MINUTES

Regular Meeting of the Planning Commission

MONDAY, JULY 7, 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 Kildoo led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:
PRESENT: COMMISSIONERS: FLODINE, JACOBY, KILDOO, MINNERY, NORRIS, PENNOCK, SCHAIBLE
ALTERNATE COMMISSIONERS IN AUDIENCE: N/A
ABSENT: MAAS, JONES
Also present were: Planning Division Director, Jerry Backoff; Principal Civil Engineer, Peter Kuey; Principal Planner, Garth Koller; Deputy City Attorney, Avneet Sidhu; Office Specialist III, Lisa Kiss
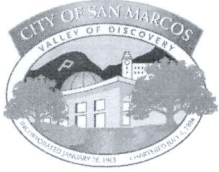
ORAL AND WRITTEN COMMUNICATIONS

None.

PUBLIC HEARINGS

1. **Case No**: P14-0012: TSM 14-002
    Application of: Urban Villages San Marcos, LLC
    Request: A Tentative Subdivision Map for the purpose of subdividing approximately 25 acres of real property consisting of 23 lots to be reconfigured into 20 new lots located within the University District Specific Plan Area. The TSM was addressed in the certified Final Environmental Impact Report (FEIR 08-43, Clearing House #2008101083) and Addendum to the FEIR.
    Location of Property: East side of Twin Oaks Valley Road, north of Barham Drive, west of Industrial Street and south of Carmel Road, more particularly described as: All of lots 12 and 13 and portions of lots "A," "C," 11, 14, 16 and 17 in block 58 of the Map of Rancho Los Vallecitos de San

Marcos, according to the Map thereof No. 806, recorded December 21, 1895, together with portions of Parcels 3 and 4 of Parcel Map No. 2738, recorded June 7th, 1974, all in the City of San Marcos, County of San Diego, State of California. Assessor's Parcel No.: 220-200-02, 220-200-40, 220-200-43, 220-200-47 & 48, 220-200-52, 220-200-79, 220-200-81 & 82, 220-200-84 & 85, 221-110-20, 221-110-30 & 31, 221-110-44, 221-110-46, 221-110-50, and 221-110-54 thru 59.

Staff Presentation (Garth Koller):
Described request, location and surrounding uses. PowerPoint presentation shown. The TSM covers 25 acres on the east side of Twin Oaks Valley Road. It creates and reconfigures legal lots to accommodate development per the University District Specific Plan. The map consolidates 23 lots into 20 new lots. It introduces the new Specific Plan street design with roundabouts. Future development will be approved administratively under separate Site Development Plans. Introduced applicant's representative, Paul Metcalf.

Paul Metcalf, representing Urban Villages San Marcos, LLC: Indicated they don't have a presentation, accepts all conditions and is available to answer questions. Thanked staff for getting the project to hearing so quick.

Kildoo: The new streets are similar to the original plan except for the roundabouts. Asked if diameters and access meet requirements for Fire Department vehicles?

Metcalf: Yes.

Kildoo: Inquired why they added roundabouts?

Metcalf: Roundabouts are a significant traffic calming issue that work well in modern Planning situations. There's a situation with the Regional Water Quality drainage requirements. The roundabouts take out the left turn stacking lanes so they can use that for water quality issues.

Kildoo: Commented that it's a well-designed plan.

Backoff: Roundabouts are consistent with the revised Specific Plan that was just recently modified.

Norris: Asked why there's a roundabout where North City Drive goes left to Twin Oaks Valley Road? (Pointed out).

Metcalf: It's part of the circulation element. The street comes at an angle up to the midpoint of Twin Oaks Valley Road. It was approved as part of the original plan because of the separation between the intersections. It's a huge intersection with significant stacking requirements. They worked with Engineering in the placement of the intersection. There are some easement and drainage considerations also. At a certain time during the process, they didn't own all the parcels. It developed as they went along. Continued to discuss.

Backoff: The intersection ties into the connection to the west side road. It would impact the block area to the south corner where a future hotel and office may go.

Norris: Carmel Street and North City Drive are close together. Asked if traffic study was done?

Metcalf: Yes. Eventually the turn into Carmel Street will come out, but it's a future improvement.

Backoff: The existing signal at Carmel will be eliminated. There will be a right in, right out and left turn lane.

Flodine: There are five parcels that the applicant doesn't own, so the road can't interconnect with Twin Oaks Valley Road. Inquired what the impact is of tonight's action on those parcels that are required for North City Drive?

Backoff: The alignment is consistent with the Specific Plan that was approved by City Council. There are different ownerships that exist elsewhere in the SP area. When the time comes to make the improvement, the applicant will have to acquire the ROW to make the connection. If they don't buy those parcels and property owners come in to develop, they'd have to comply with SP ROW requirements. It could be eminent domain as well.

Metcalf: Ownership has been in contact with the five separate property owners for some time.

OPEN PUBLIC HEARING

No public comment.

CLOSE PUBLIC HEARING

<u>Action:</u>

COMMISSIONER KILDOO MOVED TO APPROVE TSM 14-002 AS SET FORTH IIN RESOLUTION PC 14-4423 WITH MODIFICATIONS: INCLUDE EDITS AS PER STAFF MEMO/HANDOUT; SECONDED BY COMMISSIONER FLODINE AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES: COMMISSIONERS: FLODINE, JACOBY, KILDOO, MINNERY, NORRIS, PENNOCK, SCHAIBLE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

None.

PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 6:46 p.m. Chairman Flodine adjourned the meeting.

ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS

ATTEST:

LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION