



MINUTES

Regular Meeting of the Planning Commission

MONDAY, November 20, 2017

City Council Chambers
1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:33 p.m. Planning Commission Chair Flodine called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Minnery led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: FLODINE, JACOBY, KILDOO, MATTHEWS, MINNERY, NORRIS, OLEKSY,
ALTERNATE COMMISSIONERS IN AUDIENCE: MAGEMENEAS, SCHAIBLE

ABSENT: None

Also present were: Planning Manager, Karen Brindley; Deputy City Attorney, Avneet Sidhu; Administrative Services Manager, Michael Gordon; Parks & Recreation Director, Buck Martin; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

None.

PUBLIC HEARINGS

1. **Project:** PA 17-0002; Parks Master Plan Update
Applicant: City of San Marcos

Request: The Planning Commission will consider an update to the City's Parks Master Plan, which includes updated demographic information, community outreach results, ideas for improvements to the City's park areas and recreation programs, and a financial analysis to achieve improvements to parks system. The Planning Commission will provide a recommendation to the City Council to update the Parks Master Plan.

Environmental Determination: The project to update to the City's Parks Master Plan has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it has been determined that this is not a project within the meaning of Section 15378 of the CEQA Guidelines because there is no potential for it to result in a physical change in the environment, either directly or indirectly. Even if the proposed project was considered a project subject to CEQA, it would be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the update to the Parks Master Plan would have no significant effect on the environment.

Location: Citywide

Staff Presentation (Michael Gordon):

PowerPoint presentation shown. The parks plan was last updated in 1990. The purpose is to inventory what the City has, review long-term goals for the park system and identify potential park and programming improvements. The plan is community driven and intended as a policy guide for the city's departments, identifying different levels of service, establishing recommendations for facility improvements and development, recreation programming as well as resources and potential funding. SANDAG estimates a similar looking future, population estimated at 110,000 and a median age of 36.9 in 2050. The plan recommends: 1). City continues to require dedication of land and/or in-lieu fees for park purposes. 2). Clarify that only land for "active recreational use" can be dedicated. 3). Define the different types of parks in community. The research was extensive and counted everything in the city. Discussed community outreach. There were two community town-hall meetings, focus groups that included the trails community, equestrian, sports, neighborhood groups, etc., and a citywide telephone survey. They received consistent results that the city is doing a great job and is on the right track. Discussed needs assessment and community input. Staff measured current amenities against National Recreation & Park Association (NRPA) standards. The City exceeds standards in some categories but is deficient in others. National standards may not fit the needs of San Marcos due to the climate and common sports activities. Fields are used year-round here. The plan established San Marcos specific goals based on population and activities. Deficiencies include field space, tennis courts, aquatic facilities and indoor space and will need to be addressed to meet 2035 goals. The plan recommends: 7 tennis courts, 3 basketball courts, 2 playgrounds, 2 adult and 2 youth multi-purpose fields, 3 diamond fields, service improvements for aquatic facilities and 20,400+ s.f. of indoor facilities. Discussed cost and financing. Total could exceed \$50 million and does not include on-going maintenance of facilities. Current city fees will not meet the demands. The plan includes potential revenue options, grants, sponsorships, advertising, and other public/private partnerships. The Parks & Recreation Commission approved the plan with two minor changes. Pointed out additional minor changes to incorporate: Community Services changed name to Parks & Recreation and those references will be corrected throughout. There are two mini parks in the table on page 42 that are not listed on page 47. There's a numerical typo on page 74 for the cost of basketball courts. Total for 3 courts should be \$375,000, changing chart total to \$20,822.00. In the appendix for Discovery Meadows map, the label is missing. All graphs and maps would be fixed to ensure correct legends are included, and

they'll adjust the formatting and visual clarity of the document. Thanked staff in multiple departments for their assistance.

Matthews: Asked if someone on staff applies for grants?

Gordon: Commented that Parks & Rec recently hired a Sr. Management Analyst who will be tasked with that. In addition, City has a Grants, Contracts & Procurements Manager who assists with grant applications.

Minnery: Inquired if the high schools have tennis courts and if those are included?

Buck Martin: Replied yes, and they include those using a 50% equation, because of restricted times on the courts.

Minnery: Asked if the public has access when campus is open?

Martin: Yes.

Jacoby: Questioned if a percentage of Mello Roos fees can be shared for parks?

Gordon: Indicated there are several options shown in the back of the packet and Mello Roos is one of those. It's unclear if anyone is looking towards increasing any taxes or fees, but there are other options available.

Jacoby: Clarified that he's not talking about increasing them, but sharing those that are assessed already. Most all houses pay them.

Brindley: Explained that it wasn't part of the financial analysis. There's a menu of financial options as they move forward. Some existing larger developments have CFD's or Mello Roos, and are dedicated for specific purposes. She's not aware they'd modify those in the Specific Plan areas. PFF's are per residential unit and the City is not engaging in updating the plan in place.

Norris: Asked if City will be able to maintain, and if they get any use out of college fields?

Martin: Commented they have an agreement with Palomar, for use of a multi-purpose field, and tennis/basketball courts at certain times of the day and weekends. It's difficult because of capacity and they have to meet all the needs of Title 9. The colleges want to participate but have certain limitations because of their inventory.

Gordon: There are possible grants shown in the plan and other options. Some would require policy changes, such as advertising or sponsorships, including corporate.

AGENDA #1.3

Norris: Typically grants don't cover maintenance. Asked if there's money for maintenance and future staff?

Gordon: As the City grows, tax base, general fund and cost of maintenance grows. City has looked into ways to decrease cost, whether it's contracting out or other options. Agreed, that grants generally only cover capital costs.

Brindley: Added that it's part of the annual budget. City takes maintenance into consideration as new parks come on line and the City Council ultimately adopts the budget.

Flodine: Asked if document is intended for City staff or project applicants?

Gordon: It's reference material, a guiding document for staff and City Council.

Flodine: Inquired what the correlation is between the plan and relevant sections of the Municipal Code (SMMC)?

Brindley: Explained that the Parks Master Plan is a policy document that helps assist with implementation of the General Plan (GP). As part of SMMC, there are various sections that would also be implemented in conjunction with the plan. City staff would rely on the document and the GP to assess and determine a development's proposal. If it included a park, staff would rely on the GP policies and some defined parameters within the policy document as it relates to active recreation. There are definitions as to what qualifies. The adopted Public Facilities Financing (PFF) plan identifies parks that are eligible to obtain potential fee credit. Any future proposal would need to be consistent with the adopted PFF ordinance.

Flodine: Asked if PFF ordinance is consistent with the parks plan?

Brindley: Future parks are identified which are in the GP also. The GP includes future parks whether community or neighborhood. The parameters are fairly consistent with the adopted PFF plan. There are exemptions for what qualifies for service credit, an exemption from trails or natural open space. Typically any developer that would request fee credit, it would need to be for active park space.

Flodine: Inquired what the current requirement is?

Brindley: Five acres per 1,000 residents.

Flodine: Asked about active recreation description, which doesn't include trails, drainage areas, or parking? How much credit would they receive for dedicating five acres? His math shows about 2.5 acres of the five.

Brindley: What is relied upon as the guiding document is the GP. It identifies future parks. In conjunction is the PFF, which lists 23 parks. What can be considered a qualifying service credit is a park with minimum of five acres that meets parameters of the definition of PFF plan. It's evaluated based on site

design of what's being proposed and how it qualifies with PFF plan. There are certain exemptions that do not qualify; trails and passive open space are not considered part of the qualifier. That could be evaluated in the future, but they're not establishing any changes to the PFF plan now. That would be programmed in on a future date and would be much more encompassing. It would evaluate circulation impact fees, GIS and drainage fees, technology, parks, etc. When it's done on a comprehensive basis, they'd work with Parks & Rec, as well as various stakeholders, and the City would evaluate what can qualify for public facilities credit, but now they're relying on the adopted document.

Kildoo: Feels the City's parks and trails are second to none. Asked how the private recreational facilities in Lake San Marcos, in the County, can be included?

Gordon: Replied it's included because it's in the area and sphere of influence.

OPEN PUBLIC HEARING

Mike Hunsaker, resident, representing TOVPOA & PODL: Commented that in the early years as the suburbs built up, the developers paid for the parks. It wasn't cheap; and fees got up to \$8,600 per unit. A few years ago, the City Council decided that was too much and they eliminated the fees. There's been a closed door, opaque process of financing and getting new parks. In some situations they are deteriorating. The financing is a big deal. He thinks they're abandoning a policy that succeeded and now relying more on grants. The state gives those and they want urban, high density infill, so the money won't go to the suburban homes. Every developer gets the max out of any sale. He thinks they're on the wrong path. The report says the things in the future won't be as good as they are now, and this concerns him.

CLOSE PUBLIC HEARING

Matthews: Asked if Commission is just being asked to approve the plan?

Brindley: Replied the request is to make a recommendation to City Council, to adopt the Parks Master Plan, a policy document with various framework, identifies various segments, planning for future, how to finance and what options.

Jacoby: Commented his background is in banking/finance and he's concerned about the financing.

Action:

COMMISSIONER KILDOO MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF PA17-0002 AS SET FORTH IN RESOLUTION PC 17-4674; INCLUDING AMENDMENTS/CORRECTIONS AS NOTED IN PRESENTATION; SECONDED BY COMMISSIONER MINNERY AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES:	COMMISSIONERS: FLODINE, JACOBY, KILDOO, MATTHEWS, MINNERY, NORRIS, OLEKSY
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE

AGENDA #1.5

ABSTAIN: COMMISSIONERS: NONE

Brindley: Mentioned that they did not acknowledge the CEQA determination that was made in conjunction with the policy document. It's essentially exempt from CEQA prevue.

Flodine: Acknowledged the CEQA discussion was included in the Resolution and was duly noted.

PLANNING MANAGER COMMENTS

Brindley: Announced that City Council had a 2nd reading of the cannabis ordinance that was presented to Commission and will become effective before the end of the year. Next meeting is 12/4/17. Happy Thanksgiving.

PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 7:11 p.m. Chairman Flodine adjourned the meeting.

KEVIN NORRIS, CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

SUSIE NEVEU, OFFICE SPECIALIST
CITY OF SAN MARCOS PLANNING COMMISSION

AGENDA #1.6