



MINUTES

Regular Meeting of the Planning Commission

MONDAY, December 03, 2018

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

**Note: Due to audio input technical issues, audio recording of the meeting did not occur.*

CALL TO ORDER

At 6:30 p.m. Planning Commission Chair Norris called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Carroll led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: MINNERY, OLEKSY, NORRIS, FLODINE, MUSGROVE, MAGEMENEAS, CARROLL

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: MATTHEWS

Also present were: Planning Manager, Karen Brindley; Deputy City Attorney, Avneet Sidhu; Associate Planner Arthur Pinon; Associate Planner Norman Pederson; Principal Civil Engineer, Peter Kuey; Senior Office Specialist Gina Henderson

ORAL AND WRITTEN COMMUNICATIONS

NONE

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 10/15/18

Action:

COMMISSIONER MUSGROVE MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER OLEKSY. MOTION CARRIED BY A UNANIMOUS VOTE.

Planning Manager Brindley speaks

PUBLIC HEARINGS



2. Project No: Resolution PC18-4730, Project TA18-0001, CEQA Exemption 18-032

Applicant: City of San Marcos

Request: The Planning Commission will review proposed revisions regulating the business of massage, including proposed revisions to Title 5 of the San Marcos Municipal Code and Title 20 (Zoning Ordinance), but will only consider and make a recommendation to the City Council on the proposed Title 20 zoning and land use regulations that are within the scope of the Planning Commission's jurisdiction.

Environmental Determination: A Notice of Exemption (EX18-032) was prepared for this project in that the proposed Text Amendment is not defined as a "project" within the meaning of Section 15378 of California Environmental Quality Act (CEQA) Guidelines. Further, even if the proposed Text Amendment were defined as a project, the project would be exempt pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility it would result in a significant effect on the environment.

Location of Property: City Wide

Deputy City Attorney Sidhu: Presented the staff report and PowerPoint presentation.

Chairman Norris speaks

Commissioner Musgrove speaks

Commissioner Minnery speaks

Deputy City Attorney Sidhu speaks

Commissioner Musgrove speaks

PUBLIC COMMENTS

Rob Billups, representing Andaman Institute of Massage did not come forward when Chairman Norris opened the Public Hearing on Agenda Item No. 2 and noted there were no speaker slips. Rather, Mr. Billups' comments were made during the Public Hearing for Agenda Item No. 4, after the Commissioners closed the Public Hearing and voted on Agenda Item No. 2. Mr. Billups' comments related to requesting that the City translate the massage business operating requirements into Thai for those massage technicians who spoke Thai and/or were not proficient in English. Mr. Billups was advised by Chairman Norris that the Planning Commission could not take action on anything relating to his comments as voting had concluded on Agenda Item No. 2, and his comments concerned regulations under Chapter 5.44 of the San Marcos Municipal Code, which is not within the Planning Commission's jurisdiction. It was recommended by Chairman Norris that Mr. Billups address his concerns at the upcoming City Council hearing for the massage ordinance.



Senior Office Specialist Henderson indicates the electronic voting is not working

Planning Manager Brindley indicates that it is okay for Commissioners to vote by show of hands

Action:

COMMISSIONER MUSGROVE MOVED TO APPROVE RESOLUTION NO. PC 18-4730, Project TA18-0001, CEQA Exemption 18-032 AND RECOMMENDING CITY COUNCIL APPROVE TITLE 20 ZONING AND LAND USE REGULATIONS AND SECONDED BY COMMISSIONER MINNERY AND CARRIED BY THE FOLLOWING SHOW OF HANDS (ELECTRONIC VOTING WAS NOT WORKING)

AYES: COMMISSIONERS: MINNERY, CARROLL, OLEKSY, NORRIS, FLODINE, MUSGROVE, MAGEMENEAS
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

PUBLIC HEARINGS

3. Project No: CUP18-0008

Applicant: Klaus Schmitt – Schmitt Imports

Request: The applicant is requesting approval of a Conditional Use Permit renewal to allow the operation of a used automotive sales facility.

Environmental Determination: The City of San Marcos has found the project to be Categorically Exempt (EX18-037) pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) in that this is an existing facility with no expansion.

Location of Property: 1650 Grand Avenue, more particularly described as being a portion of lots 25 through 32 in block 78 of Rancho Los Vallecitos de San Marcos, according to the map thereof no. 806 filed in the Office of the County Recorder of the County of San Diego, State of California, on December 21, 1895. Assessor's Parcel No.: 219-097-34-00.

