

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS
1 CIVIC CENTER DRIVE
SAN MARCOS, CALIFORNIA
MONDAY, JANUARY 4, 2010 - 6:30 PM

CALL TO ORDER

At 6:30 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: Kildoo, Kritzer-Jabara (Alternate), Nelson, Norris, Schaible, Vojtecky, Wedge

ALTERNATE COMMISSIONERS IN AUDIENCE: None

ABSENT: Jacoby, Minnery (Alternate)

Also present were: Planning Division Director, Jerry Backoff; Planning Secretary, Lisa Kiss; Deputy City Attorney, Morton Park; Principal Civil Engineer, Peter Kuey

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 12/7/09

Action:

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

PUBLIC HEARINGS

2. **Case No:** ROZ 09-08 (M) / ND 09-795

Application of: Robert Rosen

Request: Modification of the Ridgeline Overlay Zone (ROZ) to allow encroachment into the ridgeline vertical setback area for the construction of a single family residence within the Estate Residential (E-1-20) and Agricultural (A-1) Zones.

Location of Property: Valborg Drive, east of Attebury Drive, more particularly described as: Parcel 2 of Parcel Map No. 3724. Assessor's Parcel No.: 222-121-11.

Staff Presentation (Jerry Backoff):

Described request and location for the proposed two-story, 6,558 s.f. residence with attached 3-car garage on 9.29-acre lot. PowerPoint presentation shown. Aerial photos shown. Pointed out existing private road, nearby existing single family home, septic area and driveway. Average slope is 30%. Request for modification of the ROZ standards requires approval of Planning Commission. Overlay zone and vertical setback areas shown & discussed. Ridgeline provides a more level area to develop pad and accommodate septic system. Will include a 150-foot brush management zone and asphalt paving of private dirt road. Site is not located within the view shed of a designated "viewing platform" of the ROZ. Ridgeline is already developed with a 2-story residence at a higher elevation on the property to the south. Building pad will be 20 feet lower than adjacent residence. Proposed residence will be partially backed by higher ridgeline of Frank's Peak. Project site elevation is 1,322.4 feet. Project will impact 4.12 acres of Southern Mixed Chaparral and will be mitigated on site with an open space easement. Residence will include earth-tone colors and undulated slopes will be landscaped and blend in with surrounding vegetation. Bulk of house is single story. Staff recommends approval.

Schaible: Asked if applicant will dedicate 4.12 acres of open space?

Backoff: Yes, 4.12 acres to be preserved on site.

Schaible: Septic system will disturb natural vegetation. Inquired if landscape would be restored?

Backoff: Yes, possibly hydroseed. Could specify details in resolution but will be handled with the landscape plan.

Vojtecky: Inquired if Fire Department has looked at plans?

Backoff: Yes, plans are routed to them and other agencies and comments were received.

Vojtecky: Asked if Fire required the sprinkler system?

Backoff: It's the current standard in wildland interface area.

Vojtecky: Asked why required if located so close to a Fire Station?

Backoff: Access via Attebury can take some time.

Vojtekcy: Asked why additional fire hydrant also required?

Backoff: Fire Department recommends conditions they feel are necessary.

Vojtecky: Sprinklers can go off accidentally and damage furniture.

Backoff: These are requirements of the Fire Marshall.

Vojtecky: Doesn't seem reasonable to require all the conditions. Inquired about easement for utilities. What ramifications for utilities under the road?

Backoff: It's a private road. Utility companies review the plans.

Vojtecky: If repairs are needed and the road has to be dug up, there's possibility that owner couldn't access home.

Backoff: Typically there's room for both.

Nelson: Inquired if there's a reciprocal agreement for Elfin Forest Fire Dept?

Backoff: There is a mutual aid agreement. Their department is run by volunteers. This site is further away from them.

Kildoo: Asked if road improvements are part of the project?

Kuey: Both Engineering and Fire are requiring that Valborg Drive be improved and widened to 24 feet.

Nelson: Asked applicant how long process has taken?

OPEN PUBLIC HEARING

Robert Rosen, Applicant: There's been a lot of communication going back and forth and three different Planner's have worked on it.

Nelson: Asked if they plan on living there?

Rosen: Yes. Have owned land for many years. Currently live in Emerald Heights. Norm, in Planning, has been extremely helpful in explaining the process.

Kildoo: Inquired if he attended the Ridgeline Task Force meetings?

Rosen: No.

Vojtecky: Asked applicant if he'd rather not have all the Fire requirements?

Rosen: Anything to reduce the cost.

Norris: Asked if they are paving the entire road?

Rosen: One mile is required by Fire Marshal. Can reduce to 20 feet width in some locations. Will include semi-circle driveway. Must be able to drive down as fire truck drives up.

Nelson: Inquired if using well water?

Rosen: Has been recommended. Builder will advise.

CLOSE PUBLIC HEARING

Wedge: Mentioned someone she knows who has a well. Their gas and electric bills run \$400/month to pump the water. Ridgeline Ordinance came about because of Emerald Heights. The proposed large home on a large lot is an appropriate use. Not willing to add that sprinklers or a hydrant are not required. Recommend that Fire Marshal decide.

Backoff: Fire Marshal must approve.

Vojtecky: There is a nearby fire hydrant.

Kildoo: Condition is already worded correctly in resolution, to the satisfaction of Fire Marshal. (Read condition).

Vojtecky: The cost for a well is about \$25,000, plus depth. Pump must run one hour per day. Initial cost is a lot, but pays off in 8-10 years.

Schaible: Asked if any additional language is needed? Re-planting of disturbed area or expand earth-tone color condition?

Backoff: Staff has materials board.

Schaible: Will be checked by Planning Division.

Jabara: Don't believe we should change anything overriding Fire Marshal.

Action:

COMMISSIONER WEDGE MOVED TO APPROVE ROZ 09-08 (M) AS SET FORTH IN RESOLUTION PC 09-4158; SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ROLL CALL VOTE;

AYES: COMMISSIONERS: KILDOO, KRITZER-JABARA, NELSON,
NORRIS, SCHIAIBLE, VOJTECKY, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

Backoff: Announced that terms expire for five commissioners. With the exception of Paul Vojtecky, everyone has resubmitted. New commissioners are selected at January 12 City Council and seated the first meeting of 2010. Expressed City's appreciation for Commissioner Vojtecky's service. He's had really good questions and comments.

Kildoo: Also thanked Commissioner Vojtecky. Appreciate his construction background, attention to detail and respect his questions. Tried to convince him to re-apply.

PLANNING COMMISSIONERS COMMENTS

Kildoo: Received an update from Jerry on the Creek project that permits may be issued this year.

ADJOURNMENT

At 7:05 p.m. Commissioner Kildoo adjourned the meeting.



Steve Kildoo, Chairperson
SAN MARCOS PLANNING COMMISSION

ATTEST:



Lisa Kiss, Secretary
SAN MARCOS PLANNING COMMISSION