



MINUTES

Regular Meeting of the Planning Commission

MONDAY, JULY 17, 2017

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

COMMISSIONER OLEKSY led the Pledge of Allegiance.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: FLODINE, JACOBY, KILDOO, MAGEMENEAS (ALTERNATE), OLEKSY

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: COMMISSIONERS: MATTHEWS, MINNERY, NORRIS, SCHAIBLE (ALTERNATE)

Also present were: Planning Manager, Karen Brindley; Deputy City Attorney, Wendy House; Deputy City Clerk, Lori Wilcox

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 5/15/17

Action:

MOVED BY COMMISSIONER KILDOO, SECONDED BY COMMISSIONER JACOBY AND CARRIED UNANIMOUSLY TO APPROVE THE CONSENT CALENDAR.



PUBLIC HEARINGS

2. Project/Case No: P17-0026: TA 17-003

Applicant: City of San Marcos

Request: Reconsideration of Existing Land Use Regulations Governing Walls and Fences (Chapter 20.335) and the Hearing Procedures to Amend the Zoning Ordinance or the San Marcos General Plan (Chapter 20.530).

Environmental Determination: Exempt from CEQA because this is not a project within the meaning of Section 15378(a)(1) of the CEQA Guidelines. If the Text Amendment is found to be subject to CEQA, it is exempt pursuant to General Rule Section 15061(b)(3) because it can be seen with certainty that there is no possibility of significant effect on the environment. The Planning Commission will review proposed updates to Title 20 of the San Marcos Municipal Code (Zoning Ordinance) governing walls and fences and amendment procedures to modify the Zoning Ordinance and the San Marcos General Plan.

PLANNING MANAGER BRINDLEY acknowledged that Deputy City Attorney, Wendy House, was sitting in for Deputy City Attorney, Avneet Sidhu. Provided the staff report and background for the Planning commission to reconsider the City Council's suggested modifications to the proposed regulations relating to walls and fences and procedures for amending the text, regulations or maps under the Zoning Ordinance or the General Plan.

COMMISSIONER DISCUSSIONS INCLUDED: zoning restrictions for agricultural zones, height requirements and security for chain link fencing; vinyl coated fencing and color regulation; City Council supermajority versus simple majority vote on amendments to the Zoning Ordinance or the General Plan; questioned how district elections would affect hearing procedures in the future.

PLANNING MANAGER BRINDLEY responded that the proposed height restriction on vinyl chain link fencing would be for agricultural properties from 3.5 feet to 5 feet on one acre or more lots and expanded the types of fencing permissible in addition to ranch-style rail, wrought iron/tubular steel and pipe corral fencing. The recommended vinyl coated fencing would provide for better maintenance and would be esthetically softening. Chain link fencing on larger lots in the agricultural zones will provide visibility in and out of the property, along with providing security for pets and children while keeping the agricultural and community character. As it stands today, the maximum height fencing requirement is 3.5 feet for all zones. On a city wide basis, there is no code that regulates fence color. During the Public Hearing meeting on June 27, 2017, City Council discussed that they did not think it was consistent to require a minimum 4/5 supermajority vote of the City Council to approve any decision regarding amendments to any text, regulations or maps under the Zoning Ordinance or the General Plan, and to only require a simple majority vote of the City Council, regardless of whether or not the amendment receives a public protest. There were no City Council discussions in the June 27, 2017 City Council meeting about future hearing procedures after district elections.

BY CONSENSUS THE PLANNING COMMISSION OPENED THE PUBLIC HEARING.

There were no requests to speak.

BY CONSENSUS THE PLANNING COMMISSION CLOSED THE PUBLIC HEARING.

Action:

MOVED BY COMMISSIONER KILDOO, SECONDED BY COMMISSIONER JACOBY, TO RECOMMEND APPROVAL TO CITY COUNCIL OF TA 17-003 AS SET FORTH IN RESOLUTION PC 17-4630, AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES: COMMISSIONERS: FLODINE, JACOBY, KILDOO, MAGEMENEAS, OLEKSY
NOES: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

PLANNING MANAGER COMMENTS

PLANNING MANAGER BRINDLEY stated the next Planning Commission hearing will be held on August, 21, 2017.

PLANNING COMMISSIONERS COMMENTS

There were no comments.

ADJOURNMENT

COMMISSION CHAIR FLODINE adjourned the meeting at 6:52 p.m.



ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:



LORI WILCOX, DEPUTY CITY CLERK
CITY OF SAN MARCOS