

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

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CALL TO ORDER

At 6:33 p.m. Chairman Kildoo called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Nelson led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: Jacoby, Kildoo, Maas (Alternate), Nelson,  
Norris, Schaible, Wedge

ALTERNATE COMMISSIONERS IN AUDIENCE: Jones

ABSENT: Minnery

Also present were: Planning Division Director, Jerry Backoff; Associate Planner, Susan Vandrew Rodriguez; Assistant Planner, Sean del Solar; 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, 5/2/11 & 5/16/11

Action:

COMMISSIONER JACOBY MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER WEDGE AND CARRIED BY A UNANIMOUS VOTE WITH KILDOO ABSTAINING (DUE TO HIS ABSENCE).

## PUBLIC HEARINGS

2. **Case No:** CUP 00-477 (10M) / ND 11-810

**Application of:** KRC Rock

**Request:** Request for a Conditional Use Permit Modification for the KRC Rock operation for the purpose of outdoor storage and to adjust the internal circulation by use of access through the adjacent property from Windy Way.

**Location of Property:** 700 N. & 790 N. Twin Oaks Valley Road, more particularly described as: PAR A PM 19038 and (EX NLY 30 FT & ST WID) Lot 3 Blk 49 of Map 806 Rancho Los Vallecitos De San Marcos. Assessor's Parcel Numbers: 218-110-23 and 218-110-12.

Staff Presentation (Susan Vandrew Rodriguez):

Described request and location. PowerPoint presentation shown. Background discussed: Original CUP approved in 2001, operation expanded in Fall 2010. Modification application was submitted winter 2010 and a Public Workshop was held April 2011. Area/Vicinity map shown. Expansion area and egress driveway pointed out. Modification is to expand for storage and circulation onto one acre of adjacent industrial property known as "Hoover-Taylor." A decomposed granite driveway access is proposed from the existing KRC through expansion area. Windy Way was designated and built as an industrial collector. Discussed the Truck Management Plan: 80 trips max., 40 from Windy Way exit. 70 was the original approved number. Discussed residents concerns: 1). Weight capacity, traffic and number of trips. Road designed to accommodate weight of trucks and trip monitoring will be required. Windy Way is limited to right-out only. 2). Air Pollution/Dust. KRC is paved. Compact DG will minimize dust. There's only an increase of up to 10 trips. 3). Noise. Operational restriction of no unloading before 8 AM on Saturdays will be extended to all week. 4). Visibility / Screening. Landscape will be installed, including large specimen trees, shrubs and vines, along the westerly & northerly property line. Staff recommends approval along with changes as per memorandum.

Backoff: Mentioned e-mail letter received from Michael Glen. Staff spoke with him prior to the hearing to address his issues. Discussed Staff's memo handout with edits to resolution. Explained that the new, highlighted changes address edits made from an earlier meeting with the applicant.

Nelson: Asked if they can currently unload at 7 AM?

Vandrew: Yes, M-F it is 7 AM, and Saturday is restricted to 8 AM. Modification will now apply all days.

Nelson: Inquired if a stop light or sign is being moved?

Vandrew: No, the stop bar, re-striping only. Trucks will stop further back.

### OPEN PUBLIC HEARING

Michael Glen, Resident & President of Chesapeake HOA: At the first meeting, the number of trips talked about was 10-15. We were not aware that would be the increase over the 70. When this came out, my phone rang off the hook. Discussed their issues:

1). Public safety. Will trucks leaving Windy Way create safety issue? 2). Number of trips. Understand it's a worst case scenario, but still concerned about idea of 80 trips per day. 3). Landscaping. Want to make sure it will obscure the view and not just screen it. Understand it will take a couple of years to develop. Thanked City and KRC for time and effort put in.

Jacoby: Inquired about their distance from KRC?

Vandrew: (Pointed out on overhead).

Jacoby: Inquired how long they've lived there and if subdivision was built after KRC?

Glen: Five years. Yes.

Nelson: Asked if KRC has been a good neighbor?

