



MINUTES

Regular Meeting of the Planning Commission

MONDAY, October 16, 2017

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:32 p.m. Planning Commission Chair Flodine called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Kildoo led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: FLODINE, JACOBY, KILDOO, MATTHEWS, OLEKSY

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: MINNERY, NORRIS, MAGEMENEAS (Alternate), SCHAIABLE (Alternate)

Also present were: Planning Manager, Karen Brindley; Deputy City Attorney, Avneet Sidhu; Associate Planner, Art Pinon; Senior Civil Engineer, Lewis Clapp; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

No items.

PUBLIC HEARINGS

1. Project No: CUP 17-0005

Applicant: Gary Levitt, Urban Villages San Marcos, LLC

Request: Approval of a Conditional Use Permit (CUP) to construct a 132,733 square foot California State University San Marcos (CSUSM) Extended Learning Center (ELC) building consisting of 118,496 square feet of classroom, lab, and office space; 14,237 square feet of ground floor commercial space; and a 221,414 square foot parking structure at the northwest corner of Barham Drive and Campus Way in the University District Specific Plan Area.

Environmental Determination: The project is within the scope of the Environmental Impact Report (EIR) for the University District Specific Plan and a 2017 Addendum to the EIR (State Clearinghouse No. 2008101083) was prepared for the project and University District Specific Plan pursuant to the California Environmental Quality Act (CEQA).

Location of Property: Northwest corner of Barham Drive and Campus Way, more particularly described as Portion of Lots 11 through 13, inclusive, in Block 58 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895, of Official Records. Assessor's Parcel No.: 220-202-03-00, 220-202-04-00, 220-202-05-00, 220-202-06, and 221-110-20-00.

Brindley: Acknowledged the public/private partnership between UVSM and CSUSM and their collective efforts with the project. During processing, City staff and consultants worked with both the applicant and University to ensure the project complies with the University District Specific Plan (UDSP) and City's General Plan. The project will further strengthen San Marcos as an academic and educational hub.

Staff Presentation (Art Pinon):

PowerPoint presentation shown. Location and site plan discussed. The Extended Learning Center (ELC) building is located at the NW corner of Campus Way and Barham Drive. The parking structure with 709 spaces and six levels is located to the west of the ELC building. Access is off Future Street "E" and North City Drive. A pedestrian bridge connects the ELC building to the parking structure. To the south of the project site is a second future pedestrian bridge over Barham Drive that would connect ELC to the CSUSM campus. Site is regulated per Form Based Code of the UDSP as Mixed-Use Building Type A and requires a CUP. The facility will offer continuing education programs, college course sampling and employee/employer training programs. Commercial space will be on ground floor. Architecture is a contemporary style. Elevations/renderings shown and discussed. The west end will be most visible from Street E. The ELC requires 266 parking spaces and the remaining 443 spaces will be shared for future development. Applicant is preparing a Parking and Transportation Demand Management Plan which must be reviewed and approved by City. A traffic study was prepared and peer reviewed. Analysis concluded that all immediate adjacent roads will operate at LOS "D" or better. Cumulative PM peak hour trips increase from 728 to 953. Mitigation is required to offset at peak 760 trip threshold. Continued to discuss traffic. Due to assumed improvements not built, additional road segments/intersections were analyzed. Fair share contributions must be made to all intersections and segments being impacted at the 760 trip threshold. An Addendum to UDSP EIR was prepared. The project will not result in any new unmitigated impacts from the '14 EIR. Future roads must be completed prior to occupancy of building. Discussed street design. Sharrow (shared bike/vehicle) lanes have been incorporated. Staff recommends approval with resolution changes as per Memo



distributed earlier and certification that project is within scope of Final EIR & the 2017 Addendum to EIR. Public notification occurred and no comments were received.

Brindley: Reminded Commission to include staff modifications per memo handout in their motion.

