

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY COUNCIL CHAMBERS  
1 CIVIC CENTER DRIVE  
SAN MARCOS, CALIFORNIA  
MONDAY, JUNE 7, 2010 - 6:30 PM

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CALL TO ORDER

At 6:30 p.m. Vice-Chairperson Wedge 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: Kritzer-Jabara, Maas, Minnery, Nelson, Norris, Schaible, Wedge

ALTERNATE COMMISSIONERS IN AUDIENCE: None

ABSENT: Jacoby, Kildoo

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

**CONSENT CALENDAR**

1. APPROVAL OF MINUTES, 5/17/10

Action:

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

ORAL AND WRITTEN COMMUNICATIONS

None.

**PUBLIC HEARINGS**

2. **Case No:** CUP 08-779 / ND 10-797 (*Continued from 3/1/10*)  
**Application of:** AT&T Mobility  
**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 Estate Residential and Ridgeline Overlay (E-1-20 ROZ) Zone.  
**Location of Property:** 850 Deadwood Drive, more particularly described as: Parcels 1, 2 & 3 of Parcel Map No. 8593. Assessor's Parcel No.: 222-121-20, 222-121-21 & 222-121-22.

Wedge: Announced that Item #2 was tabled with consensus from the Planning Commission.

3. **Case No:** CUP 91-150 (09R)  
**Application of:** Rancho Del Oro  
**Request:** A renewal of a Conditional Use Permit allowing the continued operation of an automobile impound yard and limited auto auctions in the L-M zone.  
**Location of Property:** 196 Bosstick Blvd., more particularly described as: A portion of Lot 8, County Tract Map 11661 and a portion of section 4, township 12 South, Range 3 West, San Bernardino Meridian. Assessor's Parcel No.: 217-560-46 & 217-560-47.

Staff Presentation (Jerry Backoff):

PowerPoint presentation shown. Described request and location at the end of Bosstick Blvd. Area/vicinity map shown. Site is nearly 2 acres, with perimeter fencing and walls, a 1,300 s.f. masonry building used as an office and two vehicle bays for tow trucks. There are 162 spaces for vehicle storage. Light Industrial zone. Originally approved in 1992, with modification in '99 to allow outdoor auctions, although none have occurred on site. They are held in another city. Discussed surrounding area. Staff recommends conditional approval.

Nelson: Asked what the differences are from last CUP?

Backoff: Operational/maintenance issues conditions.

Nelson: Recall a concern years ago regarding cars parked on Bosstick Blvd.

Backoff: Not aware of any complaints or violations.

OPEN PUBLIC HEARING

Wedge: Asked if any speakers?

(None).

CLOSE PUBLIC HEARING

Action:

COMMISSIONER NELSON MOVED TO APPROVE CUP 91-150 (09R) AS SET FORTH IN RESOLUTION PC 10-4171; SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ROLL CALL VOTE;

AYES: COMMISSIONERS: MAAS, MINNERY, KRITZER-JABARA, NELSON, NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

4. **Case No:** CUP 02-547 (09R)

**Application of:** T-Mobile

**Request:** A renewal of a Conditional Use Permit allowing the continued operation of an unmanned wireless telecommunication facility inside an existing 35' high campanile structure adjacent to a church sanctuary.

**Location of Property:** 1093 Rock Springs Road., more particularly described as: All those portions of Lot 3 in Block 24, Map 806. Assessor's Parcel No.: 220-233-66.

Staff Presentation (Jerry Backoff):

PowerPoint presentation shown. Described request and location. Area/vicinity map shown. No proposed changes to facility. 35' structure located adjacent to the church sanctuary. Architecture is compatible and structure is well maintained. (Photo shown). CUP originally approved in '03, and operator has changed to T Mobile. No modifications have occurred. No complaints received. Zoning is R-1.7.5 in the Richland Area Community Plan. City requires CUP in residential zone. RF report was prepared and reviewed by City's telecom consultant, Jonathan Kramer. Mr. Kramer confirmed operations are in conformance with FCC regulations. He did recommend an additional RF Warning sign be added to the facility, the same as what is there now but in Spanish. The City's consultant is recommending the addition of Spanish version signs in all Southern CA jurisdictions he works for.

Nelson: Asked if they're putting signs up to warn people it doesn't cause harm?

Backoff: It's an acknowledgement. He's recommending Spanish signs for all his City clients.

Wedge: Commented it's for disclosure and transparency.

OPEN PUBLIC HEARING

Wedge: No requests to speak.

CLOSE PUBLIC HEARING

Wedge: Asked Commissioner Schaible how the church design compares with his recommendation of the silo?

Schaible: Suggested water tower design in some rural locations.

Backoff: Another solution might be a windmill? Commented that staff has looked at photo simulation of the Schaible water tank design for the Fulton Road project. It is more obvious than a tree.

Action:

COMMISSIONER SCHAIBLE MOVED TO APPROVE CUP 02-547 (09R) AS SET FORTH IN RESOLUTION PC 10-4172; SECONDED BY COMMISSIONER KRITZER-JABARA AND CARRIED BY THE FOLLOWING ROLL CALL VOTE;

AYES: COMMISSIONERS: MAAS, MINNERY, KRITZER-JABARA, NELSON, NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

Backoff: Announced that the City received a San Diego Section APA Award of Merit for the University District Specific Plan. It will be presented to City Council at the second meeting in June. Everyone is welcome. There will also be other awards including one for Sunset Park.


PLANNING COMMISSIONERS COMMENTS

Nelson: Commented that he saw a "Church for Sale" sign on Grace Church at Barham Road.

Backoff: Indicated his understanding was that the congregation is smaller now and the church is looking at switching locations with another church in Oceanside.

ADJOURNMENT

At 6:48 p.m. Commissioner Wedge adjourned the meeting.

  
Cindy Wedge, Vice Chairperson  
SAN MARCOS PLANNING COMMISSION

ATTEST:

  
Lisa Kiss, Secretary  
SAN MARCOS PLANNING COMMISSION