

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS
1 CIVIC CENTER DRIVE
SAN MARCOS, CALIFORNIA
MONDAY, APRIL 5, 2010 - 6:30 PM

CALL TO ORDER

At 6:30 p.m. Chairman Kildoo called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Wedge led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: Jacoby, Kildoo, Kritzer-Jabara, Nelson,
Norris, Schaible, Wedge

ALTERNATE COMMISSIONERS IN AUDIENCE: Maas

ABSENT: Minnery.

Also present were: Planning Division Director, Jerry Backoff; Planning Secretary, Lisa Kiss; Deputy City Attorney, Morton Park; Principal Civil Engineer, Peter Kuey; Storm Water Program Manager, Erica Ryan; City Telecommunications Consultant, Jonathan Kramer

ORAL AND WRITTEN COMMUNICATIONS

Storm Water Presentation after the hearing.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 3/1/10

Action:

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

PUBLIC HEARINGS

2. **Case No:** CUP 08-769 / ND 10-796 (continued from 3/1/10)
Application of: Verizon Wireless
Request: Conditional Use Permit to allow the installation and operation of an unmanned digital communications antenna facility on a mono-tree (designed to resemble a pine tree) at an existing single-family residence in the Residential Mobile Home Park (R-MHP) Zone.
Location of Property: 1324 Fulton Road, more particularly described as: Portions of Lots 3 and 4 in Block 16 of Map No. 581 and 806, Rancho Los Vallecitos de San Marcos. Assessor's Parcel No.: 224-052-24.

Staff Presentation (Jerry Backoff):

Introduced City consultant, Jonathan Kramer. Mr. Kramer was retained by the City because of his expertise regarding cell antennas, to discuss the application and answer questions. Gave background information on Mr. Kramer's expertise in this area. His capacity at the Planning Commission is that of radio frequency engineer. PowerPoint presentation shown. Described request and location. Area/vicinity map shown. Project location is surrounded by Madrid Mobile Manor Mobile Home Park. Proposed 35' mono-tree, with 12 panel antennas, along with a 655 s.f. equipment enclosure, shall be located in the rear yard, northwest of an existing 1,780 s.f. barn. Site is 2.5 acres with an existing single-family residence, barn and RV storage area. The site was just approved by Commission last month for a CUP to store RV's. A CUP is required to allow for a wireless antenna within a residential zone. Aerial photo shown, pointing out location of proposed tower. During the evaluation process, some residents expressed concerns. Staff then consulted with Mr. Kramer. Staff worked with applicant to try to move the location between the barn and existing trees, however, the existing trees would interfere with signals. Alternative site analysis is not required by Federal law but one was conducted. Applicant investigated 10 other sites within the Woodland Parkway area. (Locations displayed on screen included churches, a CVS and a water tank). They were either not available, corporate policy would not allow, would not provide adequate coverage or were too close to other Verizon sites. Mono-tree is designed to resemble a pine tree, painted green & brown and camouflaged. The antennas are to be concealed by fake tree branches. The enclosure to screen the ground equipment shall be brown, split-face block. Visual simulations shown. Public workshop was conducted in June '08. Staff received comments and approximately 50 signed petitions in opposition. Two were in favor. Responses to questions/comments have been provided by staff and Mr. Kramer. Per Federal law, no state or local government may regulate placement, construction and/or modification on basis of environmental effects from radio frequency emissions. At time of full time operation, must submit report and comply with FCC regulations. Staff recommends approval. Received some delayed letters from residents which were delivered to Commission along with staff's response.

Nelson: Inquired if this was approved two years ago?

Backoff: No.

OPEN PUBLIC HEARING

Dale Davidson, resident of Madrid Manor: Read paragraph out of FCC literature regarding safety of towers located near homes and schools: Radiofrequency emissions from antennas from cellular & PCS transmissions result in exposure levels on the ground that are typically 1000's of times below safety limits. These limits were adopted by the FCC based on recommendations of expert organizations and endorsed by agencies of the Federal government responsible for health & safety, therefore there's no reason to believe that the towers could constitute a potential health hazard to nearby residents or students. Stated he supports project, wants to see the tower approved so he can go back to using Verizon service. Currently uses a competitor who has a signal.

Janice Ramseier, resident of Madrid Manor: Registered nurse working at local hospital. Against the cell phone tower. Believe that the increases in prostate cancers in men are from them keeping cell phones in their pockets. Against the radiation that will be emitted by tower.

B. G. Edwards, resident of Madrid Manor: Home will be within 400 feet of tower. Whether it's dangerous or not, he feels it is and most people who would consider purchasing his property would agree. Stated it would be detrimental to his property. The photos look pretty but all the trees he has seen look ugly. This will be the view outside his window, instead of the current hillside with flowers. Don't like it from a health point of view.

Sybil Ihrig, resident of Madrid Manor: There are 330 households, all resident owned. About 50 homes have already expressed opposition in writing. Focusing on two issues: 1. Property devaluation affecting the surrounding neighborhood. There have been numerous published studies showing real estate values are decreased by 10-20% for the entire vicinity. Need to correct earlier statement by Mr. Backoff that most comments in petition were health-related. That is a misreading. The comments were related to public perception that there are health concerns. Not talking about scientific claims. Dueling scientists could engage in the issue all night long, and it wouldn't make a difference because of the provisions of the 1996 Federal Telecommunications Act. The general public has fears and concerns. The perception is a social reality and any discourse regarding scientific evidence is irrelevant. Public perception cannot be legislated away. Fewer potential buyers are willing to buy and live near a tower. One of my patients is the wife of an engineer who is highly placed in the technological wing of the telecommunications industry. He has refused to buy a desirable home near a high tension power line and has warned his family about EMF electro-pollution problems near both power lines and cell towers. If a rationale, educated person of the telecommunications industry shuns homes near all such facilities you can draw your own conclusions about the general public. There is a real threat of lost sales once the tower is disclosed to a potential buyer. We provided a written example of a lost sale documented by an appraiser. There's a perception of harm which results in lower offers by buyers. Asked Commission to consider as a public matter, not private, when it affects a large

number of home owners. 2. Zoning. This is not in a by-right zone. The City created an ordinance in '09 which supports the idea that the Planning Commission and City need to respect residential zoning rights. It's not fair for Verizon to say, tag you're it, just because other sites have refused them. They should look at co-location or additional sites.

Several Commissioners's complimented the speaker on how she presented her position.

Ted Marioncelli, PlanCon Inc., representing Applicant: We are in favor of project. Hope Commission will support it. Staff has done a good job in the presentation. Feel conditions protect the public from their concerns.

Terry Runyon, resident across the street from Mobile Home Park: Public Relations Officer with San Diego County Emergency Services RACES unit. He speaks to the public about getting prepared for major emergencies and radio communications. Most people ignore it. Everyone should be lucky if the tower is there. In a major earthquake, it might be the only way to communicate. The things that people believe are mind boggling. Has had a radio transmitter license for 50 years and runs 100 watt radios in his car and at home. The cell phone has a maximum power of 300 MW. The cell tower doesn't transmit much more than that. The antennas are there to pick up the cell phone not to transmit high power. He runs a 500 watt transmitter at his house and is licensed for up to 2,000 watt. He is a first responder during emergencies, carries two County pagers and a radio with 5 watt transmitter.

Nelson: Commented that he thought ham radios are used in emergencies.

Runyon: Stated that he helped get about 100 people licensed in ham radios last year. San Marcos is #1 in County as far as ham radios. Ham radios depend on nothing. They're the backup system for the United States emergency communications.

Nelson: We don't depend on cell towers in emergencies. Asked why Mr. Runyon stated the cell tower would be good during an emergency?

Runyon: These people don't have ham radios.

Dr. Lionel Burton: This mobile home park of 300+ homes was the first in the County that converted to private ownership. They are very proud people. Read a lot of literature and there's still a lot of controversy with nothing very certain. There will be at least a 20% reduction in the value of their property. In these economic times, we've already lost 20-30%.

David Burton, resident of Madrid Manor: The cell towers are ugly. They don't look like real trees. No question about the loss in property values, many people are concerned about this. People with small children are concerned about moving near cell towers. Hate to see property values decrease further.

Jacoby: Asked if any data available on sales at Madrid Manor?

Dale Davidson (in audience): Yes, with recession everything is down.

Jacoby: How many units sold in last 4 years?

Davidson: Four in escrow now. There's been a long, dry spell.

Jacoby: Inquired about average value?

Davidson: Varies, some are \$200,000. One sold at \$120,000, and another at \$60,000 because the family members wanted out. At one time they were \$350,000.

Jacoby: Asked if he thought a lack of cell phone service in area would hinder sales?

Davidson: Don't think so, but believe people would be more upset if the cell service didn't work.

CLOSE PUBLIC HEARING

RE-OPEN HEARING

Holly Hargett, resident of Oceanside: Distributed handouts to Commission. Had same issue in their neighborhood and recognized it's happening all over, so formed a group called, "OCAFN" (Oceanside City Accountability for Neighborhoods). Asked Commission to exercise its discretion with the goals of the City's Zoning Ordinance: Safety, Aesthetics, Noise, Permit Use and possible non-compliance with FCC regulations. Understand City can't regulate based on environmental effects of radio frequencies and can't discriminate against any providers. Safety: The plans don't appear to address a "fall zone." Should be a minimum distance of the total height of the tower including the attached equipment. Aesthetics: This will be intrusive to the neighborhood. The faux pine tree disguises deteriorate over time. Fifty plus residents have signed in opposition and they and their words should be considered as an impact to their community. Verizon's coverage map, taken from their website, shows total coverage in this area. The Commission has the authority to require proof from each wireless carrier that a significant gap exists and is the least intrusive means for filling gap. With new technology, they are able to build on top of buildings. Noise level should be questioned. Lowest point of the antenna should be at least 33 feet above ground level. Does applicant meet this? This site isn't appropriate. The Commission can deny CUP based on local zoning regulations of aesthetics and visual impacts. Stated she has spoken with and hired Mr. Kramer on her own issues. He can cover these facts with you. The Federal Court of Appeals has reversed some decisions where most Cities are hesitant to deny towers, which are listed in the handout. Verizon has various approved sites in the City so a denial would not be discriminatory. Asked the Commission to consider the facts and the welfare of the neighborhood.

CLOSED PUBLIC HEARING

Mr. Kramer: Projects like this are designed to enhance signals so they penetrate further into buildings. In 1996, Congress delegated sole national authority to the FCC to set safety standards for radio frequency emissions throughout the entire U.S. Process involved various government agencies, wireless companies, public health officials and health physicists who came up with a standard for the general public (least amount of signal for those who don't know they're being exposed) and a higher standard for those working in the industry. We're allowed to determine if a project complies with FCC rules. Process here doesn't look at health effects, whether real or perceived. Believe the public has genuine concerns. The FCC guide, "Local Official's Guide" which he co-authored/co-edited, provides a lot of good information. Regarding property values, there have been a number of court decisions around the country. If brought before you, must look at the evidence. It's a legitimate concern. Courts want to see substantial evidence from experts, from an appraiser with experience with sales before and after a cell tower moves in. RACES is the Radio Amateur Civil Emergency Services. Indicated he has been an operator for 35 years and agrees with many of Mr. Runyon's comments. Cell networks provide alternatives, they tend to stay up during earthquakes or come back up quickly. It's fair to ask applicant if they're willing to certify that the simulation is what the mono-tree will look like. Over time, projects do deteriorate. City code enforcement is key to ensuring it doesn't happen. Some communities have a fall zone in their standard wireless ordinance. That is not a standard here. Significant gap is very fact specific, if there is one, the next step of process is, is the project the least intrusive means? There's always a less intrusive means than the one before you. Want to make sure you're not unreasonably discriminating if you overburden one project as compared to another. Discussed the required 10 meter distance above ground for antennae's. Project doesn't meet the standard, which means you give it a higher standard of review. Calculations were done, extends 50 feet out and 25 feet in air. If there's a controlled zone, you must notify public and exclude them from exposure exceeding 30 minutes. The standard Ms. Hargett spoke of is less review, we've done the highest level of review to determine compliance with FCC rules.

Schaible: Recall an approved cell tower at Woodland & Rocksprings enclosed in a bell tower at a church? Asked about putting the tower in the barn?

Kramer: Wireless industry does have mono-silos, water tanks and other designs. Need to look at how much density would be added.

Backoff: Asked City consultant if an alternative design could be a windmill?

Kramer: Windmill designs available now are inferior. They're not perfected yet.

Jacoby: Asked if metal roofs in Madrid Manor have anything to do with attracting more/less effect of the tower?

Kramer: No, the metal roofs don't attract the signal more. The homes are required to be grounded. They act as more of a shield keeping signals out and tend to reject passage of signal.

Nelson: Handout from Brian Cook and Associates mentions alternate site on El Norte/Fulton Road but states the location would not meet their coverage objections. This is almost the same location.

