

MINUTES

Regular Meeting of the Planning Commission

MONDAY, May 2, 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 Norris 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, SCHIABLE

ABSENT: None

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

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 4/18/16

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:** P16-0004: CUP 16-001

Applicant: Paul Metcalf

Request: Installation of an eight (8) lane bowling alley within an existing building known as the Urge Common House.

Environmental Determination: Categorical Exemption Class CCR§15301, Class 1, Existing Facilities.

Location of Property: 255 Redel Road, more particularly described as Parcel 4 of Map 2617. Assessor's Parcel No.: 220-200-53.

Staff Presentation (Art Pinon):

PowerPoint presentation shown. Applicant is requesting approval of a Conditional Use Permit to allow the operation of a bowling alley within an approved restaurant & brewery in the University District Specific Plan (UDSP) area. In May '14, the City Council adopted an amendment to UDSP updating development standards. It included an "Adaptive Reuse" area along North City Drive east of Redel Road. Adaptive Reuse will convert existing industrial buildings into unique specialty retail, restaurant, entertainment and beer & wine tasting uses. In Feb. '16, a Director's Permit and Site Development Plan was approved as the first adaptive reuse project in the UDSP area. It consists of reuse & remodeling of an existing 20,751 s.f. industrial building converted into a restaurant/brewery, with a 5,700 s.f. covered outdoor seating area & bocce ball court. (Floor plan displayed incorporating the proposed bowling alley). Facility complies with parking requirements at 53 spaces. Prior to issuance of building permit, applicant must record parking agreement with the owner of adjacent parking structure. Hours of operation discussed. Bowling Alley operations shall cease by midnight Sunday-Thursday, and by 2:00 am Friday & Saturday. Applicant is requesting 2:00 am close for Thursday also, however, staff feels midnight is appropriate for weekday. Hours are consistent with other bowling alleys in the area. Staff recommends approval of CUP. Project is Categorically Exempt per CEQA. No public comments were received. Applicant is in agreement with conditions and their representative will have a presentation.

Brindley: Clarified earlier comment that the applicant is in agreement with conditions, the exception is the hours on Thursday evening.

Paul Metcalf, representing applicant Urban Villages San Marcos: Mike McDonald will speak about hours of operation and the term.

Mike McDonald, Urban Villages San Marcos, Applicant: They see the URGE food / beverage / entertainment concept as an integral part of the urban concept to the North City area that they're trying to create. It's important that Thursday's be open until 2 am. The millennial's tend to start their weekends on Thursday. The bar is open until 2 am and it would conform to that. The CUP is for a 10-year period. He'd like to get on record that the understanding of the Planning Commission and City is that as long as the operation is proceeding normally with no problems or complications, that it's understood the operation would continue beyond 10 years. They are investing a lot of money into the real estate & building. They're looking at a 20-year period to amortize all the improvements.

Minnery: Inquired if they're asking for 20 years vs. 10 years?

McDonald: Indicated they accept 10 years, with the understanding that as long as the operation is running smoothly, no complications, and the City isn't getting calls from the Sheriff, etc., that it automatically will roll into a Director's Permit.



Metcalf: Introduced Mr. Tondro who will be running the business. They own Brother's Provisions in Escondido and others.

Grant Tondro, Urge Common House & Mason Ale Works: Commented that they're very excited about the project. He has two business partners and in 9+ years they now have four restaurants, and a brewery in Oceanside. Feels that the project will revitalize the area and wants to create a destination.

Norris: Inquired about the schedule/opening?

Tondro: Begin construction early to mid June, with opening in Feb. '17.

Kildoo: Asked if this is a change from bocce ball to bowling?

Pinon: Bocce ball court will remain and is located outside.

Brindley: The original entitlements, Site Development Plan & Director's Permit, were processed prior to the request for CUP. Staff evaluated Bocce ball as an accessory use to the outdoor dining component.

Maas: Asked if the bowling alley was an add-on? What was planned for the space originally?

Metcalf: Had hoped to start sooner. They wanted to get a building permit before the CUP was required. Processed SDP without the bowling alley. At that time, they thought if they were separated, they could get building permit, while started, and then get the CUP heard and hopefully approved. It didn't work that way.

Maas: Always the intent for a bowling alley in that space?

Metcalf: Yes.

Jones: Inquired about the hours at other bowling alley in town?

Pinon: AMF Eagle Bowl is open Friday & Saturday 11 am - 1 am, Mon-Wed., 12 pm – 11 pm, and Thursday 3 pm – 11 pm.

Jones: Asked if the proposed bar will have the same operating hours?

Metcalf: Application to ABC is until 2 am.

Pinon: Clarified that they're still going through the ABC application process. Currently, there are no approved hours yet from ABC.

McDonald: Pointed out that it's not a bowling alley per say; it's a food/beverage/entertainment concept with craft brewery. Design is similar to Stone Brewery in Escondido. It's a major draw, a destination, a key component in creating a sense of place for the North City concept. It's a much larger project than just a bowling alley. The type of operations they're trying to bring, in terms of retail, and there are



several others they'll be announcing shortly, they're not looking for chain operations. They're looking for local/regional operators to give it a unique feel. Don't want it to look like every other food court, with national chains. They're delighted to work with Grant and his partners because they bring a terrific operation and good experience to the area.

Minnery: Asked how late a typical bar within the City is open on Thursday night?

Maas: Inquired the hours at Players?

Pinon: Indicated that staff didn't look at hours of bars, but looked at bowling alleys.

Tondro: Typically they're open until 2 am.

Brindley: Reminded group that the focus tonight is the request for the use permit. Alcohol service hours will be determined by ABC, the licensing agency. Tavern Bowl has a mixed model, perhaps comparable. In looking at urban settings, its 2 am Fri-Sat., and midnight Sun.-Thur. Staff reviewed compatibility issues. Nearby Block K will have 68 condos and Block C will have 193 market-rate apartments units.

Minnery: Asked if the Commission's decision has any bearing on decision by ABC?

Pinon: No.

Norris: Inquired if it's more adult centered, or family-oriented?

Tondro: They're not going out of the way to market to families, but they are welcome and will enjoy it. They'll offer some bumper bowling, but it's just 8 lanes, so more of an add-on service. He wouldn't imagine a lot of families late at night. It's not just for 21 and up.

Jones: Given the location and concept, he feels 2 am close on Thursday is a reasonable request.

Maas: Players is open until 2 am on Monday night. Urge seems like a Stone-type establishment with bowling.

Flodine: One concern is it will become a recreational amenity for CSUSM, and looking at the density in the area, he's a little concerned with late alcohol sales. You will hit a core market of 18-30.

Tondro: They're targeting younger people and their staff has gone through all necessary training.

Sidhu: Wanted to confirm that this is a 10-year permit. At the time of extension they'll be subject to the standards at that time. The points the applicant made regarding no complaints, etc., it will weigh in, but you can't provide for an automatic renewal at this time.

Brindley: Agreed, the ordinance doesn't allow for it. Staff took into consideration the applicants concerns regarding capital outlay. After 10 years, they'll process through an Administrative Director's Permit, with a public notice process, but it doesn't require a Planning Commission hearing.



Flodine: Pointed out that many CUP terms used to be 5 years. It's gone from 5 to 10 in the last year.

McDonald: It's not their intention to ask for more than 10 years. Just wanted to make a point that hopefully it's the understanding of the Commission that as long as the operation is positive, without complications, that it should be extended at the end of 10 years.

Norris: Applicant must make sure it doesn't lapse. Mark your calendar for 9 years, 6 months.

OPEN PUBLIC HEARING

No speakers.

CLOSE PUBLIC HEARING

Kildoo: Commented that he was part of the University District Task Force. It's rewarding to see it all come together. Based on his background with mixed-use, the world and demographics are changing. I think the hours of bowling alley should be tied to the bar. ABC will decide and the market can dictate it. It's a positive project.

Minnery: Agreed. Most in their 20's don't get started until 10-11 pm.

Maas: Commented that the City is in transition. When they first moved here in '97, the streets pretty much rolled up between 8-9 pm. There is a need for it.

Matthews: The University is growing and there needs to be destinations for the students. Given the location, they will be a large component and can walk rather than drive. Weekends often start on Thursday now.

Norris: Surprised no one has mentioned parking.

Flodine: Asked the term for an ABC license?

Tondro: Liquor license is annual, but they don't necessary review the conditions annually. As long as the fees are paid, ABC will continue to renew. If there are violations, they can add additional conditions at that time.

Flodine/Kildoo/Jones: Continued to discuss hours.

Flodine: Asked staff if it could be tied to ABC license rather than times?

Brindley: It does become problematic; the City doesn't typically have an annual review of ABC license as it relates to the Planning Division. During ABC review process, they contact the City for comments. To link it to ABC license hours of operation would be erroneous from staff's enforcement prospective because the City doesn't get a copy of the license every year. It becomes complicated.



Kildoo: Inquired how the City monitors this for every other bar in town? Is it being done?

Brindley: If you look at it from the Planning Division Land Use regulation vs. ABC licensing perimeters, they are somewhat independent. The City doesn't typically regulate a restaurant hour of operation. The service of alcohol sales is regulated through ABC. In this case, there is a land use that requires a discretionary action, the bowling alley. Staff has evaluated and set forth a recommendation. There are a few local facilities that are regulated through use permits, primarily considered night clubs, and those hours sometimes have a more stringent cut off time than their ABC license.

Kildoo: Could add Thursday to Fri. & Sat., and make it 2 am, or earlier based on ABC permit.

Action:

COMMISSIONER KILDOO MOVED TO RECOMMEND APPROVAL OF CUP 16-001 AS SET FORTH IN RESOLUTION PC 16-4549 WITH MODIFICATIONS: Page 2 & 3, D.1.b. Hours of operation: Bowling activities shall end operations by midnight (12:00 a.m.) Sunday through **Thursday Wednesday**; and 2:00 a.m. **Friday Thursday** through Saturday.; SECONDED BY COMMISSIONER NORRIS 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 last month's meeting, during the SJ Asset Management 50-unit apartment complex hearing, it was requested that staff come back and provide an overview of parking ratios for senior housing. The City's Zoning Ordinance was updated in 2012 in conjunction with the General Plan Update. Prior to 2012, senior housing in a multi-story building, the parking ratio was one space for every three units. With the 2012 update, staff increased that to 1.25 spaces per unit and it does include for guest parking. Staff conducted a review of other jurisdictions; only five of the 16 had a specific ratio dedicated to senior housing. It varied considerably, Coronado has 1 per unit, Carlsbad has 1.5 per unit, plus parking for management & guests, Poway has 1.2 per unit, National City has 1 space per unit, plus 1 for every 10 units. Lemon Grove doesn't have a standard, but indicates a parking study is required. With San Marcos' current code, City's senior housing definition doesn't make a distinction regarding active vs. not as active. Essentially, senior/age restricted housing is over a specified age. In summary, 1.25 ratio is expected to serve a variety of seniors. Some units may have higher expectation for parking a vehicle and some may not have a vehicle.

Kildoo: Thanked staff. If the City doesn't have a handle on parking issues, they won't know until it's a problem. Prominence is an example and there are other areas with excessive street parking. When the parking issues come out of the development, they affect everyone.

Brindley: Staff looked at the Royal Oaks Apartment complex to the south of the site that was being reviewed. It was entitled at a ratio of 1 space per 3 units. It was actually built at a 1.25 ratio. It's the most relevant, nearby project, to use as a comparison.



Kildoo: Indicated he's spent time at Royal Oaks, and never noticed a parking issue there.

Norris: Asked if senior housing is just 55 and older? Is there a 65 and older?

Brindley: Just one category. City code doesn't attach an age provision. Typically senior is defined as 55 and older. During GP Update, staff identified areas where senior housing could be developed and reclassified some Commercial to Senior Residential. The City's Housing Ordinance was updated and complies with state & federal law. Senior housing is one of those factors. The definition is consistent with state law and they worked with City's counsel and consultant to ensure it was consistent with state & federal laws.

PLANNING COMMISSIONERS COMMENTS

Kildoo: Complimented staff regarding the condition in resolution encouraging applicant to use San Marcos businesses.

Jones: Complimented staff for distributing the packets early. It's been great.

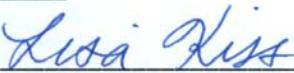
Brindley: Appreciate comments. It's a collective effort on behalf of all Planning staff and my point of emphasis so applicant's also have time to review and provide feedback. Will make sure staff hears the compliment.

ADJOURNMENT

At 7:20 p.m. Commissioner Flodine adjourned the meeting.


ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS

ATTEST:


LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION