

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY COUNCIL CHAMBERS  
1 CIVIC CENTER DRIVE  
SAN MARCOS, CALIFORNIA  
TUESDAY, SEPTEMBER 15, 2009 - 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, Nelson, Norris, Schaible, Vojtecky, Wedge

ALTERNATE COMMISSIONERS IN AUDIENCE: Kritzer-Jabara, Minnery

ABSENT: None

Also present were: Planning Division Director, Jerry Backoff; Planning Secretary, Lisa Kiss; Deputy City Attorney, Morton Park; City Engineer, Mike Edwards

ORAL AND WRITTEN COMMUNICATIONS

None.

**CONSENT CALENDAR**

1. APPROVAL OF MINUTES, 8/3/09 (PLANNING COMMISSION & WORKSHOP)

Action:

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

**PUBLIC HEARINGS**

2. **Case No:** TSM 470 / ND 09-785

**Application of:** 1188 Borden Road and 1200 Venture LLC

**Request:** The proposed project is requesting to subdivide three parcels into twenty-two (22) single family residential lots (Tentative Subdivision Map 470). The applicant is also requesting a 35% density bonus, as permitted by Government Code §65915. The maximum allowed density per the existing General Plan is sixteen (16) lots. The applicant has indicated that two (2) lots will be set aside for very low income residents, thus entitling the applicant to seek the 35% density bonus per the State Density Bonus law (Government Code 65915). Because the applicant will provide two very low income lots within the subdivision, this also entitles the applicant to request two (2) waivers or concessions of development standards. The applicant has requested two concessions: a concession of the minimum 10,000 square foot lot size and standard R-1 zone setbacks (to be counted as one concession) and has requested access be provided with a private road instead of a public road, as required by the Tentative Subdivision Ordinance.

**Location of Property:** North side of Borden Road between El Toro Lane and La Cienega Road, more particularly described as: Parcels 1,2,3 of Lot 2, Block 29 of Rancho Los Vallecitos de San Marcos, 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 recorder of San Diego County, December 21, 1895. Assessor's Parcel No.: 224-040-11; 224-040-28; 224-040-29.

Backoff: Applicant requested a continuance to 11/2/09.

Kildoo: Item #2 continued to 11/2/09.

3. **Case No:** GPA 09-103 / R 09-141 / ND 09-788

**Application of:** City of San Marcos

**Request:** A City-initiated General Plan Amendment to change the existing General Plan land use from Light Industrial to Commercial, and Rezone the same area from Industrial (M) and Light Industrial (L-M) to Commercial (C) within the Business & Industrial District.

**Location of Property:** Properties within the boundaries of Grand Avenue, Linda Vista Drive and Via Vera Cruz, more particularly described as: Block 1 of Map No. 806, Rancho Los Vallecitos de San Marcos, Parcel 1 & 4 of Parcel Map No. 1473, Parcels 1-4 of Parcel Map No. 3414, Parcels A & B of Parcel Map No. 6734 and Parcel 1 of Parcel Map No. 4643. Assessor's Parcel No.: 219-152-08, 219-152-14, 219-152-18, 219-152-21, 219-152-22, 219-152-27, 219-152-34, 219-152-37, 219-152-40, 219-152-42, 219-152-44, 219-152-45, 219-152-47, 219-152-48, 219-152-49, 219-152-51, 219-152-57, 219-152-60, 219-152-61, 219-152-63, 219-152-64, 219-152-68, 219-152-69, 219-152-70, 219-152-71 and 219-152-72.

Staff Presentation (Jerry Backoff):

Described request and location. City-initiated GPA/zoning change of approximately 30 acres.

Kildoo: Indicated he was currently a member of the Chamber of Commerce and they are located within project area. Inquired if he should recuse himself?

Park: Asked if on Board of Directors?

Kildoo: Yes.

Park: Not aware of a reason that Kildoo couldn't participate, however, it's prudent to step down. Option of recusal is good. Not necessary to leave room. Recommended an Alternate in case of a tie vote.

Kildoo: Turned meeting over to Vice-chair Nelson. (Commissioner Minnery replaced Kildoo).

Nelson: Employed by Ace Hardware, also located in project area. No personal financial interest, but recommended he recuse himself and be replaced by Commissioner Jabara. (Jabara replaced Nelson).

Backoff: Wedge is acting Chairperson.

