

# MINUTES

## Regular Meeting of the Planning Commission

MONDAY, JUNE 2, 2014

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

### CALL TO ORDER

At 6:30 p.m. Chairman Flodine called the meeting to order.

### PLEDGE OF ALLEGIANCE

Commissioner Maas led the Pledge of Allegiance to the Flag.

### ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, NORRIS, PENNOCK

ALTERNATE COMMISSIONERS IN AUDIENCE: JACOBY, SCHABILE

ABSENT: None

Also present were: Planning Division Director, Jerry Backoff; Principal Civil Engineer, Peter Kuey; Deputy City Attorney, Felix Tinkov; Principal Planner, Garth Koller; Associate Planner, Sean del Solar; Office Specialist III, Lisa Kiss

### ORAL AND WRITTEN COMMUNICATIONS

None.

### CONSENT CALENDAR

#### 1. APPROVAL OF MINUTES, 4/28/14

Action:

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

### PUBLIC HEARINGS



2. Case No: P13-0055: GPA 13-006, R 13-004, SP 13-004, MFSDP 13-002, TSM 13-003, ND 14-002

**Application of:** D.R. Horton

*(continued from 5/19/14)*

**Request:** The Mulberry Specific Plan project proposes a residential condominium project of 126 residential units with a mix of attached and detached style residences. The project is proposed to be constructed as a single-phase development with 55 single-family, two-story detached condominium homes on the western portion of the site and 71 attached multi-family, three-story condominium homes on the eastern portion of the site. Recreational components include a pool, restroom building, BBQ's, tot lot, benches and meandering paseo. A total of 300 parking spaces are proposed. Discretionary approvals required for the project include: General Plan Amendment to change the project site from MDR2 (15.1 – 20.0 du/acre) to MDR1 (12.1 – 15 du/acre) with a Specific Plan Area, Zoning Ordinance Amendment to change the project site from R-3-10 to Specific Plan, Adoption of the Specific Plan, Multi-family Site Development Plan and Tentative Subdivision Map to create two Lots, Adoption of Mitigated Negative Declaration and Adoption of Mitigation Monitoring and Reporting Program.

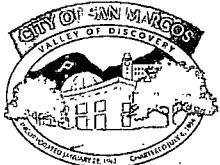
**Location of Property:** West side of Mulberry Drive, south of Borden Road and north of Mission Road, more particularly described as: Commencing at the most southerly corner of Lot 1 in said Block 53; thence north 00' 50" 00" east along the easterly line of said Block A distance 1425.93 feet to the true point of beginning; thence retracing south 00' 50" 00" west 589.33 feet; thence north 89' 10' 00" west 320.00 feet, thence south 00' 50" 00" west 86.05 feet to an angle point in the boundary line of the land described in deed to Russell M. Anderson, recorded March 15, 1961 as document No. 46397 of official records of San Diego County; thence along said boundary south 73' 41' 15" west 355.22 feet to the westerly line of said Lot 9; thence along said westerly line of said Lot 9 north 00' 50" 00" east 780.10 feet to a line which bears north 89' 10' 00" west from the true point of beginning; thence south 89' 10' 00" east 659.43 feet to the true point of beginning. Assessor's Parcel No.: 218-171-04

**Backoff:** Reminded Commissioners that staff will initiate presentation and then turn it over to the Applicant to present. There will be opportunity for questions and public input and three of the City's consultants are present, environmental, traffic and air quality/greenhouse gas.

**Staff Presentation (Garth Koller):**

Described request, location and surrounding uses. PowerPoint presentation shown. Discussed background: The Comprehensive General Plan Update of 2012 changed the land use from Light Industrial to Medium Density Residential 15-20 du/ac. DR Horton's request is for less density, 12-15 du/ac., with two product types: 126 detached condos and townhouses. 71 range from 1,851 to 2,183 s.f., 55 detached range 1,685 to 2,000 s.f. Amenities include a tot lot with play equipment, pool with restroom/equipment building and internal trails. Two public workshops were held. Questions raised were parking, traffic, type of housing, building heights, grading, construction time, hydrology and impacts to current views. Applicant also met with other residents not able to attend workshops and answered questions. Parking was a focus for many surrounding neighbors. All condos will have two-car garages. Guest parking requires 38 spaces, they're providing 48 and motorcycle parking. Overall, the demand is 294 and they're providing 300 total. They're conditioned to provide a Parking Management Plan. Project will generate 1,008 new ADT's per day with no significant impacts identified. Access is limited to Mulberry Drive with a gated emergency access in the NW corner off Laguna Drive. Staff recommends approval to City Council of all resolutions and Negative Declaration.