Gary Levitt, Urban Villages San Marcos, LLC, Applicant: Thanked staff for their can-do attitude to meet tight deadline. Discussed background: The UDSP was started with Mike McDonald in 2004. The Specific Plan was approved in '09. The recession hit, redevelopment went away and financing was difficult. Several updates occurred in '12-'14. They've made huge strides since then and are delivering something that other cities will be envious of. PowerPoint presentation shown and project updates discussed. The Quad was built in '11-14. Block C opened a 200-unit luxury, market rate apartment complex (not student housing). People are driving from out of the area to visit Urge Restaurant & Bar, bringing tax dollars and more recently Stella opened. PIMA Medical Institute has moved in and is opening next week. He believes the University project will be a catalyst for more development. The entire SP area is 200 acres, with 2/3 on west side of Twin Oaks Valley Road and 1/3 on the east. Video shown, discussed various blocks, what exists and what they're trying to attract; retail, hotel, office and apartments. Future development is conceptual in nature. Form based code allows flexibility. The Quad student housing building won an orchard award. The Taste of San Marcos was the first community event and they hope to have more. The parking structure will be used by CSUSM during school hours.

Scott Maas, Safdie Rabines Architects: Continued with PowerPoint, showing various views of the proposed building.

Neal Hoss, CFO and Vice President for Finance and Administrative Services, CSUSM: Commented that it's been a tremendous partnership with UVSM and the City. All have worked hard to get the project to hearing. The university just celebrated their 28th Anniversary.

Matthews: Inquired about electrical charging stations in parking structure?

Pinon: Replied there are 57 per the plan.

Brindley: Added that the CA Green Building Code requires a percentage of the total required spaces be dedicated to clean air vehicles or carpools and the project has been designed to comply with the code.

Matthews: Commented that 13 bike racks don't seem like enough.

Pinon: Pointed out 13 are for short-term parking. Code requires 5% of the required 266 parking spaces, or 13.

Matthews: She feels there should be more if they're trying to encourage bikes.

Brindley: Added there are an additional 36 long-term bike spaces within the first floor of structure.



Matthews: Expressed that she's very excited and impressed with the project.

Oleksy: Commented the City and developer have done a great job and he's very impressed with what he's seen. Asked where the North City brand came from? It used to be University District.

Levitt: Indicated name came from the developer. City of San Diego has many University District's so they didn't want it confused with those. Their vision is to develop a town center for San Marcos, and the region. They want to attract people from outside the area and create a place or center in North County inland.

Oleksy: Replied that it sounds like north city San Marcos, and as someone who lives north of the 78, it doesn't make sense. North Twin Oaks Valley Road is north city San Marcos. Suggested they may want to rethink it. We're also not Valley of Discovery anymore. Asked difference between short & long-term parking?

Pinon: Intent of short term is for visitors to the building, 200 feet within entrance. Long-term are for employees of building and located inside structure.

Oleksy: Asked if CSUSM students would have classes there?

Mike Trevor, CSUSM: Indicated yes, there are degree programs in ELC. Students will go to both sides. Academic support centers are on the 2nd floor of the building. The School of Engineering will start later in a renovated area once ELC is moved.

Oleksy: He would expect there will be more bikes. UC Davis is very bike friendly and has 100+ bike spots.

Michael Schroder, Dean of Extended Learning & AVP for International Programs, CSUSM: Commented that the university has a strong transportation program and this spring they're going to test loaner bikes on campus. It would also help with student employment as valets in relocating the bikes. Program could dovetail across street if it works well.

Oleksy: City has built a lot of mixed-use recently. Asked how much commercial space exists?

Brindley: Indicated she doesn't have the exact statistic. The City has made an effort to invest in smart growth and mixed-use concepts effective with 2012 General Plan Update. The trend is to try to facilitate a mixture of land uses. University District has the most, but also has civic, hotel and educational uses.

