



MINUTES

Regular Meeting of the Planning Commission

MONDAY, October 17, 2016

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:31 p.m. Chairman Flodine called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Schaible led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: FLODINE, JACOBY, JONES, KILDOO, MAAS, MATTHEWS, SCHAIBLE

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: MINNERY, NORRIS

Also present were: Planning Manager, Karen Brindley; Principal Civil Engineer, Peter Kuey; Associate Planner, Susan Vandrew Rodriguez; Deputy City Attorney, Avneet Sidhu; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

Dimitris Magemeneas, resident, representing San Marcos Mega GamePlex, Inc.: Indicated they are starting a new organization, a world-class sports and community center in San Marcos. Their motto is youth development, healthy living, building community. Along with four volunteers, they've established a non-profit and have started to commence fundraising. Currently, the City's youth basketball league must turn away 130 kids because the Corky Smith Gym doesn't have enough space. The City has done an amazing job building outdoor recreation areas. Need a plan for an indoor complex. Display shown with 12 basketball courts, which can also be used for volleyball, pickle ball, wrestling, cheer leading, indoor soccer, table tennis, etc. Space could be used for community events, such as Stone Brewery annual anniversary party and Boys & Girls Club annual fundraiser. College students, senior citizens & local charities could use it and events could be held in an indoor, climate controlled environment. It would be an amazing opportunity to draw outside visitors for tournaments and conventions with paying customers that would shop, dine & stay in the City. They could line up corporate sponsors to subsidize the cost. Hoping the City will support their vision.



Rle Nichols, Poway resident, representing San Marcos Mega GamePlex, Inc.: Has coached basketball for many years and helped train U.S. Olympic basketball team, etc. He began a non-profit called High Five America. They used a platform of athletic excellence to empower kids to make correct, healthy decisions, concerning drugs, alcohol, gangs & violence. He was active in building a similar, smaller facility and managed it for 15 years. Sports programs help keep kids off the streets. There is no gym space available but there is high demand. Athletics keeps kids involved and teaches them to be responsible. He uses the platform to build life skills and does a mental toughness talk at the end of each practice.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 10/3/16

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:** P16-0020 (CUP 16-003)

CONTINUED from 10/3/16

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.

Staff Presentation (Susan Vandrew Rodriguez):

PowerPoint presentation, vicinity map & site plan shown. Discussed background: Feb. '01, Planning Commission approved CUP to permit KRC Rock to construct and operate outdoor landscape & building materials storage/sales yard on 4.48 acres @ 700 N. Twin Oaks Valley Rd. In operation since '02. In June '11, Commission approved a modification on one acre of a 4.42 acre adjacent property @ 790 N. Twin Oaks Valley Rd., to allow for additional storage & access from Windy Way. In May '16, applicant submitted for renewal & modification of CUP, with a reduced area of 0.72 acre of the 4.42 acre property and elimination of the Windy Way access. Site is zoned "I/I (SP)." Revised Truck Management Plan shown/discussed. Discussed mitigation measures: Noise impacts will be mitigated by limited operational hours. Air quality impacts will be mitigated through dust control measures. Aesthetic impacts are addressed through maintaining previously installed fencing & landscaping along Windy Way. No public comment was received, however, a general inquiry was sent to another department regarding dust generation. KRC was contacted and has implemented a variety of dust control measures. Staff recommends approval and adoption of CEQA determination that project is Categorically Exempt.

Jacoby: Asked if there will be less dust now?

Vandrew Rodriguez: They must address dust on a continued basis.



Brindley: Clarified, because of reduction, it's reasonable to make assumption that there could be less dust; however, it's an on-going attempt to monitor and mitigate dust.

Matthews: Asked if the other portion of land not being used is now un-useable?

Vandrew Rodriguez: City will advise them what an allowable use is.

Maas: Asked staff for clarification regarding hours of operation?

Vandrew Rodriguez: Limited activity is allowed between 7-8 AM, such as staging & operational activities. To limit noise, the loading or movement of rock/bulk materials would occur after 8 AM.

OPEN PUBLIC HEARING

Jason Simmons, representing KRC Rock: The business was built before the homes and nearby college was there. They open at 7 AM, with limited activity, and the heavier, boulder activity starts after 8 AM.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER JACOBY MOVED TO APPROVE CUP 16-003 AS SET FORTH IN RESOLUTION PC 16-4567;
SECONDED BY COMMISSIONER KILDOO AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

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

PLANNING MANAGER COMMENTS


None.

PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 6:59 p.m. Commissioner Flodine adjourned the meeting.



ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS

ATTEST:



LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION