

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

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CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Jacoby 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, Minnery

ABSENT: None.

Also present were: Planning Division Director, Jerry Backoff; 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, 9/7/10

Action:

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

## PUBLIC HEARINGS

2. **Case No:** CUP 10-822 / ND 10-804

**Application of:** Costco Wholesale

**Request:** A Conditional Use Permit to allow an on-site debris crushing operation from demolition of the existing Harley Davidson, the existing Costco building and existing asphalt pavement. The crushing operation will occur in two stages:

**Stage 1** – The proposed debris crushing facility will be located between the existing Costco warehouse and SR-78 during the demolition of the Harley Davidson building and parking lot. Once this area is demolished and cleared, construction for the new Costco warehouse will begin by extending underground utility services to the site and the future building pad area. The Stage 1 crushing operation is anticipated to begin in early December and last approximately 25 days (depending on weather and wind conditions).

**Stage 2** – Starting in early February 2011, the southeast portion of the existing Costco building will be demolished and the crushing operation set up in this area to begin the demolition of the existing Costco building and parking lot site area. Stage 2 operation duration is anticipated to be approximately 45 days (depending on weather and wind conditions).

**Location of Property:** 717 & 725 Center Drive, more particularly described as: Parcel A: A portion of lot 3, block 9 and a portion of lot 10, block 8, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the office of the San Diego County Recorder December 21, 1895. Parcel B: A portion of lots 2 and 3, parcel map No. 14529, in the City of San Marcos, County of San Diego, State of California, as recorded October 28, 1986 as file No. 86-488588 of official records. Parcel C: A portion of lots 2, 3 and 4 of parcel map No. 14529, in the City of San Marcos, County of San Diego, State of California, as recorded October 28, 1986 as file No. 86-488588 of official records. Parcel D: A portion of Lot 4 of parcel map No. 14529 in the City of San Marcos, County of San Diego, State of California, as recorded October 28, 1986 as file No. 86-488588 of official records. Parcel E: That portion of Center Drive described in Resolution No. 85-2267 recorded July 17, 1986 as instrument No. 86-296057 of official records, lying west of parcels "O" and "P" of parcel map No. 19738 of parcel maps, records of San Diego County. Assessor's Parcel No.: 226-111-20, 226-111-27, 226-111-54, 226-111-55 & 226-111-56.

Staff Presentation (Jerry Backoff):

PowerPoint presentation shown. Described request and location. Due to market conditions, Costco changed construction approach and will now close store. Reminded Commission that the hearing was limited to debris crushing operation only. The original entitlements were approved by City Council on 12/8/09. Costco was required to conduct a neighborhood pre-construction meeting, which has been scheduled for October 13 in the Valley of Discovery Room. Discussed Stage 1: Start with demo of Harley Davidson building, just south of existing Costco, lasting approximately 25 days. Schedule depends on weather and wind conditions. Stage 2 will cut out a corner of existing Costco building to provide somewhat of a shield for crusher equipment and noise attenuation and will take approximately 45 working days. Construction period will be reduced from 18 to 8 months. Concerns from previous workshop included: 1). Noise - Prior to demo, a new decorative 8' sound wall shall be built along the northerly property line. A temporary plywood fence will be installed along the west prop line. The permanent wall along west side will require additional grading and will be installed later to attenuate sound from the operations of new store and loading dock. (Pointed out where crusher equipment and new walls will be located). Costco acquired the landscape buffer strip and will be more diligent in its care. 2). Traffic – Indicated the new

construction method will eliminate patrons and trips per day by 9,300. Crushed materials will be used as sub-base on site, further decreasing trips. Discussed traffic numbers. Total vehicle miles reduced by 19,560 trips. A Transportation Management Plan (TMP) is required to monitor construction traffic. This will indicate how they will stage and queue truck trips and monitoring traffic in area. 3). Dust Control - Misters or water suppression devices will be placed on equipment, corrugated shaker plates installed at all entrance/exit points. Tarps/canvas placed on trucks hauling debris. Routine spraying of site with water trucks and routine street sweeping on Center Drive during construction activities. Indicated that a response was provided to Ms. Kenny, a residence of the retirement apartment, and a copy was distributed earlier. Recommend conditional approval

OPEN PUBLIC HEARING

Jo Mackenzie, resident: Commented that she lives directly north of site. Concerned with construction traffic and queuing. Requested additional condition to CUP to prohibit queuing on Center Drive. It would be logical that truck traffic would wait on Center Drive until 7 AM. Condition would help eliminate concerns regarding noise and pollution from diesel.

Nelson: Suggested possibility of trucks being left overnight, drivers transported in and started at 7 AM?

Mackenzie: Feels there would be a long line of idling trucks at 6:30 AM, waiting to be loaded at 7 AM. Indicated she's observed it at other construction sites.

Nelson: Thought there was a new state CARB law, where they could only idle a certain time, maybe 20 minutes, then shut down? Not sure of the time limits.

Kildoo: Asked if any problems with adding condition?

Backoff: Applicant is required to do a TMP. Costco will address in the TMP.

Michael Okuma, Director of Real Estate/Costco representative: Not asking for any change from original approvals. Costco now owns the buffer parcel. This will help move the screen wall to the top of the berm. Essentially it will be a 12' wall. Costco is close to pulling permits and has closed on the Harley property. They are relocating end of November. Costco had trouble implementing all conditions within the time frame. It turned into more of an 18 month process which was unworkable for residents. The proposed schedule occurred due to changes in the economy, closing of Sam's Club store and a new Costco warehouse elsewhere, where current Costco staff can be employed during the closing of San Marcos store. It's important to Costco to retain its employees. It is now a 7- month construction cycle. Much of the material will be kept on site which reduces the number of truck trips. Have met with neighbors regarding phases and truck traffic, and together came up with a proposal. The pre-construction meeting will lay out the schedule. Others working on the project are here to answer any questions.

Wedge: Asked about the truck queuing condition Jo suggested?

Chu: Can accept some sort of condition. Indicated they're working with staff to come up with a solution in the TMP.

Kildoo: This is more about air pollution and noise, not traffic. TMP is yet undefined. You're asking us to depend on a plan we haven't seen yet.

Chu: Still trying to work out the process. Staff made clear things they won't tolerate.

Kildoo: We don't have a TMP to look at. Conditioning specific concerns may be simplest way to handle.

Jabara: Inquired about the start date?

Chu: Pre-Stage 1 is the first item, constructing the sound wall on the north. When Harley vacates the end of November, the demo begins first of December.

Jabara: This is a retail center with high holiday shopping volumes from Thanksgiving on. Traffic is congested and adding construction truck traffic to it during December is a concern. Curious what other Commissioner's think.

Kildoo: Asked if they anticipated trucks in/out before end of year?

Chu: Stage 1 will start before then. Harley will be closed. A lot of material will be kept on site, but there will be some truck traffic.

Jabara: Asked if any truck trips during Stage 1?

Nelson: Can you give a date?

Chu: Anticipate being on site December 1.

Nelson: Asked if Costco will be closed then?

Chu: No. The demo of Costco will be end of January.

Jabara: It's difficult to maneuver in and out during December. Concerned about adding construction traffic.

Nelson: Can trucks go through Walmart/Kohl's?

Chu: The whole proposal is intended to reduce overall traffic. There will be flaggers. This is a great reduction.

Jabara: Indicated she is just concerned about the one month of December but loves the plan otherwise.

Backoff: Asked if material could be stockpiled on site during December so trucks can transport after the holidays?

Chu: Yes, we can stockpile.

Tom Stanley, Project Manager for W.L. Butler Construction: According to construction schedule, the greater portion of hauling material will begin in January after the closing of Costco. There will be some minor debris hauling in December. Much of the concrete will be crushed on site and used, but we'll have rebar and wood to transport. The truck loads will be at a minimum. If needed, we have thought of traffic control options such as hiring officers to handle traffic intersections. Costco doesn't want trucks queuing. Believe we can mitigate.

