



MINUTES

Regular Meeting of the Planning Commission

MONDAY, December 19, 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 Minnery led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: KILDOO, NORRIS

Also present were: Planning Manager, Karen Brindley; Principal Civil Engineer, Peter Kuey; Associate Planner, Norm Pedersen; Deputy City Attorney, Avneet Sidhu; Housing & Neighborhood Services Division Director, Karl Schwarm; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

None.

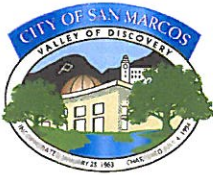
CONSENT CALENDAR

1. APPROVAL OF MINUTES, 10/17/16

Action:

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

PUBLIC HEARINGS



2. Project No: P15-0052: GPA 15-003, R 15-002, SP 15-004, MFSDP 15-004, ND 16-002

Applicant: National Community Renaissance

Request: The proposed Specific Plan and Multi-Family Site Development Plan would allow for the construction (in two phases) of a 148-unit affordable apartment complex with a parking structure. The project includes a Rezone and General Plan Amendment to change the existing zone and land use designation to Specific Plan Area. The existing apartment buildings (136 units) would be demolished as part of the project.

Environmental Determination: Mitigated Negative Declaration (ND 16-002) was prepared and circulated for public review pursuant to the California Environmental Quality Act (CEQA).

Location of Property: 339-340 Marcos Street, more particularly described as: Portions of Lots 1 and 2, Block 50 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 No.: 220-100-65-00, 220-100-69-00, 220-112-09-00, & 220-112-10-00.

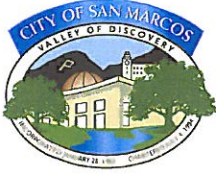
Staff Presentation (Norm Pedersen):

PowerPoint presentation, vicinity map & site plans shown. Discussed Phase I & II. Phase I proposes two 3-story buildings with 85 affordable apartments and 184 parking spaces within a 2-story parking structure, a management office & community room. Amenities include tot-lots, outdoor seating, BBQ's & turf play area. Phase II includes two 3-story buildings with 63 units and 109 parking spaces within a subterranean garage & surface parking lot. The existing 136 "Villa Serena" apartments, built in '60's-'70's would be demolished. Discussed Land Use, Zoning and surrounding properties. Zoned Multi-Family Residential (R-3-10), General Plan designation is Medium Density Residential 2 (MDR2) which allows 15.1-20.0 du/ac. New complex with 148 units equates to 36.5 du/ac. In order to allow for higher density over current GP, the project proposes a land use and zone change to "Specific Plan Area," a Specific Plan document to address density & design standards and a Multi-Family Site Development Plan review. Discussed Development Standards. Architectural elevations shown. Discussed frontage improvements along Richmar Avenue. Will be served by VWD and require upsizing of sewer collection pipeline. Project will install new storm drain pipe within Richmar Avenue. Discussed Noise Analysis. Not projected to exceed 65 CNEL which complies with City's GP Noise Element. Discussed Traffic & Parking. Additional 72 ADT's over current apartment complex. The SP proposes a parking ratio of 1.7 spaces per affordable apartment unit which is consistent with City's Ordinance. Proposes 255 parking spaces which exceeds the minimum of 252 spaces. A parking management plan will be required. Discussed public comments. Workshop was conducted in August where neighbors expressed concern re: parking, crime and trash. Several signed a petition opposing project. A second August workshop was held with Sheriff Dept. & City's Housing & Neighborhood Services Division and discussed how to establish Neighborhood Watch, etc. Sheriff has conducted extra patrols resulting in a reduction in crime and City has removed graffiti. Apartment management has worked with City re: on-site incidents and will continue to do so. The proposed project would provide an additional 110 parking spaces which will help alleviate current parking issues. Comments received re: MND are in packet: 1). VWD letter, 2). San Luis Rey Band of Mission Indians, received today, added as additional staff handout #2. Staff memo #1 revises condition "P" on the MFSDP Resolution. Staff recommends approval.

Schaible: Indicated he was concerned about parking. Asked number of bedrooms in existing project?

Pedersen: Existing apartments have 37 one-bedrooms, 96 two-bedrooms, and 3 three bedrooms.

Schaible: Apartments fill up, sometimes with four kids in two bedrooms and lots of cars. Asked if there's security in parking structure? Inquired what rent range is considered affordable?



Byron Ely, National CORE, Applicant: Proposed project is very similar to Westlake Village, where they purchased an older apartment complex with help from the City, demolished it and re-built. Indicated they've owned Villa Serena Apartments since '99, when they did some moderate upgrades using tax credit package/funds that were available. It's now 45 years old and they'd like to build a new, modern facility that addresses the community needs. They don't usually provide gated or perimeter fencing around parking for family projects, just senior, however, they can look into it if Commission is concerned. Currently the bedroom count is 238 and will increase to 313. Parking ratio of 1.7 per unit was utilized and they find it normally works out well for most their properties. Property management has strict standards residents must adhere to as part of their lease agreement. Staff mentioned some concern about northern boundary landscaping and desire to add taller cypress. They'd be happy to add to landscaping if needed.

OPEN PUBLIC HEARING

No public comments.

CLOSE PUBLIC HEARING

Matthews: Inquired what happens to current residents?

Ely: Indicated they've been doing a relocation strategy as they go along. Some residents have been able to move to other properties and any new tenants are on a waiver. They understand they need to move as construction comes along.

Matthews: Asked if existing tenants have first pick at new apartments?

Ely: Yes.

Maas: Inquired about the timeline?

Ely: Construction period is 16-18 months, so displaced about a year and a half. Relocation efforts would move tenants to equivalent housing.

Maas: Indicated he's concerned about security issues with the parking structure being set back from the road and how to regulate it?

Ely: Commented that they have an in-depth security camera with monitoring. All structures have cameras. Most their properties have a parking sticker program, with stickers applied to vehicles approved to be on property.

Maas: Doesn't appear there is on-site security?

Ely: Correct.

Minnery: Inquired who monitors the parking stickers?



Ely: It's done collectively by full time staff that lives on property, the property manager and a maintenance person.

Minnery: Asked if that occurs just during daytime hours?

Ely: Depends on whether there's an issue. Spaces are at a premium so residents sometimes identify a concern.

Monique, National CORE, Regional Manager: Commented that they hire a courtesy patrol after hours, 7 pm – 2 am, for parking or noise issues, and a tow company monitors throughout the evening. If no parking sticker, vehicles are tagged. They give them a 24 hour warning, and then they're towed.

Minnery: Asked if there's guest parking?

Wayne Davis, National CORE: There are guest parking spaces and they're included in the 1.7 ratio.

Minnery: Inquired how many spaces are lost if guest parking is taken out?

Monique, Regional Manager: One bedroom gets one space, two bedrooms gets two, and three bedrooms get two or three. Currently, Villa Serena has no guest parking.

Brindley: Clarified that the City's current standard for affordable housing is 1.7 per unit. It's not broken down on a per bedroom basis as the standard multi-family is. The provision was updated in the 2012 Zoning Ordinance and affordable housing ratios were established per unit rather than by bedroom. Overall, it was determined that it provided sufficient parking as well as providing for guest parking. The proposed project complies with the City's parking ordinance, and provides three extra spaces. Enforcement and on site monitoring will be covered in a Parking Management Plan.

Jacoby: Inquired about income requirement?

Ely: It's a range; 35-60% of AMI (average medium income), a new proposal drops it down to 30-60%. They also have 25 or so units for Veterans and a few for foster children aging out of foster care.

Jacoby: Asked what the AMI is?

Karl Schwarm: It's about \$74,000 for a family of four, but depends on how many are in the family. The IRS tax code sets the limit at 60%. The range of 30-60% is where you find the tax credit funded projects.

Jacoby: Asked how many are expected in a 3 bedroom apartment?

Schwarm: In most market rate units there is no condition of how many people can live in a unit. Affordable is restricted to two people per bedroom, plus one. So, a 3 bedroom could have seven maximum in the unit. It's monitored and inspected by management. Density is a concern. With affordable units, there's more control & income levels are monitored also. Students aren't allowed to



live in affordable housing unless they are part of a family, foster youth, or are working & going to school part time. You won't find a group of college students.

Jacoby: There could be five residents and only three parking spaces.

Schwarm: With affordable units, no more than 30% of their income can be spent for housing, so they have money to spend on the economy & cars. As their children grow and later get cars, parking is a problem no matter the ratio.

Jacoby: Asked if rent is frozen?

Schwarm: Increases 2% per year. Some have to move out as incomes go up, or if they have too many kids. Parking is a difficult issue at all complexes.

Jones: Every time there's an apartment or condo project, the Commission discusses parking. If zoning is 1.7, no matter what they think, the project complies, so it should be end of story. Curious why they're having the discussion, if they can't do anything?

Maas: Inquired if the affordable housing is in perpetuity? If conditions change down the road, is there a mechanism to modify it?

Schwarm: Nothing is forever. The regulatory agreements are 55 years. City has \$3-4 million in this project. At the end of 55 years, they pay the City back for the loan and yes, it could be changed to market rate, but would have to go through relocation of tenants. It's former re-development money & must be deed restricted for 55 years, or 45 years if a for sale product.

Flodine: Asked the bedroom count?

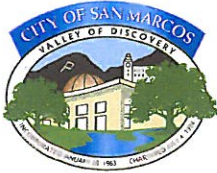
Ely: Currently, 136 units/238 bedrooms: 37 one-bdrms., 96 two-bdrms., and 3 three-bdrms. Proposed, 148 units/313 bedrooms: 30 one-bdrms., 71 two bdrms., and 47 three-bdrms.

Flodine: Commented that it's more than a 20% increase in bedrooms. Understands the parking is increased through the parking structure which is expensive. He's concerned about the petition that was signed regarding the neighborhood in general and their concern with crime & parking. Current project has gated parking and the new one won't. Project will look fantastic, the parking structure is tucked behind, but in an area with higher crime rates, so he has a problem with placing it in the back. It's a safety concern. If possible, he'd like to see it gated to prevent crime.

Ely: Indicated they are open to finding a design that would work.

Brindley: Reminded Commission to take into consideration that Staff has not evaluated the gated option, queuing, or any potential impacts that may have.

Kuey: If a gate is added, concern may be the cars that can't get in through the gate, need a way to turn around.



Flodine: Condition exists today; it's not a new condition.

Kuey: Prefer not to have that issue, but it does exist.

Flodine: Indicated he's also concerned about possible graffiti on the block wall, and would like to see vines on blank walls wherever possible to deter it.

Ely: Replied that they'd be willing to do that.

Flodine: Want to make sure the lighted parking that abuts existing property is shielded away from adjacent property lines.

Ely: Indicated that is something they always do, even though it may not be stated in conditions.

Flodine: Would like to see a different mix of tree species. Suggested they look at a higher proportion of the Brisbane box.

Ely: They'd be happy to work with staff to achieve that.

Flodine: Commented that the new project looks fantastic and is needed.

Ely: They want to work together to build the best project for the community.

Jacoby: Inquired how many units in City is low income?

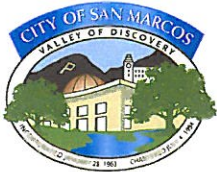
Schwarm: Indicated that 47% of the population qualifies as low income and 12% of housing stock is affordable, long-term & deed restricted. Total of 3,500 units, with 1,000 for sale, the rest are rentals. Rentals are mostly 60% of AMI & below. Goal is to get to 20% affordable. Many are in Richmar neighborhood, where need is greatest. Crime rates were very bad many years ago. Calls for service at Villa Serena now are less than most apartments in comparison. They've gone from one of the highest to one of the lowest.

Brindley: City is required to substantiate the location of affordable units, and want to ensure they aren't all in one area of the City. They are located throughout City, but many are in Richmar where there is a large need due to poverty rates.

Schwarm: There's a map on City website that shows all the locations.

Maas: Indicated he was still concerned about not having controlled access to parking structure. Doesn't think management should have to intervene with that. He'd be happier with a gate to control it.

Flodine: Commission would like to include some language, and staff could work with the applicant to incorporate a gate design into the plan.



Pedersen: Suggested adding new condition to MFSDP Resolution, after prior to issuance of grading permit, "I.30. Plan shall be reviewed during grading plan process to evaluate adding a gate system to both phases of the development."

Flodine: Also wants to include condition to add vines to visible portions of parking structure walls.

Brindley: Suggested an additional condition under I.29., "Final landscape plan shall incorporate evergreen tree species, a mixture of vines, shrubs and trees, along northern parking garage elevation." Or, where Commission feels appropriate, and can specify percentage.

Flodine: Commented that it's more visible adjacent to Liberty & Marcos. Not sure that northerly is needed. Revise I.29. Add I.30.

Brindley: I.29. (Add new), "Final landscape plan shall incorporate evergreen tree species along the northern boundary. Additionally, a mixture of vines, shrubs & trees shall be incorporated along the Liberty & Marcos Street elevations."

Flodine: Agreed.

Pedersen: I.30. (Add new) "The applicant shall submit a gate system for staff review prior to issuance of grading permit to secure the parking areas of Phase I and II."

Ely: Indicated they are okay with changes.

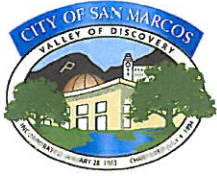
Action (ONE MOTION):

COMMISSIONER FLODINE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF: SP 15-004 AS SET FORTH IN RESOLUTION PC 16-4584; GPA 15-003 AS SET FORTH IN RESOLUTION PC 16-4586; AND REZONE 15-002 AS SET FORTH IN RESOLUTION PC 16-4587; ALONG WITH THE ASSOCIATED NEGATIVE DECLARATION; SECONDED BY COMMISSIONER SCHAIBLE AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

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

Action:

COMMISSIONER FLODINE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF MFSDP 15-004 AS SET FORTH IN RESOLUTION PC 16-4585; WITH MODIFICATIONS: (NEW "i") I. 29. i. **Final landscape plan shall incorporate evergreen tree species along the northern boundary. Additionally, a mixture of vines, shrubs & trees shall be incorporated along the Liberty & Marcos Street elevations of the parking structure.**; (NEW) I. 30. **The applicant shall submit a gate system for staff review prior to issuance of grading permit to secure the parking areas of Phase I and II.**; AND INCLUDE REVISION OF CONDITION P. (AS PER STAFF MEMO DATED 12/15/16); SECONDED BY COMMISSIONER MATTHEWS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:



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

PLANNING MANAGER COMMENTS

Brindley: Reminded Commission that several new appointments will be selected at the 1/10/17 City Council hearing. Anyone up for re-appointment for any Commission or Board should be present. Next Planning Commission meeting is on a Tuesday, 1/17/17, where a new Chair & Vice Chair will be selected. The packet will be a little off, so please expect a shortened time frame. Thanked all Commissioners' for their service and dedication to the City.

PLANNING COMMISSIONERS COMMENTS

Schaible: Merry Christmas.

ADJOURNMENT

At 7:43 p.m. Commissioner Flodine adjourned the meeting.

ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION