



## MINUTES SAN MARCOS CREEK SP OVERSIGHT COMMITTEE SPECIAL MEETING

VALLEY OF DISCOVERY ROOM  
CITY HALL, 1 CIVIC CENTER DRIVE  
SAN MARCOS, CALIFORNIA  
WEDNESDAY, FEBRUARY 18, 2015 – 5:00 PM

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CALL TO ORDER: Steve Kildoo (Chair) called the meeting to order at 5:02 pm.

Present: City Staff - Jerry Backoff, Planning Division Director; Mike Edwards, Public Works Director/City Engineer; Norm Pedersen, Associate Planner; Lisa Kiss, Office Specialist III; Committee Members - Steve Kildoo (Chair), Richard Hyde, Betty Ferguson, Howard Arnold, Shawnele Morelos, Dean Tilton, Joseph Bear; and Brian Smith (arrived late)

Absent: Juanita Hayes & Jim Hernandez

In Audience: Jim Broach, Karl Schwarm, High school students (9)

### 1. Introductions

### 2. Approval of Minutes – 8/13/14

Hyde: Asked that a minor correction be made on page 2, it should read North County Cemetery District. It's a governmental agency.

#### Action:

Howard Arnold moved to approve the 8/13/14 minutes with noted correction; seconded by Joseph Bear and carried by a unanimous vote, with Ferguson abstaining due to her absence.

### 3. Infrastructure Plan (Phase 1) – Update

Edwards: PowerPoint presentation shown. Discussed the Infrastructure Plan. The SMC District Engineering Master Plan was just completed this week and has 23 Engineering sheets. It shows an incredible amount of detail, grading of pads, drainage, utilities are now laid out, sewer/water, dry utilities, power, phone & cable. Streets plan and profile high level of detail. Development pads are figured precisely. Street widths and cross sections are done. It shows existing properties/ownership and how they lie into relationship with future property lines. San Marcos Complete Streets cross section is included as was included in General Plan update. Both City staff and prospective developers now have a tool to use and it shows exactly what they'll need to do. It allows for reimbursement agreements if a developer has to do a little more in their area. As area fills in over the years, it will mesh together correctly.

Tilton: Asked if the plan can be viewed at the Counter?

AGENDA ITEM  
# 2

Edwards: Not yet, but it can be. It's a big document and may also go on City website. It was a big effort by both staff and City's consultant. Discussed Phase 1 Infrastructure package. The fiscal realities hit. It's now a \$50M package, with \$30M of Federal money. Staff tried to put together meaningful first improvements, including first phase of the Promenade. City has been working through the design details and with Caltrans regarding the bridge funds. The NEPA document was certified recently. Right-of-way acquisition using Federal funds is now started. Indicated it's a very involved process with oversight. City has secured bridge funding. City will ask State and Feds to authorize construction funds, probably in 6 months or so. One NEPA issue was a requirement for a separate Noise study. The four lanes on Discovery Street will have a threshold impact on sections of the mobile home park. There will have to be Noise mitigation that was not budgeted. Feds may pay for it, perhaps a sound wall. Efforts are on the schedule and cost control. Fall 2016 has been identified as the start date. The costs must be brought down to budget. A third party consultant will look at everything to see what can add value and reduce cost. A big issue is that the Highway Bridge Program is overprescribed. There are big bridge projects taking up a lot of funding in San Diego County. Caltrans has brought in rules and enforcing. The bridges will have bike lanes and sidewalks; however the City may have to reduce the sidewalk width from what the Specific Plan (SP) shows. Via Vera Cruz had 10 feet on each side. Caltrans will pay for one 6-foot on one side of each bridge. Borden Road bridge is an example. City would have to pay \$3.5M to build it as per SP. City will probably recommend an amendment to SP to reduce the width. City is also working on wetland mitigation, going through the process with agencies and refining numbers. The potential area is slightly less than envisioned. If the footprint of bridge is reduced, it helps on the mitigation side. Also have to record conservation easement over entire creek boundary in phases that the Agencies have to review and approve. City is making progress and on schedule.

Morelos: Asked if Master Plan utilized the General Plan?

Edwards: It's based on the Specific Plan. The footprint is less than what you see in SP. A tier of development pads were lost in order to achieve mitigation ratios.

Backoff: There's a need for parking structures. Main Street Plaza has one; however others may not be able to do. Plan will most likely have less intensity.

**4. Overview of Current Project Processing:**

- a. Main Street Plaza – Approved
- b. The Promenade @ Creekside - Approved
- c. Eastgate – Approved

Pedersen: Discussed Main Square (new name) on San Marcos Blvd., by McMahr Rd. Currently processing SDP modification, reviewing parking layout in structure and proposing apartment units on 2<sup>nd</sup> floor instead of office. Both Eastgate on Grand Avenue and Promenade are affordable apartments/mixed-use. Promenade is moving along and staff expects them to break ground in the next two weeks. It has been amended based upon their funding. Had to reduce commercial space from 26,000 to 14,000 s.f., and increased from 98 to 109 apartment units. Project will be constructed in two phases. Elevations shown. Eastgate is across street from Promenade on Creekside Drive. Will do minor amendment related to tax. Apartment numbers remain the same, but reducing the size of the units and changing the configuration. Building footprint will be reduced (shown in red). Elevations shown.

Hyde: Commented that the issue with the group last time was Main Street Plaza and reduced size parking. Car doors open in two positions. Indicated he took measurements of various cars with doors opened (handed out a table). If everyone parks centered you can do it. He recommends the spaces be double-lined, similar to what is done at Costco or the Vista Target.

Kildoo: He thinks the double lines are a great idea.

Hyde: City should require the double lines.

Kildoo: Feels it's a good suggestion that doesn't cost a lot. Staff asked for a tight requirement.

Backoff: Staff can look into it.

Ferguson: Asked when the projects will break ground?

Pedersen: Promenade in about 3 weeks and maybe July or August for Eastgate. City is still processing a SDP modification for Main Square, so don't have a time frame for it. Applicant indicated they want to move quickly.

Backoff: Issue is 30 pages of conditions they must comply with. They wanted to start this year, but can't say if they'll get there. They have investors, it's complicated.

Ferguson: Asked the time frame to finish construction?

Backoff: Not sure, they've been designing Main Square for 5 years. Staff will see if the developer can provide a timeframe.

Kildoo: Palomar Station took 12-18 months. Davia will probably be the same.

Edwards: Main Square may be a two phases.

## 5. Future Potential Projects

Pedersen: Pointed out the City property on Via Vera Cruz, south of San Marcos Blvd., Tahir property and E-Z Living Mobile Home Park.

## **6. Revised Promenade Design**

Pedersen: The conceptual design of the Promenade linear park along north side of creek was shown and discussed.

Backoff: Agencies eliminated some blocks so it had to be redesigned.

Kildoo: Lost outdoor amphitheater.

Pedersen: East End Park shown east of Bent Avenue. Bike/Pedestrian trail goes along entire length. Water quality basins pointed out. Moving west between Bent and Via Vera Cruz, there are three small parks, one with an outdoor garden area, lookout points over the creek, detention basin within park area, lookout platform extends over slope for view of creek area, one with elevated trail that goes through retention basin through Promenade area. (Renderings /3D perspectives shown). Bike/Pedestrian trail goes under bridge. West of Via Vera Cruz is Well House Park with a large lawn area.

Backoff: The original plan had a bike/pedestrian bridge going across, but it may be eliminated due to cost and habitat impacts.

Hyde: Asked if the only access across is Bent and Via Vera Cruz?

Backoff: Yes.

Kildoo: Inquired if the bridge was eliminated at McMahr?

Backoff: Yes, impacts due to water aqueduct, lost habitat area and is a cost issue.

Kildoo: Commented that he's reluctant to eliminate it forever. If the area becomes a busy, walkable community that's envisioned, it would be an advantage to have the bridge. Suggested it could be looked at again in 5 - 10 years?

Arnold: Suggested moving it further west and keep in a future phase?

Pedersen: Overlook Park will extend out into creek area and provide an overlook. Includes grass area in the center. West Side Park provides overlook into creek and a grassy area.

## **7. Specific Plan Cleanup / Update**

Pedersen: Staff plans on doing cleanup/update due to regulatory agency permit approvals, redesign of Promenade, bridges, street layout, on street parking and other infrastructure.

Kildoo: Asked if it will go back to Planning Commission and/or City Council?

Backoff: Staff is looking at that, will bring back for Committee review.

## **8. Public Input**

### **OPEN PUBLIC COMMENT**

Hyde: Commented that the City has put in a lot of good work.

Broach: Nice job.

Kildoo: Asked the students if they had questions?

Student: Asked what would be built?

Kildoo: The market will dictate. It's a high-density mixed-use development, with apartments, retail, commercial and restaurants. The Committee looked at several areas including Little Italy in San Diego, Pasadena, etc., for ideas and wanted to get similar type developments built in San Marcos.

### **CLOSE PUBLIC COMMENT**

## **9. Adjournment / Next Meeting**

Backoff: Staff will let Committee know a future meeting date. Hoping the Amendment is done by June.

Kildoo: Adjourned meeting at 5:55 PM.

ATTEST:

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Lisa Kiss  
Office Specialist III