



MINUTES

Regular Meeting of the Planning Commission

MONDAY, April 3, 2017

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:30 p.m. Planning Commission Vice Chair Kildoo called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Jacoby led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: JACOBY, KILDOO, MINNERY, NORRIS, OLEKSY, SCHAIBLE (Alternate, replaced Matthews)

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: FLODINE, MAGEMENEAS (Alternate), MATTHEWS

Also present were: Planning Manager, Karen Brindley; Principal Civil Engineer, Peter Kuey; Principal Planner, Saima Qureshy; Associate Planner, Art Pinon, Deputy City Attorney, Avneet Sidhu; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 1/17/17

Action:

COMMISSIONER JACOBY MOVED TO APPROVE CONSENT CALENDAR (Item #1) AS PRESENTED; SECONDED BY COMMISSIONER MINNERY AND CARRIED BY A UNANIMOUS VOTE.

2. San Elijo Hills Estates, LLC - Lennar Homes of CA, Inc., (P17-0004: SDP 17-001)
Site Development Plan Review – Area "O"

Action:

COMMISSIONER JACOBY MOVED TO APPROVE CONSENT CALENDAR (Item #2) AS PRESENTED; SECONDED BY COMMISSIONER SCHAIBLE AND CARRIED BY A UNANIMOUS VOTE.



PUBLIC HEARINGS

3. Case No: P16-0010 (Text Amendment TA16-002)

Applicant: City of San Marcos

Request: The Planning Commission of the City of San Marcos recommend approval of the proposed Zoning Code Text Amendment to the City Council to update Chapter 20.330 – Water Efficient Landscape Standards and Chapter 20.600 – Definitions, of the Zoning Ordinance to implement the State’s adopted Model Water Efficient Landscape Ordinance.

Categorical Exemption Class: The proposed Zoning Code Text Amendment is not a project within the meaning of Section 15378 of the California Environmental Quality Act (CEQA) Guidelines because there is no potential for it to result in a physical change in the environment, either directly or indirectly. In the event this is found to be a project subject to CEQA, it is exempt from CEQA pursuant to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility of a significant effect on the environment.

Staff Presentation (Saima Qureshy):

PowerPoint presentation shown. Explained that the update is to comply with the State’s adopted Model Water Efficient Landscape Ordinance (MWELO) that went into effect December ‘15. City’s current standards were adopted in 2010. Discussed major provisions of WELO. Current Ordinance includes what needs to be submitted with application package and projects in the City are subject to MWELO & City’s Ordinance. In July ‘15, State of CA revised its model WELO and adopted stricter standards. City must amend its Ordinance to comply with State law. Text Amendment will implement State requirements by amending Chapter 20.330 and Definitions chapter in 20.600, and Zoning Ordinance Table of Contents. Discussed significant revisions: 1). Reduced project size threshold for new landscape projects to 500 s.f., from 2,500-5,000 s.f. 2). Reduced water budget/allowance. Factor used previously was 33%, now 25% for typical residential project. 3). Additional details on Landscape Design Plans, how to prepare soil, use of mulch, 4). Added clarification for Soil Management Reports, 5). Irrigation Design updates to increase efficiency. Areas less than 10 feet wide can only be irrigated with subsurface and no overhead spray is allowed. 6). Optional standards for Graywater System. If they choose to use Graywater, they won’t be subject to water budget calculations, 7). Voluntary Stormwater Management practices, 8). New Reporting Requirements. City must report status of implementation of Ordinance data to State annually. 9). Certificate of Completion to include Irrigation Plan. 10). A new “Prescriptive Compliance” option, applies to smaller landscape less than 250 s.f., with an easier form. Discussed Re-formatted/Minor Revisions: 1). Updated “Purpose” of the standards, 2). Minor/No changes to landscape design standards or documentation submittal milestones; Irrigation schedules. 3). Landscape Documentation packet – revised water budget calculations, and no changes to other sections. Chapter 20.600: Updated definitions to comply with the State’s MWELO. Zoning Ordinance Table of Contents: Updated to be consistent with revisions to Chapter 20.330. Public Notice was published in the paper and no comments were received. Staff recommends approval to City Council of TA 16-002 and is not a project under CEQA and is exempt.

Norris: Inquired if existing irrigation has to be retrofitted to comply? Language is subjective, how do you make someone comply? Understands the need for new development, but to go back and change will take a lot of money. Asked if there are monies put aside?



Qureshy: Clarified that the ordinance applies to projects of a certain size, larger than 2,500 s.f., for existing landscapes, and if you're pulling another permit. If you're only replacing landscape, it doesn't apply.

Norris: Expressed that he doesn't want the City making people change their landscape/irrigation systems.

Brindley: Stated that the City will not proactively go out and engage citizens to change landscape or irrigation. It would be triggered when they pull a permit for an ancillary feature (BBQ gas line or pool installation) that includes landscape. It would not apply if they're getting a water heater permit or gas line.

Norris: Questioned if the State will ease up now that the drought is over?

Qureshy: As of now, City is just implementing the State law. If they change it, City could then change.

Jacoby: Asked about earlier Consent item, and whether their exit is off Double Peak?

Kuey: Explained that a private road exits to Ledge, which is being built/under construction. Ledge intersects with San Elijo Road. Only way out to Double Peak is emergency access only. They have one way to San Elijo Road.

OPEN PUBLIC HEARING

No public comments.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER SCHAIBLE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF TA 16-002 AS SET FORTH IN RESOLUTION PC 17-4619; SECONDED BY COMMISSIONER JACOBY AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES:	COMMISSIONERS: JACOBY, KILDOO, MINNERY, NORRIS, OLEKSY, SCHAIBLE
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: FLODINE
ABSTAIN:	COMMISSIONERS: NONE

PLANNING MANAGER COMMENTS

Brindley: Next meeting is 5/1/17.

PLANNING COMMISSIONERS COMMENTS

Norris: Inquired about Creek District?



Kildoo: Announced that the Creek Committee is now meeting again, with several more months of meetings planned. They're looking at revising the '07 plan. An Economic Study was done and the City is working with a consultant. The economy is different now and retail has changed. They're looking at making revisions but keeping what they can to reflect current conditions.

Brindley: Added that the first meeting with all of the committee provided full overview of the Work Plan. Through committee efforts, there will be a check in with Planning Commission and City Council, possibly the end of June. Next few months will be very busy.

Kildoo: Commented that many have invested time in this, so it's important to see it develop how they envisioned. Indicated he'll be volunteering at the City booth at Street Fair where there will be displays & pictures. He'll be listening to resident's comments and bringing them back to the Committee.

ADJOURNMENT

At 6:56 p.m. Vice Chair Kildoo adjourned the meeting.

STEVE KILDOO, VICE CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

LISA KISS, OFFICE SPECIALIST III
CITY OF SAN MARCOS PLANNING COMMISSION