Glen: Yes. Here to address issues. Who will be at the gate?

Kildoo: Thought only a max of 40 is proposed for Windy Way, so it's not 70-80.

Vandrew: Correct.

Glen: Traffic now comes out at Borden, then up Windy Point and down Windy Way. Thought it would be 40 from the new exit and others from Borden.

Backoff: Intent is for trucks to leave out Windy Way access. The other route has to go through residential intersection and is more of an impact to traffic. Original CUP allows up to 70 trips.

Vandrew: Truck Management Plan discusses truck route and exit.

Kildoo: Sounds like it will be 40 not 80.

Wedge/Vandrew: Continued to discuss route.

Wedge: Asked if noise has been unlivable?

Glen: Not unlivable.

Wedge: KRC will have an employee directing traffic. It's just 10 more max than what they're listening to and fewer trips on Windy Point.

Maas: Pointed out that one picture shows semi's in a driveway to the east?

Backoff: It's an old aerial showing a previous trucking operation that is now gone. Before they left, there were issues which established some of these current concerns. Another user, with or without trucks could move in later.

Maas: Asked if the issues came about due to abuse by large semis?

Backoff: Yes.

Matt Ratermann, resident: Indicated when he purchased his home, KRC was there, but not the expansion area. There was no traffic onto Windy Way from KRC. Windy Point was built after the Chesapeake subdivision. Can't imagine they were approved to use Windy Point. Commented that they'll see zero to 40 trips, not the 10-15 they were initially told, and sizeable vehicles sitting idling. The DG is subject to erosion and dust. There are students at the school above and down the road and people using trails that park along the street.

Jim Simmons, Consultant, representing applicant: Discussed history: Issue came up at Hoover Taylor property due to large semi's staging in the street. They did not renew that company's lease. Currently, the site is generating about 40 trucks per day.

Kildoo: Inquired how many larger trucks anticipated?

Simmons: One or two. Propose to have employee direct the large trucks out new exit at an optimal time. Smaller trucks can exit without crossing lines. They'll come out and go to Twin Oaks Valley Road. This will reduce impact to neighborhood. There have been trucks coming out of the Hoover Taylor property for years and on a dirt road. Owner wants to cooperate with residents and City. They have a Traffic Management Plan. Landscaping and evergreen trees will be planted in front of slated fence. There's no more staging in the street.

Wedge: Asked what kind of trees will be planted?

Vandrew: (Described) Evergreen, plus vines and shrubs.

Nelson: Asked if Hoover Taylor is taking care of landscape?

Simmons: Yes.

Maas: Inquired what the actual traffic control consists of?

Simmons: Employee will control gate, look for traffic, wave them out when there's no traffic, or stop and direct traffic as needed, then close gate. The trucks across the street have the same issue and there's no traffic control there.

#### CLOSE PUBLIC HEARING

Nelson: Asked if other businesses have employees directing traffic?

Backoff: No, but this is close to residential.

Kildoo: Have seen some direction off of Mission Road.

Norris: Pointed out typo's: Page 3, E.1. b., shows road being 340 wide, should be length. Same with 2a.

Action:

COMMISSIONER WEDGE MOVED TO APPROVE CUP 00-477 (10M) AS SET FORTH IN RESOLUTION PC 11-4233 WITH MODIFICATIONS: AS PER MEMORANDUM DATED 6/6/11 AND CORRECTION OF TYPO'S: E.1.b. . . . driveway access dimension of 340 feet in **length width** and 16 feet in **width length** stating that the driveway specification shall be constructed to the . . . ; E.2.a. . . . driveway access dimension of 340 feet in **length width** and 16 feet in **width length** stating that the driveway specification shall be constructed to the . . . SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: JACOBY, KILDOO, MAAS, NELSON,  
NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

3. **Case No:** SP 92-27 (09M) / CUP 09-814 / ND 10-798

**Application of:** AT&T Mobility, LLC

**Request:** To install and operate a wireless telecommunication facility consisting of one (1) 35' tall disguised monopole and one (1) 355 square foot equipment enclosure.