**Matt Simmons, representing DR Horton:** PowerPoint shown. Site is 10 acres, was previously zoned Industrial and could have generated 2,739 ADT's. Under current General Plan, site could have up to 200 units which could generate 1,600 ADT's. Project is a mix of multi-family condos, attached & detached, two-three stories. Multi-family attached blends from two to three stories. The detached are similar to single family homes with private rear & side yards but built on common air space lot. Indicated they



started the plan by looking at the site constraints: 1). Line of sight/entry. Location of entrance was critical. 2). Drainage. When there's heavy rain, there's a lot of water on the property. They came up with a system to capture the water & reduce flows by putting in a cast-in-place pipe system. 3). Fire truck motions. The City's largest ladder truck can access the site. 4). Parking. They wanted more than adequate parking with locations throughout the site. 5). Infill nature. There's a variety of uses around site. East side is commercial, west & north are single family homes. The plan creates a walkable area, site connectivity/paseos, an open space recreation area, water quality treatment with a landscaped bio retention area, BBQ, gazebo, pool & restroom and parking. Discussed/shown elevations: Santa Barbara and Ranch Hacienda for attached and four elevation types for detached. Nearby residents brought up issue with parking from other areas. DR Horton will provide a fence & gate (shown). They're putting grasscrete in the secondary-access road area to discourage parking. Discussed surrounding uses.

Rich Blogg, DR Horton: Company was established in 1978. They are the #1 builder in the nation in term of deliveries over the past 12 years. They build in 27 states in 78 markets and in past 35 years have built over 465,000 homes in U.S. There are over 30 projects in SoCal. During past 15 years, built 7 communities in San Marcos and have an office based in the City. Just sold out in San Elijo Hills. Currently building in Lake San Marcos and Oceanside. Hope to break ground soon on 750 units in a master plan at I-15 & SR-76.

Matt Simmons: Indicated they had been working with staff and thought they had come to a conclusion, but there are some issues & potential changes: 1). Language on the in lieu fee for affordable housing. The number is \$9,300 per unit. Asked for flexibility on the amount, so they can meet with staff and discuss prior to City Council. They understand that it may end up being \$9,300. Suggested "Not to exceed \$9,300 without further discussions with City Manager & City Attorney." 2). Stucco type. Have been asked to apply a fine acrylic stucco.

Discussion between D.R. Horton & Planning Commission pursued over which elevations warranted enhancements.

Flodine: Asked who will maintain front/common area landscape in detached homes?

Molina: HOA.

Matt Simmons: Private home owner handles rear yard.

Flodine: Inquired if there will be foundation shrubs in front?

Matt Simmons: Yes.

#### OPEN PUBLIC HEARING

There were follow-up questions of D.R. Horton on the acrylic stucco and cost differential.

Elayne Oswald: Thanked applicant & staff for reducing density. Contrary to traffic report, parking is permitted on Mulberry & Borden Roads. They are public streets. There's no way to prevent overflow. Wouldn't there be a better use of the 48 extra spots if allocated for guests & overflow for residents?



MDR-1 allows for rooming houses. She is concerned that students will move in and create parking issues. Asked that a condition be added requiring HOA regulations & CC&R's to preclude rooming/boarding houses. This would help control on & off-site parking issues and gives homeowners some assurance that it remains family oriented and not become high occupancy rentals. When the Borden Bridge opened, traffic increased. Trying to enter/exit Borden Circle can be hazardous. She's concerned because there are no improvements planned. Asked how long it will take to improve the road? Does CIP for 2014 & beyond include Borden Road? Are improvements being fast tracked and are they funded? Do they have to wait for Horizon Year 2035? The road is being utilized as a 4-lane arterial. Asked why Vineyard or Rose Ranch Roads weren't mentioned in traffic report?

Wendy Jo: Asked if there will be Mello-Roos? Project will impact schools. She's also concerned about traffic and overflow parking.

#### CLOSE PUBLIC HEARING

Backoff: Borden Road widening is on the CIP for the 7-year period.

Kuey: Not sure when it's projected to be designed and constructed.

Flodine: Asked what segment?

Kuey: Richland Road area, along Borden Road. Not sure of timetable.

Backoff: Borden Road widening would require funding. Parking is required to be on site for projects. Cars cannot park in bike lanes along Mulberry. Project is a SPA and has its own regulations and therefore regarding rooming houses, Commissioner's can add a condition to CC&R's/HOA regulations. There's a Community Facilities District for lighting and landscape, Congestion Management, Fire & Police, not a structured Mello Roos like you see in other areas.

Flodine: The Applicant and City needs to work on final elevation condition of the MFSDP Resolution and resolve prior to going to Council. If everyone agrees, could move it forward with that clause.

Backoff: The primary enhanced areas are front elevations that face Mulberry, the paseo adjacent to residential and 4-5 units around tot lot area. Staff will work out architectural details with applicant.

Kildoo: Commented that the applicant is being asked to do a lot of enhancements. He'd like to allow them to use the stucco type they normally use.

Norris: Pointed out that they did agree to use acrylic on one style.

Kildoo: Wants to change the requirement across the board and solve one problem so they can work on the enhancements.

Minnery: Agreed that enhancements are not needed where they're not visible.

Backoff: That is staff's intent. Motion can allow flexibility.



Kildoo: Would like to add a requirement that residents must park in garages with it being enforced by HOA.

Flodine: Suggested adding to the Parking Management Plan.

Pennock: Asked for clarification about in lieu fees?

Kildoo: They're relative to affordable housing. Inquired if it's open for negotiation?

Backoff: They're open to negotiation. Ordinance is \$36,000 per unit. The City Manager agreed to \$9,300/unit. Commission cannot change fee amounts.

Pennock: Asked what they're used for?

Backoff: Goes in place of requiring on site affordable housing.

Kildoo: City typically requires 15%. Sometimes it's not practical on smaller projects. City can use toward larger projects.

#### **REOPEN PUBLIC HEARING**

Simmons: Suggested the following language "The Applicant/Developer shall enter into an Affordable Housing Regulatory Agreement to be approved by the City Manager and City Attorney, with an in lieu affordable housing fee not to exceed \$9,300 per unit unless modified by the City Manager and Applicant/Developer." Agreed they were given the amount, but a final discussion or decision was not afforded.

Flodine: Asked if they're aware it could go up?

Backoff: If they want negotiations, recommend removing the cap. Don't believe City Manager will change the amount.

Minnery: Thought there was no say over City Manager amount?

Backoff: If you're going to act, would suggest removing the limit.

Simmons: Not sure why it would be so difficult to say not to exceed, but they don't want to risk it. They're not comfortable with the un-negotiated amount. Just wanted a chance to finish discussion with City Manager and respond.

Kildoo: Asked if they have the ability to ask for or set any ground rules in this area?

Felix Tinkov: The Commission can make a recommendation to staff and Council but cannot set the rates or cap the amount.

Kildoo: Suggested Commission doesn't touch it.



Simmons: Will pass on it.

Norris: Inquired the price range?

Matt Simmons: Estimated around \$390,000 – \$460,000.

Molina: Detached base goes to \$470,000.00.

#### **CLOSE PUBLIC HEARING**

##### **Action:**

COMMISSIONER KILDOO MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF: GENERAL PLAN AMENDMENT (GPA 13-005) AS SET FORTH IN RESOLUTION PC 14-4411; REZONE (R 13-004) AS SET FORTH IN RESOLUTION PC 14-4412; SPECIFIC PLAN (SP 13-004) AS SET FORTH IN RESOLUTION PC 14-4413 WITH MODIFICATIONS: (Errata Table, Page 5) Page 83 (line 9): . . . depending on the style of units. Other building materials will include fine acrylic stucco ~~light~~ finish on the exterior of all buildings, wood trim, brick and . . . SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, NORRIS, PENNOCK

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

COMMISSIONER KILDOO MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF MULTI-FAMILY SITE DEVELOPMENT PLAN (MFSDP 13-002) AS SET FORTH IN RESOLUTION PC 14-4414 WITH MODIFICATIONS:

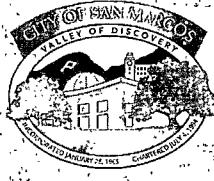
1). D. STAFF AND APPLICANT TO FINALIZE THE ARCHITECTURAL ENHANCEMENTS NEEDED FOR THOSE ELEVATIONS FROM THE "VISIBLE" AREAS. 2). EDIT. REMOVE ACRYLIC STUCCO REQUIREMENT AND ALLOW APPLICANT TO USE THE TRADITIONAL STUCCO THAT THEY NORMALLY USE. (Page 9) D.5.h. All stucco finish must consist of a "fine" smooth acrylic finish on the Rancho Hacienda. 3). NEW: (Page 3) B. 4. Incorporate as part of the CC&R's the provision that garages shall be utilized for the parking of vehicles and enforced by the HOA. 4). ACCEPT STAFF'S MEMO/HANDOUT DATED 6/2/14 CORRECTING A TYPO; SECONDED BY COMMISSIONER JONES AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, NORRIS, PENNOCK

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE



COMMISSIONER KILDOO MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF TENTATIVE SUBDIVISION MAP (TSM 13-003) AS SET FORTH IN RESOLUTION PC 14-4415; SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES: COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, NORRIS, PENNOCK

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

3. **Case No:** P14-0008: CUP 14-004

**Application of:** Breen Enterprises, Inc. (d.b.a. The Jumping Turtle Bar and Grill)

**Request:** A Conditional Use Permit to allow the continued operation of an entertainment venue at an existing restaurant and bar in the Mixed Use 3 (MU-3) zone of the Business and Industrial District.

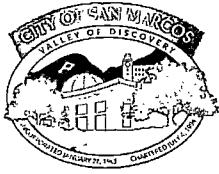
**Location of Property:** 1660 Capalina Road, Suite B, more particularly described as: Parcel 1 of Parcel Map No. 2003 filed October 23, 1973 as file no. 73-296977 in the Office of Recorder of San Diego County, State of California. Assessor's Parcel No.: 219-115-35-00.

**Staff Presentation (Sean del Solar):**

Described request and location. PowerPoint presentation shown. Discussed background: Entertainment and dance licenses were revoked on 11/27/09 due to an incident. CUP was approved by Planning Commission on 2/7/11 for a 3-year term. Current application is a renewal and modification for a 5-year term. Photo's shown. Property was rezoned in 2012 to Mixed Use 3. Site and project are legal, nonconforming uses. Revisions include: Removing provisions that allow under 21 to attend events. Two security guards for every 50 persons. Reduction of deposit in enforcement account from \$10K to \$6K. Additional provisions to address noise impacts. Facility has had a 30% drop in volume of police calls and did not have to draw from deposited funds. Staff was contacted by a resident of nearby mobile home park with a noise complaint, after the first public notice went out. Staff conducted various unannounced site visits at different times to monitor noise. No violation of noise ordinance was observed. Discussed the added noise provisions. Staff recommends approval, based on the original Negative Declaration #10-805, which continues to be consistent with the findings.

**Matthew Hall, Applicant:** Have been in business since 2003. Breen Enterprises has always owned the Jumping Turtle. Since this renewal process began, his experience with Sean & City staff has been wonderful. Sean is professional and very helpful. There is a restaurant across the street that offers entertainment which could weigh in on the noise issue. They have numerous customers from the mobile home park. They're located in a relatively abandoned area at night. They're very conscientious about noise. The original CUP required noise checks and they've continued them. Security checks noise decibels during peak hours and readings are kept on file. They've changed to digital amplifiers, rebuilt speakers, have better quality sound indoors and lower emission coming out. They're also working with Planning and Fire Marshal to implement spray foam in ceiling, rafters. They're more than willing to continue to work with City and residents.

Kildoo: Inquired about the age change?



Hall: Decided to forgo the all-age events. They are 21 and over only when doing entertainment. They are a restaurant with full menu and families do come in during earlier hours.

Maas: Asked if they are amicable with \$6,000 and how staff came up with amount?

Del Solar: It's the cost of potentially having to address noise issues, the cost of a noise study.

Maas: Asked if anything has been drawn against original \$10,000?

Del Solar: No. The City tried to come up with an amount for cost recovery/public safety regarding a certain incident that occurred in 2009.

Hall: Commented that they're not comfortable with it. They're told they're not a noise problem. If a particular person keeps calling, then they might have to do a study. A customer indicated the Mexican Restaurant is the problem. Not sure how it can be deciphered. If a study is needed, they would not risk CUP, they'd do the study. There have only been a handful of times in 12 years where they've been asked to turn music down. He isn't sure what dollar amount is excessive but wants to be in the norm.