Backoff: Continued with PowerPoint presentation. Discussed surrounding area and zoning. Aerial photo shown. Currently a combination of uses and majority of land is developed. Could potentially result in 250,000 s.f. of commercial uses at build-out. Discussed other related projects: CIP – drainage/road improvements in project area. Bridge would ultimately connect the north and south side of the project area. Site Development Plan has been submitted for two hotel sites. Reasons justifying change: 1). Adjacent to existing commercial development, 2). Freeway exposure from SR-78, 3). Las Posas Rd./SR-78 interchange improvements completed, 4). Greater land use compatibility due to drainage channel. Channel must be widened and put into a more natural state as per agency regulations. The channel is not as compatible with Industrial uses. City has 137 acres of designated Industrial land left. At maximum build-out, traffic impacts to be mitigated by: Intersection widening, reconfiguration/re-striping, traffic signal, PFF contribution to SF-78. Pollutants & Greenhouse Gas will increase due to ADT's. Future projects will require a Traffic Demand Management (TDM) Plans. Projects will be required to maximize energy efficient methods. Workshop was held with property owners in the area. Predominant question was, "What will this do to my property?" Current industrial uses would be considered non-conforming. Several uses currently do not conform to General Plan (GP). City would allow uses to continue as long as they wish, however, if they choose to expand or change, they would then have to conform to new zoning. If vacated for more than 12 months, must bring into conformance with GP, however, due to the current economy, the City would offer flexibility. Staff recommends approval to City Council.

Wedge: Asked if re-striping on Linda Vista near Bradley Park?

Backoff: Just along southerly project boundary.

Norris: Re-striping San Marcos Blvd.?

Backoff: San Marcos Blvd would be widened to six lanes from Pacific Street to Bent Avenue by project build-out. Improvement currently on the City CIP.

Jacoby: Asked for update on Marriott and vacant triangle parcel at NE corner?

Backoff: Gave an update on the Marriott Residence Inn on Las Posas.

Vojtecky: Will new GP be revised from Light Industrial to Commercial?

Backoff: Taking action tonight to change GP. Change would be in effect as City goes through the comprehensive General Plan update process. Staff doesn't anticipate it being changed from Commercial.

Vojtecky: Asked how trips (ADT's) are reduced?

Backoff: Trips would be increased. TDM Plans would attempt to reduce trips. Mitigation measures anticipate worst case scenario.

Jacoby: Inquired if zoning change will impact owner's taxes?

Backoff: They will remain as they exist today. As they redevelop, there would be new taxes. No new taxes to current owners.

Wedge: Asked if anyone in audience wants to address issue? No speaker slips turned in. No reason to open/close hearing.

Park: Agreed.

Unidentified man in audience: Inquired about TSM item?

Wedge: Item #2 was continued to November 2, 2009.

Unidentified man in audience: Attended pre-meeting a month ago. Asked if those notes apply?

Wedge: Explained that was a workshop. Items would be addressed at the public hearing. Asked that he let other neighbors know it was continued to 11/2/09.

Wedge: No speakers for Item #3.

Action:

COMMISSIONER JACOBY MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF GPA 09-103 AS SET FORTH IN RESOLUTION PC 09-4126 SECONDED BY COMMISSIONER SCHAIBLE AND CARRIED BY THE FOLLOWING ROLL CALL VOTE;

AYES: COMMISSIONERS: JACOBY, KRITZER-JABARA, MINNERY,  
NORRIS, SCHAIBLE, VOJTECKY, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

COMMISSIONER JACOBY MOVED TO RECOMMEND APPROVAL TO  
CITY COUNCIL OF R 09-141 AS SET FORTH IN RESOLUTION PC 09-4127  
SECONDED BY COMMISSIONER SCHAIBLE AND CARRIED BY THE  
FOLLOWING ROLL CALL VOTE;

AYES: COMMISSIONERS: JACOBY, KRITZER-JABARA, MINNERY,  
NORRIS, SCHAIBLE, VOJTECKY, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

Backoff: None.

PLANNING COMMISSIONERS COMMENTS

Vojtecky: Wasn't aware of last meeting/workshop. Don't recall getting packet.

ADJOURNMENT

At 7:06 p.m. Commissioner Wedge adjourned the meeting.

  
Cindy Wedge, Acting Chairperson  
SAN MARCOS PLANNING COMMISSION

ATTEST:

  
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Lisa Kiss, Secretary  
SAN MARCOS PLANNING COMMISSION