**Location of Property:** 842 Nordahl Road, more particularly described as: A portion of lots 3 and 4, in block 6 of the Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map 806 filed in the Office of the County Recorder of San Diego County. Assessor's Parcel Number: 228-120-46.

Staff Presentation (Sean del Solar):

Described request and location. PowerPoint presentation shown. Site was originally developed as a Pitch & Putt golf course and is now a church under a different CUP. Facility will be a 35' high broadleaf mono-tree with 12 panel antennae's and equipment enclosure installed on the hillside. Aerial photo shown. Amendment to Richland Hills North Specific Plan is necessary. Three trees shall be planted around facility and will be positioned to minimize view from Nordahl Road with a maximum distance away from surrounding residents. Visual simulation shown. Equipment enclosure is neutral and built to blend in with other architecture. Poles and nets from prior golf course use will be removed. The City required applicant to provide a report confirming that project conforms to FCC standards. It was verified by City's consultant and both are in the NegDec technical appendices. They must also report to City once site is operational to ensure they are operating in conformance with FCC regulations. During processing, inquiries were received: Some were RF-related and most were design-related. They were resolved after meeting with residents. Staff recommends approval to City Council.

Kildoo: Typically the Commission doesn't see these unless they're in a residential zone.

Backoff: Requires a Specific Plan Amendment which requires Planning Commission and City Council approval.

Nelson: Commented that the picture shown was very green and not normally what he sees. Asked if they're conditioned to water landscape?

Backoff: Photo taken in April. The Oasis Church had some code compliance/landscape issues that they've been working to resolve.

Schaible: Asked how a dense canopy is defined? Will we see antennae's?

Backoff: Hard to define, but initially thought it was too sparse and asked for more foliage.

Schaible: Inquired if it was confirmed that transmissions won't interfere with medical equipment from nearby medical offices?

Backoff: City's consultant, Kramer Firm, has reviewed the application and it meets all FCC requirements.

#### OPEN PUBLIC HEARING

Applicant, in audience: Indicated he'd speak if any questions.

Schaible: Asked if they can do faux water towers?

Applicant: Yes, they do those.

#### CLOSE PUBLIC HEARING

##### Action:

COMMISSIONER WEDGE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF SP 92-27 (09M) AS SET FORTH IN RESOLUTION PC 11-4231; SECONDED BY COMMISSIONER SCHAIBLE AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: JACOBY, KILDOO, MAAS, NELSON, NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

##### Action:

COMMISSIONER WEDGE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF CUP 09-814 AS SET FORTH IN RESOLUTION PC 11-4232; SECONDED BY COMMISSIONER SCHAIBLE AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: JACOBY, KILDOO, MAAS, NELSON,  
NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

None.

PLANNING COMMISSIONERS COMMENTS

Schaible: Asked for update on Costco?

Backoff: Projecting July 8-9 opening. Had some issues with rock but made up time.

Nelson: Asked about cell phone tower in Elfin Forest?

Backoff: City held a workshop with nearby residents in attendance. Staff asked applicant to look at alternative sites. They were also installing one at San Elijo Park and wanted to see how it would cover their gap areas. They needed additional time. Staff sent a letter indicating application was considered withdrawn. They could come back, but would have to start process over. Staff thinks there are viable sites elsewhere.

Nelson: Suggested Commission visit Liberty Station in Point Loma. It's very nice and booming. Stone Brewery is opening a location there.

Kildoo: Commented he was in Pacific Beach recently. The streets have potholes and are a mess. They are so far behind in day to day maintenance. Thankful he lives in San Marcos.

ADJOURNMENT

At 7:41 p.m. Commissioner Kildoo adjourned the meeting.

  
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Steve Kildoo, Chairman  
SAN MARCOS PLANNING COMMISSION

ATTEST:

  
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Lisa Kiss, Secretary  
SAN MARCOS PLANNING COMMISSION