Chairman Norris speaks

Planning Manager Brindley speaks

Associate Planner Pinon presented the staff report and PowerPoint presentation

Chairman Norris calls up public speaker Klaus Schmitt



Klaus Schmitt, applicant, speaks about his business.

Chairman Norris speaks

Commissioner Musgrove speaks

Klaus Schmitt, applicant, speaks

Commissioner Musgrove speaks

Chairman Norris speaks

Commissioner Flodine speaks

Associate Planner Pinon speaks

Commission Flodine speaks

Commissioner Carroll speaks

Associate Planner Pinon speaks

Commissioner Carroll speaks

Associate Planner Pinon speaks

Commissioner Carroll speaks

Associate Planner Pinon speaks

Commissioner Carroll speaks

Planning Manager Brindley speaks

Chairman Norris speaks

Commissioner Oleksy speaks

Associate Planner Pinon speaks

Commissioner Oleksy speaks

Planning Manager Brindley speaks

Commissioner Oleksy speaks

Chairman Norris speaks

Planning Manager Brindley speaks

Chairman Norris speaks

Commissioner Musgrove speaks

Commissioner Flodine speaks

Commissioner Carroll speaks

Chairman Norris speaks

Commissioner Musgrove speaks

Associate Planner Pinon speaks

Commissioner Musgrove speaks

Associate Planner Pinon speaks

Commissioner Musgrove speaks

Associate Planner Pinon speaks

Commissioner Musgrove speaks

Chairman Norris speaks

Commissioner Flodine motions to approve

Deputy City Attorney Sidhu speaks

Commissioner Flodine speaks

Commissioner Musgrove speaks

Deputy City Attorney Sidhu speaks



Commissioner Musgrove speaks

Deputy City Attorney Sidhu speaks

Commissioner Flodine makes a motion to approve

Deputy City Attorney Sidhu speaks

Commissioner Flodine speaks

Commissioner Oleksy seconds the motion to approve

Chairman Norris speaks

Action:

COMMISSIONER FLODINE MOVED TO APPROVE RENEWAL OF CUP18-0008 TO ALLOW THE OPERATION OF A USED AUTOMOTIVE SALES FACILITY AND SECONDED BY COMMISSIONER OLEKSY. AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES: COMMISSIONERS: MINNERY, CARROLL, OLEKSY, NORRIS, FLODINE, MUSGROVE, MAGEMENEAS
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

PUBLIC HEARINGS

4. **Project No:** SP18-0006, SDP18-0002, TPM18-0002, & ND13-009 Addendum

Applicant: El Dorado II, LP

Request: Specific Plan Amendment (Resolution PC 18-4741), Site Development Plan (Resolution PC 18-4742), and Tentative Parcel Map (Resolution PC 18-4743) for a 3.68-acre mixed-use development including the new construction of 72 affordable apartment units and 1,970 square feet of commercial space; remodel of an existing 12-unit affordable apartment building (303-305 Richmar Ave.); and a 0.56-acre community open space with playground equipment, picnic area, and small soccer field in the El Dorado Specific Plan Area (SPA). Project includes the demolition of 3 existing buildings.

Environmental Determination: Addendum of Mitigated Negative Declaration (ND13-009) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: West side of Pleasant Way, between Mission Rd. and Richmar Ave., including 304 W. Mission Rd., 303-305 Richmar Ave., 331 Richmar Ave., and 343 Richmar Ave., more



particularly described as Lot 2, Block 50 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 County Recorder of San Diego County, December 21, 1895. Assessor's Parcel Nos.: 220-100-08-00, 220-100-09-00, 220-100-10-00, 220-100-12-00, 220-100-14-00, 220-100-29-00, 220-100-56-00, 220-100-59-00, 220-100-620--, 220-100-63-00, 220-100-64-00, 220-100-66-00, and 220-100-67-00.

Chairman Norris speaks

Planning Manager Brindley speaks

Associate Planner Pederson presented the staff report and PowerPoint presentation

Chairman Norris calls up public speaker Todd Cottle with C & C Development/Orange Housing and Robert Gabriel with Foundation for Form Architecture

Todd Cottle presents PowerPoint presentation of proposed project

Robert Gabriel continues with PowerPoint presentation

Todd Cottle speaks

Chairman Norris speaks

Commissioner Musgrove speaks

Todd Cottle speaks

Commissioner Musgrove speaks

Commissioner Flodine speaks

Todd Cottle speaks

Commissioner Flodine speaks

Chairman Norris speaks

Commissioner Minnery speaks

Commissioner Carroll speaks

Todd Cottle speaks



Commissioner Carroll speaks

Todd Cottle speaks

Commissioner Carroll speaks

Chairman Norris speaks

Commissioner Minnery speaks

Todd Cottle speaks

Commissioner Minnery speaks

Chairman Norris speaks

Todd Cottle speaks

Robert Gabriel speaks

Chairman Norris speaks

Robert Gabriel speaks

Chairman Norris speaks

Todd Cottle speaks

Chairman Norris speaks

Robert Gabriel speaks

Chairman Norris speaks

Todd Cottle speaks

Chairman Norris speaks

Todd Cottle speaks

Chairman Norris speaks



Todd Cottle speaks

Chairman Norris speaks

Commissioner Musgrove speaks

Todd Cottle speaks

Commissioner Musgrove speaks

Todd Cottle speaks

Commissioner Flodine speaks

Todd Cottle speaks



Commissioner Flodine speaks

Todd Cottle speaks

Commissioner Flodine speaks

Todd Cottle speaks

Commissioner Flodine speaks

Todd Cottle speaks

Commissioner Flodine speaks

Principal Civil Engineer Kuey speaks

Commissioner Flodine speaks

Chairman Norris speaks

Deputy City Attorney Sidhu speaks

Chairman Norris speaks

Deputy City Attorney Sidhu speaks

OPEN PUBLIC HEARING

Maria Ochoa, resident speaks about her concern as a resident of El Dorado and the smoking that happens inside and in close proximity of the resident areas. (Comments on speaker slip)

Deputy City Attorney Sidhu speaks

Chairman Norris speaks

Deputy City Attorney Sidhu speaks

Chairman Norris speaks



CLOSE PUBLIC HEARING

Commissioner Carroll speaks

Associate Planner Pederson speaks

Commissioner Carroll speaks

Associate Planner Pederson speaks

Commissioner Carroll speaks

Associate Planner Pederson speaks

Commissioner Carroll speaks

Chairman Norris speaks

Commissioner Oleksy speaks

Principal Civil Engineer Kuey speaks

Commissioner Oleksy speaks

Chairman Norris speaks

Principal Civil Engineer Kuey speaks

Chairman Norris speaks

Principal Civil Engineer Kuey speaks

Chairman Norris speaks

Todd Cottle speaks

Chairman Norris speaks

Todd Cottle speaks

Commissioner Flodine enters a motion to approve

Deputy City Attorney Sidhu speaks



Commission Flodine speaks (has to enter the motion correctly with all of the resolution numbers)

Deputy City Attorney Sidhu agrees with how motion is entered

Commissioner Flodine speaks

Deputy City Attorney Sidhu speaks

Commissioner Flodine speaks

Chairman Norris speaks

Commissioner Musgrove seconds the motion

Chairman Norris speaks

Action:

COMMISSIONER FLODINE MOVED TO APPROVE AND RECOMMEND TO THE CITY COUNCIL THE ADOPTION OF SPECIFIC PLAN AMENDMENT 18-0006 (RESOLUTION PC 18-4741), SITE DEVELOPMENT PLAN 18-0002 (RESOLUTION PC 18-4742), TENTATIVE PARCEL MAP 18-0002 (RESOLUTION PC 18-4743) AND NEGATIVE DECLARATION 13-009 FOR A 3.68-ACRE MIXED USE DEVELOPMENT INCLUDING THE NEW CONSTRUCTION OF 72 AFFORDABLE APARTMENT UNITS AND 1,970 SQUARE FEET OF COMMERCIAL SPACE; REMODEL OF AN EXISTING 12-UNIT AFFORDABLE APARTMENT BUILDING AND A 0.56-ACRE COMMUNITY OPEN SPACE WITH PLAYGROUND EQUIPMENT, PICNIC AREA, AND SMALL SOCCER FIELD, AND SECONDED BY COMMISSIONER MUSGROVE. CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES:	COMMISSIONERS: MINNERY, CARROLL, OLEKSY, NORRIS, FLODINE, MUSGROVE, MAGEMENEAS
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

PLANNING MANAGER COMMENTS

Planning Manager Brindley speaks, also introduces the new Senior Office Specialist Gina Henderson to the Commissioners, and indicates there are four seats up and comments on what needs to happen to fill those seats.

PLANNING COMMISSIONERS COMMENTS



Commissioner Flodine welcomes the new Senior Office Specialist.

Chairman Norris speaks

Commissioner Minnery speaks

Commissioner Musgrove speaks

Chairman Norris speaks

ADJOURNMENT

At 8:31 p.m. Chairman Norris adjourned the meeting.

KEVIN NORRIS, CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

GINA HENDERSON, SENIOR OFFICE SPECIALIST
CITY OF SAN MARCOS PLANNING COMMISSION