Flodine: Asked if it's a cash deposit, letter of credit or interest bearing account?

Hall: Cash, non-interest bearing.

Flodine: Inquired if that is the City's deposit system?

Backoff: Typically cash deposits earn interest. Need to confirm with Finance.

Hall: Was told by previous City Manager it would not accrue interest.

Norris: Should get something back.

Hall: It was a difficult period back then and they were looking to get back to business.

#### **OPEN PUBLIC HEARING**

No speakers.

#### **CLOSE PUBLIC HEARING**

Kildoo: Congratulated the applicant on the turnaround.

Hall: Majority of credit goes to Sean in Planning.

#### **Action:**



COMMISSIONER NORRIS MOVED TO APPROVE CUP 14-004 AS SET FORTH IN RESOLUTION PC 14-  
SECONDED BY COMMISSIONER MAAS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, NORRIS, PENNOCK

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

4. Case No: P14-0003: SP 14-002

**Application of:** Blue Band Enterprises, Inc.

**Request:** Amendment of the San Marcos Creek Specific Plan regulations to include parking space dimensions for parking structures and to increase the amount of compact parking spaces in a parking structure from 20% to 35%. The San Marcos Creek SP was previously approved under a Final Environmental Impact Report (FEIR 05-41) and the proposed amendment to the Specific Plan will not create new significant impacts.

**Location of Property:** Between San Marcos Blvd., Discovery Street and S. Bent Avenue.

Assessor's Parcel No.: 219-270-03, 219-270-19, 219-270-20, 219-270-22, 219-270-41, 219-270-45, 219-270-56, 219-270-57, 219-270-58, 219-270-60, 219-270-61, 219-270-63, 219-270-64, 219-270-65, 219-270-66, 219-270-67, 221-041-10, 221-041-20, 221-041-24, 221-041-26, 221-041-27, 221-041-33, 221-041-36, 221-041-37, 221-041-38, 221-041-39, 221-041-42, 221-041-51, 221-041-52, 221-041-53, 221-041-54, 221-041-55, 221-041-56, 221-041-57, 221-041-58, 221-041-59, 221-041-60, 221-041-63, 221-041-64, 221-041-65, 221-041-67, 221-041-68, 221-041-69, 221-041-70, 221-041-71, 221-051-03, 221-051-04, 221-051-06, 221-051-21, 221-051-24, 221-051-26, 221-051-31, 221-051-32, 221-051-33, 221-051-34, 221-051-36, 221-051-38, 221-051-44, 221-051-46, 221-051-47, 221-051-48, 221-051-49, 221-051-50, 221-051-51, 221-051-52, 221-051-53, 221-051-54, 221-051-55, 221-051-56, 221-051-57, 221-051-58, 221-051-59, 221-061-06, 221-061-10, 221-061-22, 221-061-23, 221-061-29, 221-061-34, 221-061-35, 221-061-45, 221-061-47, 221-061-50, 221-061-51, 221-061-52, 221-061-53, 221-061-54, 221-061-55, 221-061-56, 221-061-57, 221-061-58, 221-061-59, 221-061-60, 221-061-61, 221-061-64, 221-061-65, 221-061-66, 221-061-67, 221-061-68, 221-061-69, 221-061-71 and 221-061-72.

Staff Presentation (Jerry Backoff):

Described request and location. PowerPoint presentation shown. Discussed background: Amendment to SP for structured parking. Adding a dimensions table (shown) for parking spaces and driveway aisles, allow up to 35% of parking to be compact spaces and add provisions from Zoning Ordinance regarding ramp access, secondary access and smart technology. Discussed dimensions: Perpendicular, 2-way drive aisle requires minimum 24' width. Maximum 20% of spaces can be compact. Highlight of changes shown. The changes are based upon research of other cities and those cities standards are even smaller. City wants to incentivize structured parking. It's a no cost way to assist in providing more parking. New car sales show vehicles sizes are trending smaller. With loss of redevelopment funds, building public parking structures is difficult. Staff recommends approval to City Council.

Mark Baker, HB&A Architects: The staff report summarizes the proposal very well. The 22' drive aisle is only in the assigned residential uses. It increases the ease in/out because they know where they're going. 65% of vehicles can fit in the compact 8'x16' spaces.

Norris: Asked if handicap stays the same?



Baker: Yes.

Norris: Inquired if there's electrical vehicle charging?

Backoff: SP requires it but not sure where located.

Baker: They'll accommodate. There's a certain percentage.

Flodine: His concern is the distribution of compact spaces. He'd rather not see them all clustered together.

Kildoo: Agreed. If they're all at the bottom, bigger cars will take two spots.

Baker: Their project is distributed evenly.

#### OPEN PUBLIC HEARING

Richard Weaver: No questions.

Rebecca Sparks, Lake San Marcos resident: Commented that they just purchased a new car and she doesn't think they're getting smaller. Asked if Commissioner's or their spouses would be able to get in/out of their cars there? She's concerned about overcrowding, lack of parking in overall area and overflow in their neighborhood. Feels there should be one space per bedroom plus more for overflow. Agree spaces should be distributed because as people age, they don't want to park on the 3<sup>rd</sup> level. Suggested they look at DR Horton's new SeaGlass development at Lake to see a project that lacks parking. Garbage trucks can't even get in there.

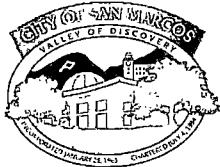
#### CLOSE PUBLIC HEARING

Kildoo: The Creek Task Force spent a lot of time talking about parking standards. These are some of the newer trends. 8' is tight and it's not for everyone, but there will be spaces for larger vehicles. He's excited there is a project that might get built. Don't think this will impact Lake San Marcos because it's too far a walk.

Flodine: Suggested adding to Errata, Section 7.4.3. Parking Structure Standards, add as 6<sup>th</sup> bullet: "Standard and compact spaces shall be equivalently distributed throughout."

#### Action:

COMMISSIONER NORRIS MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF SP 14-002 AS SET FORTH IN RESOLUTION PC 14-4419 WITH MODIFICATIONS: Errata, Chapter 7 (ADD SECTION), Page 7-18, Section 7.4.3. Parking Structure Standards, **New (6<sup>th</sup> bullet): Standard and compact spaces shall be equivalently distributed throughout.**; SECONDED BY COMMISSIONER KILDOO AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;



AYES: COMMISSIONERS: FLODINE, JONES, KILDOO, MAAS, MINNERY, NORRIS, PENNOCK

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

**PLANNING DIRECTOR COMMENTS**

Backoff: Reminded Commissioner's of the 6/26 special PC hearing regarding Draft Telecommunications Ordinance.

**PLANNING COMMISSIONERS COMMENTS**

Kildoo: Asked Commissioner's when they received packet? Indicated his was Friday after 5:30 pm.

Commissioners: Friday afternoon.

Kildoo: Staff is to be commended for the amount of work they do with the number of staff they have. It's a challenge to read everything, research, or visit the site when packets are so late. The Commissioner's are volunteers, have jobs & other commitments. Asked if they can get packets earlier? He understands it's a challenge but they need more time.

Norris: Agreed. Suggested they get something earlier in the week and updates later?

Pennock: Asked if they can get some electronic documents? Do they need all paper?

Backoff: Some items, environmental documents, are e-mailed in advance. There are often late meetings with the applicant and negotiations.

Kildoo: Asked that the timeframe be improved. He understands staff is juggling a thousand things. The Commissioner's are committed to doing a good job & want to be well informed. Years ago they asked for two weeks, not asking for that now, but need more time.

Jones: Commented that it doesn't matter to him. He generally reads it the weekend before

Kildoo: They all have lives. He prefers more time.

Backoff: Staff does strive to get packets out earlier.

Kildoo: Indicated he doesn't want to be the one to ask for a continuance because he doesn't have enough time.

Norris: Indicated he was going to do that tonight because it really wasn't ready.



Backoff: Staff could try to distribute some items early if the Commission doesn't mind changes later.

Flodine: Suggested redline track changes if going that route.

Flodine: He attended the recognition ceremony at MHHS. His family was evacuated during fires. Fire & Safety personnel have been thanked, but City staff should also be thanked. They spent a lot of hours at EOC. Thanked staff.

Kildoo: Agreed, all staff should be recognized.

#### ADJOURNMENT

At 9:13 p.m. Chairman Flodine adjourned the meeting.



ERIC FLODINE, CHAIRMAN  
CITY OF SAN MARCOS

#### ATTEST:



LISA KISS, OFFICE SPECIALIST III  
SAN MARCOS PLANNING COMMISSION