Kramer: It's a lower elevation and would require a taller tower.

Nelson: Thought cell phone companies would cluster towers and use reciprocal agreements?

Kramer: Just the opposite. They try to co-locate where they can. Verizon & AT&T have built their network. Cell system is like a jig-saw puzzle. Verizon is a mature carrier and it becomes harder to co-locate.

Nelson: Asked Mr. Kramer if he is plaintiff or defendant for the industry?

Kramer: Governments are the defendants in 99% of the cases. Has worked for local government for 26 years and been involved in most the major cases on the government side. Occasionally asked to speak by the industry at a conference, or a local government may ask me to work with the industry to solve a particular problem.

Wedge: Inquired about a silo?

Kramer: Silo's look good. Trees can add \$50,000. Not sure cost of silo, not as many on west coast. City of Irvine has one. Need to determine if it would be a superior design at this particular property?

Wedge: Seems like it would deteriorate less.

Kramer: Not sure, but that would be a code enforcement issue.

(Commissioner Schaible's water tower design displayed on overhead).

Backoff: Condition #C.20., includes maintenance of tree.

Jabara: Asked how many cell towers have been approved in last couple years?

Backoff: Maybe two or three. They're predominately approved by-right in industrial/commercial locations. Not too many providers want to go this route, through a hearing. They are filling in their gaps now.

Norris: Asked if the windmills generate power?

Kramer: Not the ones in SoCal now. They're faux. A new design here does co-generate power. It's more of a spinning-type wind sock.

Norris: Would like to see one that generates power and cuts their energy use.

Kramer: There's a solar powered site at Mast Road & Hwy. 52 in San Diego. The carrier's will do most anything they can when there's no power available and they need to provide coverage.

Kildoo: Inquired if the proposed generator (C.1.a.) is on only during power failures?

Backoff: No generator, proposing a battery now.

Kildoo: Most common location in City for the mono-trees is the 9th green at Twin Oaks Golf Course. They're realistic looking and it's hard to tell the difference.

Backoff: Most of those are broadleaf. Pines don't look as realistic.

RE-OPEN HEARING

Wedge: Asked if Verizon could do a broadleaf?

Marioncelli: Could switch it. Pine trees are easier to maintain and weather better. Broadleafs don't do as well in the wind.

Wedge: Asked about silo?

Marioncelli: Could double or triple the cost. The materials are different in upper/lower levels and they don't weather at same rate.

Nelson: Asked if he met with the residents?

Marioncelli: Stated he did not. PlanCom just got involved with Verizon. There was a prior meeting.

Backoff: There was an initial workshop. Staff did try to set up meetings with several residents who wrote letters and the invitations were declined.

Park: Asked if there was an understanding between applicant and staff regarding tolling any time periods that are applicable to the CUP process?

Marioncelli: Correct.

Nelson: Clarify?

Park: In case there are any issues related to potentially continuing this hearing, or any appeal period later, the applicant is agreeing to waive any time periods in which he needs for this commission to take action or file an appeal within a certain period of time. Agreeing to play nice regardless of whatever issues come up tonight.

Kramer: For legal clarity, asked the applicant's representative if they were also referring to the FCC shot clock for the applicant?

Marioncelli: Yes

Park: Yes, all applicable time periods.

Kildoo: There are restrictions. Asked if City Attorney would outline?

Park: Mr. Kramer did an outstanding job explaining what the requirements are related to Planning Commission obligations in following guidelines or regulations provided by FCC. They are the governing authority when it comes to telecommunications wireless facilities. Health factors cannot be a consideration as long as they meet FCC standards. There is some flexibility related to aesthetics. If there are revisions to the conditions, it is prudent to discuss on record and come back to next Planning Commission so conditions can be revised in writing and get a commitment from applicant to agree to those conditions.

Kramer: The reason for this process, under the Telecommunications Act, denials must be based on substantial evidence in the administrative record. This is a process that involves a number of federal rights. It's a much more formal process than you're used to. Anything significant should come back to Commission.

Norris: Asked residents if they own both the lot and mobile home?

Unidentified man audience: Yes. Have title to lot and home. Pay HOA fee.

Nelson: Would like to see Verizon work with neighborhood. It's the applicant's responsibility.

Kildoo: There was a workshop and attempts for meetings.

Wedge: The Commission can't deny project on perception of health risks or property values. Would like to see either a broadleaf or silo.

Nelson: Recommend communicating with residents. What would they like to see?

Backoff: (Showed photo simulation of pine tree). Suggested asking applicant to bring back samples.

Wedge: Asked if any maintenance issues with broadleaf's at golf course?

Backoff: The provider has to maintain as part of CUP conditions. If they don't address issues, they'd be in violation of permit. Most at golf course are fairly new, so no problems yet.

Jacoby: Recommend delay and ask Verizon to meet with residents.

Jabara: Asked what the disclosure law is when you sell your home? Is there certain proximity?

Park: Unaware of a disclosure, generally speaking, related to cell phone towers. However, related to the specific transactions of individual buyers & sellers at the mobile home park, stated he would rather refrain from providing that legal advice.

Kramer: There's a statute on point as to what needs to be disclosed. Because every property is separate, the appropriate disclosures are ones that have to be determined by the property owner. At the City level, we don't get into it.

COMMISSIONER WEDGE MOVED TO CONTINUE ITEM TO ALLOW STAFF TO BRING BACK MORE INFORMATION REGARDING AESTHETICS AND ASK FOR A MEETING WITH RESIDENTS.

Park: Continuance is legitimate. Okay to encourage a meeting. Staff has made efforts.

COMMISSIONER WEDGE AMENDED MOTION TO CONTINUE THE MEETING TO A DATE UNCERTAIN AND SECONDED BY SCHABILE WITH A REQUIREMENT FOR APPLICANT TO BRING BACK PHYSICAL SAMPLES.

Backoff: Clarify motion. Staff has been directed to develop other options including broadleaf and silo and provide simulations and samples. Would need a specific date or item would have to be re-advertised and notices mailed again.

Kildoo: Suggest 60 days.

Park: Need to confirm if date is acceptable to applicant.

Marioncelli: Requested 90 days.

Action:

COMMISSIONER WEDGE MOVED TO CONTINUE CUP 08-769 FOR 90 DAYS IN ORDER FOR APPLICANT TO PREPARE ALTERNATIVE FAUX CELL TOWER DESIGNS AND PROVIDE VISUAL SIMULATIONS, ACTUAL PHOTOGRAPHS AND SAMPLES; SECONDED BY COMMISSIONER SCHABILE AND CARRIED BY THE FOLLOWING ROLL CALL VOTE;

AYES: COMMISSIONERS: JACOBY, KILDOO, KRITZER-JABARA, NELSON, NORRIS, SCHABILE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

Wedge: Urged residents to get together to see what is being proposed.

Kildoo: *** 5 MINUTE BREAK. ***

RE-OPEN HEARING

Kildoo: Need to establish a date for continuance.

Backoff: Tuesday, July 6 (due to holiday).

COMMISSIONER WEDGE MOVED TO AMEND MOTION TO ESTABLISH A SPECIFIC DATE OF JULY 6, 2010 AS THE CONTINUANCE DATE; SECONDED BY SCHAIBLE AND CARRIED BY A UNANIMOUS VOTE.

ORAL COMMUNICATIONS – Storm Water Presentation

Backoff: Introduced Erica Ryan, City's Storm Water Program Manager. Has been a tremendous asset to City for last 1.5 years. The regulations are tough to keep up with. She works with Regional Water Quality Control Board and has established a good rapport with them.

Ryan: Three handouts were distributed earlier. Indicated she is a UCSD graduate in Structural Engineering. Focus for last ten years has been on Storm Water Program Management and Permitting. Reed Thornberry serves as her assistant. Has worked for various SoCal cities, including Rancho Santa Margarita for seven years. Discussed three watersheds in the City: San Marcos Creek, Escondido Creek, Aqua Hedionda Creek. Each has water quality impairments for fertilizers (nutrients), bacteria and sediment. The nutrients deplete the water oxygen which creates biological resources and sometimes human health impacts. Discussed Lake San Marcos and Union Tribune article. It's a huge, politically charged issue right now. The City has the majority of this watershed. The lake has had fish kills and potential human health issues. The Executive Officer of SDRWQCB called all stakeholders to start a voluntary effort to address impairments or face the possibility of an enforcement order. The commitment is unprecedented in the region. City is the leader and is committed to working through to a remediation effort. Currently working with the Regional Board to request funding from the State. Working to fix the watershed within City, not just the Lake. Discussed Municipal Stormwater Permit changes: Development requirements more stringent as of 3/25/10, with nearly 4% of land area set aside for bio retention or vegetated swale. Must be treated to remove nutrients and bacteria. Filter inserts no longer work and are not allowed. Entire site must be treated to medium or 50% removal. Hydromodification requirements are coming in about 6 months. This is limiting the rainfall, retaining it on site before slow release to storm drain. Must tighten up conditions of approval for projects. Effective 1/1/10, new statewide General Construction Permit relating to

when you build, wet/dry season, and if you have erosive soil. New risk classification, most of San Marcos is an "R2." Development will have a significantly higher cost. There are a lot of lab costs and inspectors must have certain certifications. Also serve City for on-call emergency, oversight of Bradley Park Landfill and spill response.

Wedge: Enjoyed presentation. Asked if City needs to retrofit?

Ryan: No. EPA is moving to try to retrofit existing development. Believe that's impossible and not warranted.

Kildoo: Lake pollution has been accumulating over decades.

Ryan: First study identified water balance. Level doesn't go down in summer. One third of the lake has a feed of ground water that City won't be responsible for. Two thirds are from other surface water sources. Allocations will be figured out later and Regional Board Officer has outlined what he expects. Additional stakeholders will be brought in, such as CSUSM, Caltrans, etc. There was a similar situation in Lake Elsinore.

Kildoo: Asked about level of responsibility? Is Lake sharing maintenance?

Ryan: Yes, Executive Officer publicly stated they expect them to contribute. Need aeration system to jump start.

Kildoo: Check dams are part of Creek District project.

Ryan: Doing a master water quality tech report. Everyone coming into Creek District will do same type of report.

Nelson: Asked what will happen long term to Bradley Park Landfill?

Ryan: Closed the book with Regional Board. Design phase. Put into category of urban stream restoration project to get grant money. Design will be a naturalized stream. Once corrective action approved, Community Services can work on long-term park plans.

Nelson: Suggest baseball and fields.

Ryan: Three feet of dirt over 20-30 feet of waste.

Nelson: Inquired about auto detailing behind buildings?

Ryan: They must recover, can't put into storm drain. Trying to reach mobile detailers.

Norris: Asked about money to clean up lake?

Ryan: Comes from a clean-up and abatement account from the State. When you put money into the pot, like Bradley Park, the Executive Officer can put a recommendation in to secure those funds back for monitoring, diagnostic evaluation, feasibility and actual treatment in Lake.

Norris: Sounds like an eventual treatment plant is where they're headed. Asked if treated water would go back into aquifer?

Ryan: Possibly headed that way. All options on table for the consultant and University Professor to figure out.

Norris: Should get credit for clean water going into lake.

Ryan: It's a very complex project involving water and legal rights.

Kildoo: Cost of development going up across the board, County & State?

Ryan: Regional standard in SoCal. Developers and planners must think hard about site design.

Kildoo: Asked if it would be harder to develop in San Marcos or the County as a whole?

Ryan: Same standards. The difference in San Marcos, we have to dot the "i's" and cross the "t's," until they say we have a good system in place.

PLANNING DIRECTOR COMMENTS

Backoff: Question asked at last meeting regarding the right-of-way along Fulton Road. It's part of the City right-of-way, maintained once per year by Public Works.

Nelson: Commented they do a terrible job there. It looks good further down the road.

Backoff: New area was improved as a result of the apartment complex development.

Nelson: The older parts of the City usually don't look as good.

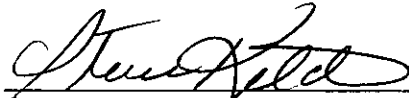
Backoff: Mentioned joint meeting at next City Council, on April 13th, 5-6 PM, with all Commissions, regarding the update of the General Plan.

PLANNING COMMISSIONERS COMMENTS

Kildoo: Hope this is the last continuance.

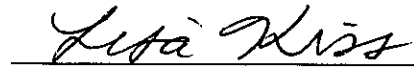
ADJOURNMENT

At 8:44 p.m. Commissioner Kildoo adjourned the meeting.

A handwritten signature in black ink, appearing to read "Steve Kildoo", written over a horizontal line.

Steve Kildoo, Chairperson
SAN MARCOS PLANNING COMMISSION

ATTEST:

A handwritten signature in black ink, appearing to read "Lisa Kiss", written over a horizontal line.

Lisa Kiss, Secretary
SAN MARCOS PLANNING COMMISSION