Nelson: Asked how?

Stanley: You bring them in and stack them. We control the dollar. If they can't comply, they don't get paid. Costco will pull their contract if it becomes an issue. This is a tight economy; they want work and will do what they're told.

Norris: Inquired where the debris is going?

Stanley: Not sure, but most will be recycled.

Norris: Asked if the trucks will go one at a time, or line up on bridge?

Stanley: Truck drivers are paid by the load, so they won't be waiting for their buddy. Estimate 10-15 minutes to load, then will leave. They'll be end dump trucks not trailers.

Nelson: Asked if he's aware of a law regarding idle time?

Stanley: Not sure, but they're losing money if sitting for 30 minutes.

Jabara: Asked the definition of minimal trips in December?

Stanley: About 20 a day or three per hour.

Nelson: Inquired how much floor area increased in new store?

Chu: New store 148,000 s.f. Current store is approximately 130,000 s.f.

Nelson: Curious about number of trips for gas station? Long term traffic will be a mess.

Kildoo: Reminded Commission they can't address previous CUP.

Jabara: Pointed out there is money coming in for the Nordahl Bridge improvement.

Wedge: Costco's gas would have to be so much cheaper for people to drive that long roundabout route. Imagine most buy gas when already at Costco.

Kildoo: Here to address this particular CUP, not the old CUP.

CLOSE PUBLIC HEARING

Jabara: Not sure if Commission can add something in the TMP regarding reduced trips in December. Commented that she wants to spend her tax dollars in San Marcos and would like others to do the same.

Kildoo: Can put a number to it. Restrict December only.

Nelson: They're on an aggressive schedule so it might be tough.

Norris: Many people shop in the evening and weekends when they're not working on site.

Nelson: Would like to see TMP.

Schaible: See no reason to drag it out. If figures are correct, they're eliminating 22,000 trips a week. Hope Costco posts a sign when they're closed.

Backoff: There are some obligations to work out with WPI. Signs should go along Center Drive so people don't drive all the way around.

Nelson: Asked about reciprocal agreement with WPI?

Backoff: Yes, there's an agreement for delivery trucks not construction-related on S. Center Drive. Don't want construction traffic coming out at Montiel Road. It's too close to interchange. City is working toward improvements of entryway, to do roundabout and close existing southerly driveway and open new one on Center. Signs will be posted.

Nelson: When all is complete, do you think traffic will use Center Drive?

Backoff: WPI agreed Costco could utilize Center Drive south to Costco with restricted hours.

Wedge: Suggested during month of December, if more than 20 trips occur, issue will be addressed and rectified by Planning Director.

Backoff: Original condition requires traffic control management plan for all phases of construction, and if warranted, the inspector shall reduce or restrict truck hauling activities along City streets if it becomes a problem. Safeguards can be added in TMP. Suggested asking Costco if they're comfortable with number they stated, with some ability to adjust.

Jacoby: Questioned if Harley can find a building?

Backoff: Harley already found a new location and has been approved. They're currently doing tenant improvements and will be vacating end of November.

#### REOPEN PUBLIC HEARING

Chu: Suggested allowing Staff to make a change in number of trucks if there's a problem. If 20 trips too high, staff has ability to reduce.

Wedge: Could be too vague. Problem might be in the eyes of the beholder.

Kildoo: Asked who is monitoring? Staff?

Backoff: TMP would address the monitoring aspects. Construction team may hold off on trips if too busy. Recommend flexibility.

Wedge: Project Manager assured no queuing. Asked if problem in adding condition?

Nelson: Goes back to not seeing TMP.

Kildoo: Hard to define without a motion.

Norris: Inquired when TMP would be complete?

Chu: Hope to have prior to workshop meeting.

John Shamolian, Property owner at 703, 705 & 707 Center Drive: Have some concerns due to Montiel Road traffic. No left from Montiel to Center Drive, will be very damaging to tenants. Have lots of problems before. They don't study well about traffic and how it affects center. Didn't do their homework and now traffic is backed up on Montiel. Concerned with demo debris and trucks coming from Montiel. The drive and concrete were damaged already and was not fixed by World Premier. The equipment during rainy season will bring lots of mud through parking lot. Just sealed 707 Center Drive and don't want damaged. Don't understand how the traffic will go. Asked if there'd be another hearing?

Nelson: Asked if he owns building with mattress business?

Shamolian: Yes, and buffet house, pizza and Taco Bell.

Nelson: Pointed out that they won't have truck traffic on their side.

Shamolian: Didn't know that.

Kildoo: There's a strict storm water runoff plan regarding the mud and debris. It cannot leave the property to impact you or the storm drains. Concerns about turns and traffic should be addressed with Staff.

Norris: Asked if trucks will be covered?

Backoff: Yes.

Chu: Suggested the early AM queuing and truck number in December could be incorporated into conditions?

Nelson: Indicated he wants to see the TMP, it would make him more comfortable. Asked if Commissioner's could see it on next month's Consent Calendar? It won't hold the project up.

Chu: Prefer to obtain approval tonight.

Jabara: Asked what the effect is by waiting until next month?

Chu: With contracts and tight schedule in place, need comfort that Costco can move forward. Indicated they're working with staff.

Kildoo: Staff can bring back to us.

Jabara: Make it a condition.

**CLOSED PUBLIC HEARING**

**Action:**

COMMISSIONER WEDGE MOVED TO APPROVE CUP 10-822 AS SET FORTH IN RESOLUTION PC 10-4189 WITH MODIFICATIONS: C.1.c. Prior to demolition or crushing material, a Transportation Management Plan (TMP) shall be submitted to address how traffic monitoring will be conducted on the public streets, and methods to avoid impacts to surrounding land uses **and shall establish guidelines to prevent trucks from queuing on streets. It shall also stipulate that during the month of December 2010, construction-related truck hauling trips shall be limited to 25 per day.** The Transportation Management Plan is subject to final review and approval by the City.; AND SECONDED BY COMMISSIONER NORRIS

Kildoo: Asked if any other discussion or comments?

Nelson: Indicated he would support it but why not bring back on Consent so everyone can see? Asked Commissioner Wedge if she'd amend motion?

Kildoo: More than once the Commission has conditioned Staff to work with project teams to make sure items are addressed.

Nelson: SUBSTITUTE MOTION MADE: COMMISSION APPROVES CUP AND WILL BE PROVIDED AN OUTLINE OF THE TMP ON NEXT MONTH'S CONSENT CALENDAR. (No second).

Group continued to discuss TMP.

Jabara: Wondered if TMP will be completed prior to Council?

Backoff: Clarified the item doesn't go to Council. October 18 was the estimated date to complete TMP and start constructing the noise wall. TMP could be brought back or made available to Commissioner's.

Kildoo: No second on Nelson's motion - FAILS. Voting on original motion:

AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

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

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

Nelson: Hope that Costco will use a lot of local businesses and contractors.

PLANNING DIRECTOR COMMENTS

None.

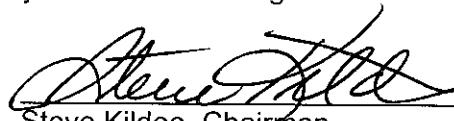
PLANNING COMMISSIONERS COMMENTS

Nelson: Commented that the Coffee Drive Thru looks exactly like the drawings we were shown.

Wedge: Appreciated that Mr. Shamolian stopped talking when the red timer light went off. Most people don't do that.

ADJOURNMENT

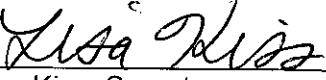
At 7:39 p.m. Commissioner Kildoo adjourned the meeting.



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Steve Kildoo, Chairman  
SAN MARCOS PLANNING COMMISSION

ATTEST:



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Lisa Kiss, Secretary  
SAN MARCOS PLANNING COMMISSION