign should have been removed. It was evaluated by staff under substantial conformance.

Kildoo: Inquired about the Costco car wash?

Brindley: As part of the CUP application submitted, Costco is no longer pursuing a car wash. They're adding additional gas pumps instead.

Flodine: Commented that he gave a presentation to City Council recently summarizing Planning Commission action items. City Council wished to express their thanks to the Commissioners for their service to City.



ADJOURNMENT

At 8:07 p.m. Commissioner Flodine adjourned the meeting.

ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS

ATTEST:

LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION