

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS
1 CIVIC CENTER DRIVE
SAN MARCOS, CALIFORNIA
THURSDAY, MARCH 17, 2011 - 6:30 PM

CALL TO ORDER

At 6:30 p.m. Chairman Kildoo 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: Jacoby, Jones (Alternate), Kildoo, Minnery, Norris, Schaible, Wedge

ALTERNATE COMMISSIONERS IN AUDIENCE: Maas

ABSENT: Nelson

Also present were: Principal Planner, Garth Koller; Associate Planner, Norm Pedersen; Principal Civil Engineer, Peter Kuey; Planning Secretary, Lisa Kiss; Deputy City Attorney, Jim Lough;

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 2/7/11

Action:

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

PUBLIC HEARINGS

2. **Case No:** CUP 10-840
Application of: SGI - USA
Request: Conditional Use Permit to allow the operation of a religious assembly hall in the Commercial (C) Zone.
Location of Property: 2115 Montiel Road, Suite 101, more particularly described as: Portions of Lots 10, 11 & 12 in Block 7 of Map No. 806, Rancho Los Vallecitos de San Marcos. Assessor's Parcel No.: 228-360-44.

Staff Presentation (Norm Pedersen):

Described request and location. PowerPoint presentation shown. Proposes the operation of a 5,420 s.f. religious assembly hall within the existing ~74,000 s.f. Red Rock Center. Facility will include an auditorium, book store and offices for the Buddhist organization, Soka Gakkai International. Floor plan shown. Center has 494 parking spaces on site. Requires one space per 200 s.f. of building space. The professional UEI College is the primary user of parking spaces and operates Monday-Friday. The religious facility operates on weeknights and weekends. The college uses approximately 170 spaces on weeknights. More than 284 spaces would be available when both would operate at same time. Larger events with over 150 attendees would require a Special Event permit. Director would have authority to increase maximum, but Parking Study would need to be completed. Compatible with surrounding uses. No comments received from public. Staff recommends approval with potential changes as noted on memorandum: 1). C.4. Add additional provision for Planning Director to increase the maximum number of persons with justification by parking survey. 2). C. 5. Weekend hours extended to 9 PM. 3). C.24. Would allow two additional administrative extensions for a term up to 7 years, which is consistent with lease term.

Schaible: Asked if staff would increase number of attendees if applicant agrees to encourage carpools?

Pedersen: Staff looks at a worst case scenario with the possibility of each person driving themselves. Also considered the operation of the college. They require a lot of parking.

Kildoo: Inquired what a parking survey entails?

Pedersen: Involves a count of parking spaces at the center over a one-two week period. The potential conflict could occur during the evening and that is the time that needs to be counted to show adequate parking exists.

Kildoo: Commented he has trouble understanding issue if it leaves 280 spaces available. There appears to be plenty of parking.

Pedersen: The Center is not fully occupied at this time. Staff would like to leave space for potential future users.

OPEN PUBLIC HEARING

Jim Hernandez, representing applicant: Indicated they received the Errata. The applicant agrees with most conditions, except two: 1). Request number of attendees to be 200, then a parking study for any increase. The larger numbers are a once a month event. There's plenty of parking. 2). Request that CUP start June 17th to coincide with lease. They'll be done with TI's then and ready to operate.

Jack King, Owner of center: Concur with request for 200. Indicated they've never had a problem with parking at the center and wishes they would someday. Just the college is open in the evening and people will carpool. Tenant improvements need to be done and it helps to have the CUP start when the lease does.

Clift Sawyer, Vice Present, SGI-USA: Would appreciate flexibility to have up to 200 in main hall. Most activities occur on weekends and 200 attendees would not occur on a weeknight. The larger numbers are on weekends.

Kildoo: Asked if Sunday is the normal service day?

Sawyer: Yes. There are occasional Saturday's.

Minnery: Asked if this is an existing organization and you're moving into this building?

Sawyer: Yes.

Minnery: Asked how many current members in this area?

Sawyer: 250-300 members. Not everyone comes to every event. The facility in Kearny Mesa is much larger.

Kildoo: Asked if the larger, over 200 events could be held at other facility?

Sawyer: Yes.

Minnery: Is this an additional facility?

Sawyer: Yes. The lease is expiring in their other nearby facility.

Norris: Asked if any yearly special events or any past 9 PM?

Sawyer: No, strict adherence to 8:30 PM.

Norris: Would there be more than 150?

Sawyer: General religious practice begins in the Main Assembly Hall and may breakup into smaller rooms. The larger meetings have an agenda of an hour and half. Don't see it happening too often.

CLOSE PUBLIC HEARING

Schaible: Indicated he doesn't think 200 attendees are unreasonable. Asked what Fire Department allows as the maximum load?

Pedersen: Believe it's up to 300.

Kildoo: Asked staff if there's an issue with changing the date?

Koller: This would be a 5-year CUP, which is generous. There's always the potential to renew. There's adequate time for them to take care of design, etc. Staff recognizes the economy is down now, but it will turnaround. Parking is reasonable with allowance for a survey and future increase. Staff recommends Commission support as is. Term could be increased as conditioned.

Action:

COMMISSIONER SCHABILE MOVED TO APPROVE CUP 10-840 AS SET FORTH IN RESOLUTION PC 11-4212 WITH MODIFICATIONS: C.4. . . . shall not exceed **200** 150 persons. . . ; and C. 24. . . . ending on **June** March 17, 2016 . . . ; SECONDED BY COMMISSIONER JACOBY.

Kildoo: Asked if second agrees with motion?

Jacoby: Yes.

Lough: Clarification of motion: Motion includes the staff memorandum/handout but with two changes: C.4. 200 instead of 150 and C.24. in two places, cross out March and add June?

Kildoo/Schabile: Yes.

Wedge: Commented that many families drive together. Don't think there will be too many individuals driving alone.

Jones: Asked how staff arrived at 150?

Pedersen: Per the operational standard they provided with the application they were looking at a maximum of 150. It's also consistent with maximum for adjacent college.

Kildoo: Agree with the 200 number. Believe number of cars will be substantially less. Agree with staff on March start/end date. It's consistent with how we've always done it and don't want to make an exception to that. CUP's start when approved.

Norris: Agreed.

Kildoo: Asked for motion to amend back to original date.

Action:

COMMISSIONER SCHABILE AMENDED MOTION TO START/END CUP AS CONDITIONED ON **March** June 17; (C. 24.); SECONDED BY COMMISSIONER JACOBY.

Final Action:

COMMISSIONER SCHAIBLE MOVED TO APPROVE CUP 10-840 AS SET FORTH IN RESOLUTION PC 11-4212; WITH MODIFICATIONS: C.4. Maximum number of attendees shall not exceed ~~200~~ 150 persons at any one time, unless an increase is approved by the Planning Division Director. In order to substantiate an increase of on-site attendees, a parking survey shall be submitted for review and approval by the City which shows there is adequate parking available on site to accommodate the additional number of attendees. C. 5. Assembly hours shall be limited to weeknights 6:00 p.m. to 10 p.m. and weekends 8:00 a.m. to ~~69:00~~ p.m.; C.24. This Conditional Use Permit shall expire on March 17, 2016. Any request for permit extension shall be applied for by the permittee no later than thirty (30) days prior to the expiration date. ~~This Conditional Use Permit shall have a term of five (5) years from approval of this permit, ending on March 17, 2016, and may be administratively extended by one (1) year increments up to a maximum of two (2) additional years (not exceeding a total of seven (7) years) at which time the applicant would have to apply for renewal of this Conditional Use Permit. The administrative extension shall be approved by the Planning Division Director or his designee based upon the following factors: Determination that the operation is in compliance with the conditions of this permit, Resolution PC 11-4212; that there is adequate parking provided on site and no impact on availability of retail space as determined by the City; and the extension is consistent with the term of the applicant's lease agreement. A written request for an administrative extension shall be submitted by the permittee no later than thirty (30) days prior to the expiration date (March 17, 2016). It is the permittee's responsibility to track the expiration date.; SECONDED BY COMMISSIONER JACOBY AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;~~

AYES: COMMISSIONERS: JACOBY, JONES, KILDOO, MINNERY, NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

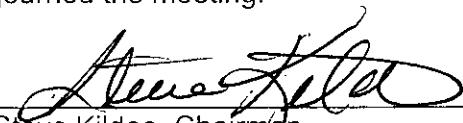
None.

PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 6:59 p.m. Commissioner Kildoo adjourned the meeting.



Steve Kildoo, Chairman
SAN MARCOS PLANNING COMMISSION

ATTEST:



Lisa Kiss, Secretary
SAN MARCOS PLANNING COMMISSION