Oleksy: He feels mixed-use is great for high density, and this location is perfect, but is concerned with it in some locations. Some areas don't have the critical mass to support it and he doesn't want to see a lot of empty storefronts. The Traffic Commission used to get a lot of complaints about student parking and affordability of on-campus parking.

Schroder: Commented that it's a valid concern because they're a newer campus and don't have a lot of flat surfaces. Parking structures are three times more expensive to build vs. flat land. There are programs where students can get help, scholarships, grants, plus ride sharing and alternative transportation options.

Brindley: Indicated City staff has been working with CSU's Democracy in Action program which will analyze and evaluate some perceived off-campus parking problems and result in proposed solutions.

Oleksy: Asked staff what the plan is for Discovery Street extension? Many mitigating factors are because of that delay.

Clapp: Explained that it's not currently in CIP program, but is in PFF program to be funded. There's no short term City plan, but there's another development within UDSP proposing that extension as part of their project. They hope to bring it to Planning Commission fairly soon.

Oleksy: Asked if Barham Drive, between W. La Moree to Woodland Parkway is under study for future improvements?

Lewis: Indicated it is part of the CIP program and went through some conceptual designs. City is engaged with Caltrans in a co-op agreement to finish the design and put together a schedule for construction, so hopefully sooner rather than later.

Oleksy: Inquired why they're proposing sharrows as opposed to Class 2 bike lanes?

Lewis: Sharrows are in the Specific Plan. The volumes aren't that high, speeds are slow, and the block runs are short. With on-street parking and pedestrian crossings, sharrows provide more maneuverability and traffic calming.

Oleksy: Asked if they're concerned with potential cut-through traffic at Campus Way/North City? Feels the route will be used to avoid Barham @ Twin Oaks.

Clapp: They didn't look specifically at cut-through but looked at the build-out of the area as part of the traffic study. As part of North City Drive extension, there will be some changes at Carmel with a couple roundabouts so cut-through might not be the best option.

Oleksy: Indicated he's concerned about the angled parking and bikes and asked why it needs to be on Campus Way?

Lewis: Explained the sharrow is 16 feet wide, larger than typical lane going through the corridor. As they build out, on-street parallel parking becomes tight. Angled parking currently exists in front of the Quad building, it was an area where they could get a few more parking spaces and could energize the commercial fronts.

Oleksy: Asked how cars would get to the parking structure?

Lewis: Replied that Future Street E, west of the building will have a signalized intersection.

Oleksy: Inquired about Section M, paragraph 10, traffic mitigation @ San Marcos Blvd., and N. Twin Oaks Valley Road will add a 3rd left turn lane from westbound San Marcos. Asked why?

Lewis: Traffic study and original EIR identified impacts there. It's in part due to this project, but they accelerated a future mitigation to this location.

Oleksy: Continued to discuss traffic at San Marcos Blvd.

Lewis: It overall helps the operation of the intersection.

Oleksy: Questioned why the construction of pedestrian bridge is tied to 1st floor commercial space occupancy and not the learning space?

Brindley: Staff anticipates it would be constructed concurrently with the Learning building. Sometimes there are delays, so it was tied to occupancy of ground floor.

Oleksy: Asked what mixed-use falls under on the facilities fees schedule, and when the next focused traffic study for UDSP would be?

Clapp: Indicated every project in UDSP has to go through a focused traffic study. Applicant has expressed interest in looking at a broader study.

Oleksy: Discussed Table 1, cumulative traffic shows LOS going down?

Clapp: There's an improvement, a 2nd southbound left at the intersection of Barham and Twin Oaks.

Brindley: Replied that fees are accessed as institutional use.

Jacoby: Commented he's been a resident for 20 years and feels the University is going places. Thanked them for great presentation.

Kildoo: Thanked developer for the progress they've made and how they've adapted. CSUSM has made the community a better place. He's very pleased with the project and the answers to the questions.

Flodine: Commented on bike racks, if they're only putting in spaces at 1%, what message does that send? Asked who would be responsible for putting in additional if it's decided later there aren't enough?

Levitt: Replied that the reality is bike use has gone down at the Quad. It's a hilly campus and hard to get around on bikes. They're hoping the bridge will help. They and CSUSM will both manage the building in a Class A manner, and if more bike racks are needed they'll add them. There are also bike racks along sidewalks.

Flodine: As North City evolves, he'd like to see a unifying street front along Barham. Asked if someone can confirm the plant selection along that block is the same as what's along the Quad?

Scott Maas: Confirmed that the trees would be repeated along Campus Way and crape myrtles along Barham. Next phase would also have quite a bit of similar landscaping.

Flodine: Stated there's space on the parking structure for solar shade and asked why there is none? He's thinks they're missing an opportunity especially when it's part of the university.

Levitt: Explained the parking structure is being built for it. The shade structure could be replaced with photo voltaic cells in the future. The desire is there, but there's a very limited budget.

Flodine: He's concerned if it's not a condition, what would be the trigger for applicant to make the choice later?

Mark Norita, AVP for Facilities Development & Management, CSUSM: Explained that it's a budget question right now. CSUSM is one of the most "green" campuses across the nation. They have a system-wide RFP going out for solar panels. If the financials are right, they hope to put them on the main campus by end of summer. They're trying to move the project along; they definitely want to have it and hope to do so in the future.

Flodine: Asked if they'd be okay with a condition requiring it by a certain year?

Norita: Explained that the hard part is that it's intertwined with retail, it's mixed-use. It's not as clear cut as if they had it on their campus.

OPEN PUBLIC HEARING

No requests to speak.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER KILDOO MOVED TO APPROVE CUP 17-0005 AS SET FORTH IN RESOLUTION PC 17-4662, INCLUDING THE CEQA CERTIFICATION FOR EIR FOR UNIVERSITY DISTRICT SPECIFIC PLAN AND 2017 ADDENDUM TO EIR; SECONDED BY COMMISSIONER JACOBY.

Brindley: Asked if Motion includes Staff Memo/handout with revisions?

Action:

COMMISSIONER KILDOO AMENDED HIS MOTION TO ALSO INCLUDE THE STAFF MEMO HANDOUT DATED 10/16/17 WITH REVISIONS TO RESOLUTIONS AS PART OF THE MOTION; SECONDED BY COMMISSIONER JACOBY AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

Flodine: Inquired about CA Green standards and whether energy efficiency measures are discussed in their packet?

Kildoo: Mentioned there will be two future residential projects on both sides of the parking structure. Suggested as the applicant comes forward with those, that could be the trigger for solar?

Brindley: Pointed out conditions on page 7, #N.1., and page 8, #N.7., requires development comply with CA Green Building Code Standards.

Flodine: Stated the future buildings are owned by the applicant so he won't make a new condition for this project. Instead, he asked staff to make a note that when the future residential buildings come forward, they'd like to address solar on top of the parking structure at that time.

Sidhu: Asked for clarification, whether that's an amendment to the motion, or an aside?

Flodine: Replied, an aside. Motion and second remains the same and ready for vote.

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

PLANNING MANAGER COMMENTS

Brindley: Acknowledged the hard work by staff for this project and is very proud of all Development Services staff. Indicated next hearings would be 11/6 and 11/20, and in December.

PLANNING COMMISSIONERS COMMENTS

Kildoo: Commented that he's lived in the city most of his life so it's amazing to watch these steps move forward. Gary and Mike deserve credit. He's very proud that the university is in San Marcos.

Oleksy: Agreed with Kildoo. People are flocking to move here now and he's proud to be part of it.

Jacoby: Pointed out that the previous City Manager, Paul Malone, is in the audience and he was instrumental in this also.

ADJOURNMENT

At 7:50 p.m. Chairman Flodine adjourned the meeting.



ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:



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