



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, October 3, 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 Maas led the Pledge of Allegiance to the Flag.

### ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, MATTHEWS, NORRIS

ALTERNATE COMMISSIONERS IN AUDIENCE: JACOBY, SCHAIBLE

ABSENT: None

Also present were: Planning Manager, Karen Brindley; Principal Civil Engineer, Peter Kuey; Assistant Planner, Sean del Solar; Deputy City Attorney, Avneet Sidhu; Office Specialist III, Lisa Kiss

### ORAL AND WRITTEN COMMUNICATIONS

None.

### CONSENT CALENDAR

1. APPROVAL OF MINUTES, 9/6/16

#### Action:

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

### PUBLIC HEARINGS

2. **Project No.:** P15-0048 (EX 16-036)

**Applicant:** Richard Woolsey



**Request:** A California Environmental Quality Act (CEQA) determination for a previously approved six (6) lot Tentative Subdivision Map (TSM No. 475) and Conditional Use Permit (CUP 08-741) for lot size averaging in the R-1-10 zone of the Richland Neighborhood

**Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), the project is Categorically Exempt (EX 16-036) pursuant to Section 15332 of the California Code of Regulations (CCR), in that the project is consistent with the General Plan Land Use and Zoning designations of the property, the proposed development is located within City limits on a site less than 5 acres, the project site has no value as habitat for endangered or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be served by all required utilities and public services.

**Location of Property:** Montiel Road, more particularly described as Parcels 3 and 4 of Parcel Map No. 19649 in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, February 3, 2005 as instrument no. 2005-0094391 of official records (Assessor's Parcel Numbers: 226-092-66-00 & 226-092-67-00); and The easterly 290.40 feet of the northeasterly 150.00 feet of lot 9 in block 8 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the office of the county recorder of San Diego County, December 21, 1895 (Assessor's Parcel Number: 226-111-53-00).

**Staff Presentation (Sean del Solar):**

PowerPoint presentation, vicinity & aerial maps shown. Request is for a CEQA determination for a previously approved TSM & CUP. The approved map configuration would create 3 new lots, while preserving all existing residential structures present at project site. Two lots will be added on the south side of Montiel Road, as well as one lot added between the two existing homes at the end of Montiel Road. Discussed background. In May '08, Planning Commission approved a six-lot TSM 475 and CUP 08-741 for lot averaging. Original approval adopted a Mitigated Negative Declaration. City didn't file required Notice of Determination with County & CA Dept. of Fish & Wildlife because applicant didn't provide the required fee. Approval of map has remained valid through a series of four automatic map extensions by State of CA, and will expire 5/5/17. Environmental action is incomplete. Staff has determined it qualifies for a Section 15332 "Class 32" exemption from CEQA, under "In-Fill Development Projects" provisions. Discussed provisions. Prior to meeting, a staff memo was distributed. Discussed memo/supplemental information on CEQA determination. Consistent with General Plan & Zoning. Staff recommends adoption of an exemption from CEQA. No public comment was received.

Kildoo: Inquired if the exemption in '08 was based on guidelines then, or, is this new?

Del Solar: It was available at the time of initial approval. Findings were minimal. Staff looked at previous document and mitigation measures are all still in effect. Qualifies as "Infill Development" under CEQA.

Flodine: Asked if all conditions are still in effect?

Del Solar: Yes.

**OPEN PUBLIC HEARING**

No public comment.

**CLOSE PUBLIC HEARING**





**Action:**

COMMISSIONER KILDOO MOVED TO APPROVE EX 16-036 AS SET FORTH IN RESOLUTION PC 16-4568; SECONDED BY COMMISSIONER MINNERY 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

**3. Project No: P16-0020 (CUP 16-003)**

**Applicant:** Tim Josse, dBA KRC Rock

**Request:** Renewal of Conditional Use Permit with minor modifications to allow the continued use of the subject property for outdoor storage of landscape and building materials.

**Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), the City of San Marcos finds the project Categorically Exempt (EX 16-035) pursuant to Section 15301 Class 1 of the California Code of Regulations (CCR), in that this is an existing facility with no proposed expansion.

**Location of Property:** 790 N. Twin Oaks Valley Road, more particularly described as: A portion of Lot 3, Block 49 of the Los Vallecitos de San Marcos Map 806 and PAR A of PM 19038. Assessor's Parcel Number: 218-110-12.

**Action:**

COMMISSIONER FLODINE MOVED TO CONTINUE ITEM TO 10/17/16; SECONDED BY COMMISSIONER KILDOO 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: Next meeting is 10/17/16. If both Chair & Vice Chair are absent, we'll adopt a temporary chair.

**PLANNING COMMISSIONERS COMMENTS**

None.

**ADJOURNMENT**

At 6:44 p.m. Commissioner Flodine adjourned the meeting.

  
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ERIC FLODINE, CHAIRMAN  
CITY OF SAN MARCOS

**ATTEST:**

  
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LISA KISS, OFFICE SPECIALIST III  
SAN MARCOS PLANNING COMMISSION