

MINUTES

Regular Meeting of the Planning Commission

MONDAY, October 6, 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, JONES, KILDOO, MAAS, NORRIS, PENNOCK, SCHAIBLE

ALTERNATE COMMISSIONERS IN AUDIENCE: JACOBY

ABSENT: MINNERY

Also present were: Planning Division Director, Jerry Backoff; Principal Civil Engineer, Peter Kuey; Deputy City Attorney, Avneet Sidhu; Associate Planner, Norm Pedersen; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

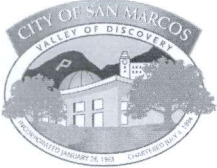
None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 9/2/14

Action:

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



PUBLIC HEARINGS

2. **Case No:** P13-0056: CUP 13-005, ND 14-008

Application of: St. Joseph's Academy

Request: Modification of a Conditional Use Permit to revise the previously approved Phase 2 building plan to allow for the construction of a 21,299 sq. ft. building (gymnasium, classrooms, chapel) at an existing private K-12 school in the Estate Residential (R-1-20) Zone. The proposal will increase the area of the Phase 2 building by 3,499 sq. ft. over the previously approved 17,800 sq. ft. for Phase 2. The proposal includes a request to adopt Mitigated Negative Declaration 14-008 (the environmental review document)

Location of Property: 500 Las Flores Drive, more particularly described as: Portion of Lot 2, Block 105 of Map 806, Rancho Los Vallecitos de San Marcos. Assessor's Parcel No.: 219-061-55.

Staff Presentation (Norm Pedersen):

Described request and location. PowerPoint presentation shown. Site is 4.05 acres, currently developed with a 15,638 s.f. private K-12 school. Phase 1 consists of three buildings, athletic field, playground & parking lot. Phase 1 and a future 17,800 s.f. Phase 2 building were previously approved by CUP in '03. A Variance was also approved for reduction in rear yard setback from 40 to 20 feet. Aerial photo shown. The project proposes an additional 3,499 s.f. for the future Phase 2 building (totaling 21,299 s.f.) and will include a gym, two classrooms and labs, chapel & restrooms. The existing parking lot will be reconfigured to add 7 new parking spaces. The application doesn't propose to increase the number of students. Max number of students previously approved for both phases is 400 per CUP 03-587. Site plan and architecture shown. Zoned Estate Residential (R-1-20) and is surrounded by single family residences and a church to the west. Project is conditioned to reduce building height to 35 ft. in order to comply with Zoning Ordinance. There are a total of 75 parking spaces, with 99 spaces available as temporary parking on the athletic field for special events, for a total of 174 on site - 10 less than what's required per Parking Ordinance. Discussed the results of a parking survey that was done. The survey showed that the lot is currently underutilized. Potential noise impacts for both phases were previously evaluated by MND 03-661. It required noise barriers around any outdoor mechanical equipment to reduce potential noise levels to 60 dBA at property lines. Discussed Storm Water Best Management Practices. Existing vegetated swale will be required to be replanted. Existing BMP's are adequately sized. No public comments were received. Staff met with the applicant and there were a couple minor revisions. Discussed Staff Memo changes. They are not subject to school fees. It was deleted from MND also. Applicant asked for flexibility on building permit timeline, as they will need time to raise funds to start Phase 2. Language was added to allow administrative extension by Planning Division Director. Comments from VWD were received on MND. It discussed requirements for sewer service. Project must comply with VWD requirements prior to issuance of building permit. Staff recommends approval of CUP and adoption of environmental document with revisions as noted.

OPEN PUBLIC HEARING

Darrell Gentry, Applicant's representative: Thanked staff for working with them. Indicated they are pleased with the recommendation and have no objections to changes outlined in Staff Memo's. For clarification and the record, they believe the Public Facility Fee, while modified to say "if applicable," will be relieved once they provide the building permit receipt that says the school paid just slightly under \$200,000 with Phase 1. It was previously provided to staff. They believe the condition can be remedied



quickly. If there are additional fees associated with public facilities, that condition should remain in place, but they do not believe that is the case. Indicated they were happy to get the extension on the building permit. The school is very different. Once they get approval, the next phase is fund raising activities. Previously it took a considerable amount of time to begin with Phase 1. They didn't want to be tied to a date specific. The architect and Principal are available to answer questions. The project is no different then what was approved in 2003, with exception of increase in gym area, to accommodate basketball & volleyball. Everything else is a consolidation of what has been done. There are a limited number of upper grade classes, so there isn't the typical number of student drivers. Most carpool or get dropped off.

Kildoo: Asked if they're okay with the additional Vallecitos Water District (VWD) fees?

Gentry: Indicated it's not an add-on. It's not an increase in the density or intensity that would trigger any additional fees. VWD asked for a sewer study. A sewer study was done with Phase 1 at the maximum allowable for number of students and staff. They believe once they get into the VWD process they can confer with the VWD Engineering Department and get that cleared off, other than hook ups and meters. There will be some new restrooms with standard connection fees.

Ned Heiskell, St. Joseph's Academy/Applicant: Commented that his children go to the school and he's been with the school since Phase 1. They designed the building 10 years ago. It included a library as part of Phase 2. Libraries aren't built anymore. Everything has moved to the internet and educational teaching. They are a Catholic school. They felt a gym & chapel was the best use of space. They added a second story on the western edge and added classrooms & science lab. They are committed to K-12, about 25 kids per grade. They probably won't reach 400 students; more like 325-350.

Pennock: Asked if chapel is used during school hours, and if any Sunday services?

Heiskell: It's the school's place of worship. There will not be a normal Sunday service, but it may be used occasionally. Capacity is 50. It would never be a traditional church environment. Maybe a facility service or retreat for a small group. The true Sunday worships are done at everyone's home parishes.

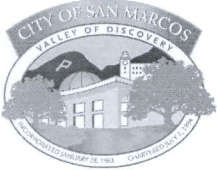
Norris: Commented that gyms are sometimes used. Asked if there will be any large Sunday gatherings?

Heiskell: School and faculty may have an all-school mass, but they wouldn't be inviting anyone else. No large Sunday gatherings.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER KILDOO MOVED TO APPROVE CUP 13-005 AS SET FORTH IN RESOLUTION PC 14-4433; AND MITIGATED NEGATIVE DECLARATION; WITH MODIFICATIONS AS PER STAFF MEMO'S DATED 10/3/14 & 10/6/14; SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:



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

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

None.

PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 6:53 p.m. Commissioner Flodine adjourned the meeting.

ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS

ATTEST:

LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION