



MINUTES

Regular Meeting of the Planning Commission

MONDAY, MARCH 04, 2019

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Matthews led the Pledge of Allegiance to the Flag.

SEATING OF NEW COMMISSIONERS

Planning Manager Brindley welcomed Planning Commissioner Christopher Carroll, Alternate Planning Commissioner Dave Nuttall and Alternate Planning Commissioner Robert Crain.

ELECTION OF CHAIRPERSON

COMMISSIONER MUSGROVE MOVED TO NOMINATE COMMISSIONER FLODINE AS CHAIRPERSON FOR 2019; SECONDED BY OLEKSY AND CARRIED BY A 4-3 VOTE.

COMMISSIONER MATTHEWS MOVE TO NOMINATE CHAIRPERSON NORRIS AS CHAIRPERSON FOR 2019; SECONDED BY OLEKSY AND CARRIED BY A 5-2 VOTE.

ELECTION OF VICE CHAIRPERSON

COMMISSIONER MUSGROVE MOVED TO NOMINATE COMMISSIONER FLODINE AS VICE CHAIRPERSON FOR 2019; SECONDED BY MATTHEWS AND CARRIED BY A UNANIMOUS 7-0 VOTE.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: NUTTALL, MATTHEWS, OLEKSY, NORRIS, FLODINE, MUSGROVE, CRAIN

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: COMMISSIONERS: MINNERY, CARROLL

Also present were: Planning Manager, Karen Brindley; Deputy City Attorney, Avneet Sidhu; 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, 12/03/18

Action:

COMMISSIONER MUSGROVE MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER OLEKSY. MOTION CARRIED BY A MAJORITY VOTE WITH MATTHEWS ABSTAINING.

Planning Manager Brindley: Addressed the audience regarding the Sandy Lane subdivision proposed for 8 lots being taken off of the agenda. Indicated that staff is working through project related items from the environmental review and that notifications will be sent out in the future with that meeting date and time; reminded everyone that the meetings are recorded and that it is difficult for the Planning Secretary to discern the comments when multiple people are speaking at one time, and ask as a general reminder to take that into consideration when engaging back and forth with staff, the applicant and other Commissioners.

PUBLIC HEARINGS

2. Project No: P16-0045, MFSDP16-001, TPM16-005, ND18-003

Applicant: Affirmed Housing Group, Inc.

Request: Request for review of a Multi-Family Site Development Plan for construction of a 100-unit affordable apartment complex (Phase 1) within the Multi-Family Residential (R-3-10) Zone. Project includes a Tentative Parcel Map to subdivide the 8.14-acre site into two (2) parcels for construction of Phase 1 on the parcel west of Los Olivos Drive. The existing apartment buildings (40 units) will be demolished as part of the project. Proposal includes a request for a Density Bonus.

Environmental Determination: Mitigated Negative Declaration (ND18-003) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: 604 W. Richmar Avenue. **Assessor's Parcel Number:** 220-032-05-00.

Associate Planner Pedersen: Presented the staff report and PowerPoint presentation of the Mariposa Development, a current affordable housing project that will consist of four 3 story buildings, an approximate 3200 square foot community building to include a media room, leasing office, restrooms, a pool, as well as four tot lots on site; the four story buildings will contain a mixture of one, two and three bedroom units; have 171 parking spaces that will consist of 5 handicap spaces, a spot for mail delivery, guest parking spaces, and 6 future electric vehicle charging stations which all complies with the City's parking ordinance of 1.7 parking spaces per affordable housing unit; per the project condition of approval, a parking management plan will be managed by the property management in the terms of amount of tenant parking spaces and where they can park on site; the project will also include an upgrade to the current water and sewer lines on site as determined by the Vallecito Water District; as part of the environmental review, City staff evaluated the traffic for this project and the existing 40 units proposed to be demolished



and currently generates 240 average daily trips; when the 100 new units are built that would be an additional 360 average daily trips and the proposed project does not meet the City's threshold to require a traffic study based on the 360 average daily trips; the environmental review included the cultural resources for the site and per state law the local Native American tribes received notification of the proposed project; a cultural survey was done on the site and no archeological sites were found on the property nor any significant historical structures; staff included an agenda item #2 to add conditions to Resolution PC 19-4764 to the multi-family site development plan to have the City Traffic Engineer evaluate the intersection where students are being dropped off at school to determine if that intersection should be designated with markings and signs to keep clear of traffic; if the City Traffic Engineer deems necessary the project applicant and developer will be required to install those improvements to avoid traffic conflicts.

Mellody Lock, Affirmed Housing Group, Inc., Senior Project Manager: Provided additional information about the Affirmed Housing Group Mariposa project; proposed project is a partnership with the City of San Marcos; goal is to replace the existing 40 units and add 60 new units targeting families with 80 percent area median income and below; the project will have 15 one bedrooms, 60 two bedrooms, and 25 three bedrooms with a total of 171 parking spots; parking spots will be assigned with one parking spot for the one bedroom, two parking spots for the three bedrooms and one parking spot for the two bedroom with another parking spot added there are any available spots left; a Relocation Consultant has met with the tenants once or twice in the past and since a few years have passed that process will be repeated in the future; the Relocation Consultant will interview the residents to find out their needs, which schools the children are in and what area they need to stay in; when Parcel B becomes vacant residents who were displaced will be offered to move there, as Parcel B is an existing community.

Planning Commissioner discussions included: How many guest parking spaces are included in the 1.7 parking ratio; asked how big the storage units are and where they are located; concerns where the parking spaces are located in adjacent to the north and west of the homes and how much noise will be created from people coming in and out of the parking spots during the day and night; how many people will be displaced currently living in the 40 units and what the plan is to find those displaced residents a place to live; do the displaced residents have priority to move in the new units when completed; what is the turnaround time from displacement to when the project is completed; are any units going to be earmarked for low income military people; how affordable housing determines the number of people occupying the one, two and three bedrooms; will there be an on-site property manager to monitor the amount of people living in each unit; what is the definition of affordable housing units; how many parking spaces are designated for handicap units and are the parking spaces immediately in front of those units; when is the water and sewer line scheduled to start construction; will the pool be monitored by a life guard and locked just for residents;

Jimmy Silverwood, Affirmed Housing Group, Inc., Vice President of Acquisitions and Development: Responded that guest parking is included in the 1.7 ratio, is unassigned and available on a first come first serve basis; Fair Housing rules prevents affordable housing groups from declining a person's application because of the number of cars they have, but property management does lay out the rules with how many cars are allowed on site depending on the unit bedroom size; the number of residents currently living in the 40 units is unknown until the Relocation Consultant conducts the interviews; the area of parking spaces was chosen because it was believed that more noise will come from the balconies instead of the parking lot;

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it is not guaranteed residents once living in the 40 units will qualify for the new units as the residents must fill out an application and qualify for the tax credit requirements of the new project; displacement period may be in the 21 to 25 month range or longer; according to the Asset Management Department the three bedroom units will have priority with the 2 parking spaces, the one bedrooms will have priority with 1 parking space and the two bedroom units will get either 1 or 2 parking spaces depending on the needs; there is not currently affordable units earmarked for low income military at the proposed project; guidelines are established with the requirements of minimum and maximum bodies for certain bedroom types through the tax credit housing; Affirmed Housing does have a third party property management group to represent them at their property sites; amount of guest parking spaces have not been determined at this time; Affirmed Housing currently working with Vallecitos Water and the scope of work has not been fully determined to create a schedule of time when upgrades will be completed; pool hours will be set-up later by the onsite property management to fit their schedules when they are available during the day and pool will be secured to residents only.

Sean Whitacre, Dahlin Group Architect: Responded that original storage space outside of the units in the patios was a minimum of 50 square feet and was reduced to meet the density needs, as well as the parking, grading and water treatment needs; the parking spaces outside with comparison to the homes has a 15 foot space to help with the noise issue; every ground floor unit is adaptable to mobility features and accessible parking is distributed throughout the complex with paths reaching any amenity on site.

Jeremy Loudon, LDN Consulting, Noise Consultant: Indicated that a noise study was done on the site regarding the parking area and it was determined that the location chosen for parking has a slope to shield and noise and parking is infrequent compared to having a building in that location instead.

Art Perez, Relocation Consultant: Responded that there is an existing plan to revise the plan created about two years ago; a team will meet with each individual household and conduct a survey and identify any special needs, such as children going to nearby schools, how many people visit local medical facilities, how many people are in wheelchairs, and any other needs; a market study will be conducted to identify comparable housing that is decent and sanitary; the survey will start in the surrounding area of the current 40 units and expand until the housing is found; displaced residents will receive a list of referrals and receive benefits that include packing and moving assistance up to a 50 mile radius; assistance to pay a higher rent is also available; all residents will receive a 90 day notice to vacate and can choose to leave immediately or wait until the 85th day if that is their choice;

Karen Brindley, Planning Manager: Responded to Commissioners inquiry how the City accounts for affordable housing needs by indicating the State has a new reporting system that will be effective this April to identify new projects that were submitted and the number of units approved. When the units come online the City allocates them based on the income levels they are restricted at.

PUBLIC COMMENTS

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Brian Gallo, Mariposa resident: Stated he and the other residents are concerned about being moved so far away from his current place of residence; the additional buildings are going to cause traffic issues; reducing the size of the patios and storage will create crowding; there is not enough parking; the schools cause a lot of traffic issues and overpopulating the schools is not the answer; repairs haven't been done to his leaking roof in the past three to four years; noise can be heard right now from the houses and noise will be heard from the new parking lot.

Sergio Carrillo, Mariposa resident (speaks Spanish and Lidia Balderas is his translator): Concerned about the traffic that schools cause and that the traffic blocks the one entrance and exit of the current 40 units so no one can get through; the additional traffic from the new units will affect the freeway, surrounding streets and the university; it took him 5 years to get an application in to the low income homes and only giving residents 90 days to leave is not enough time to reapply, check credit scores and income.

Lidia Balderas, Mariposa resident: lives next to the park and can hear normal, everyday noises from the houses even with her windows closed; 171 parking spaces is not enough for the all of units, handicap and visitor parking; currently a student at Palomar College and concerned about traveling long distance to commute back and forth to a community college if she has to relocate.

PUBLIC COMMENTS CLOSED

PUBLIC HEARING CONTINUES

Chairman Norris: Asked Affirmed Housing Group and their consultants to address the issues the residents have.

Art Perez, Relocation Consultant: Addressed the issue with being moved so far away; residents in the 40 units being displaced are eligible for moving expenses up to 50 miles if they choose; the relocation team will meet with each resident to identify their particular needs and address them with trying to keep them as close as possible in the surrounding area; some units in the adjacent building may become available; relocation assistance which is rent differential for up to 42 months is available to cover any rent that is higher than what residents in the current 40 units are paying now.

Planning Commissioner discussions included: How many families living in the 40 units has the relocation team met with; where is the funding assistance coming from; concern with the low availability with rental property in the city; encouragement to Affirmed Housing to be aggressive with meeting with the residents as soon as possible and finding homes for the families in the 40 units being displaced.

Jimmy Silverwood, Affirmed Housing Group, Inc.: Commented that the funding of the assistance is coming from Affirmed Housing and partnering with the City of San Marcos; previous relocation consultant from a few years ago disappeared and since hiring Art Perez and his team, a new plan has been put in place and meeting with the residents; will get information from resident Brian Gallo and look into why his roof

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has not been repaired; tax credit committee required increase of density on site in order to place a standstill on the regulatory agreement currently in place.

PUBLIC HEARING CLOSED

Planning Commissioners discussions included: Discussed the parking issues; thanking Affirmed Housing for bringing additional affordable housing to the community; be more prepared with answering questions at the Council Meeting; happy to see the horizontal and vertical articulation and the roof pitches and not making this project look like North City and Anden as there is a time and place for that.

ACTION ON MOTION #1:

COMMISSIONER FLODINE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL ON RESOLUTION NO. PC 19-4764 A MULTIFAMILY SITE DEVELOPMENT PLAN TO INCLUDE PROPOSED REVISIONS TO CONDITIONS J20 ON PAGE 11 AND CONDITIONS M11 ON PAGE 18, REGARDING THE KEEP CLEAR ZONE. MOTION ALSO INCLUDES APPROVAL OF MITIGATED NEGATIVE DECLARATION WITH TWO TEXT CLARIFICATIONS TO MITIGATION PF-4 AND REC-1 AND SECONDED BY COMMISSIONER CRAIN AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES: COMMISSIONERS: NUTTALL, MATTHEWS, OLEKSY, NORRIS, FLODINE, MUSGROVE, CRAIN
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

ACTION ON MOTION #2:

COMMISSIONER FLODINE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL ON RESOLUTION NO. PC 19-4765 A TENTATIVE PARCEL MAP TO INCLUDE PRIOR MENTIONED MITIGATED NEGATIVE DECLARATION APPROVAL AND REVISIONS TO MITIGATED MONITORING PROGRAM AND SECONDED BY COMMISSIONER OLEKSY AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

AYES: COMMISSIONERS: NUTTALL, MATTHEWS, OLEKSY, NORRIS, FLODINE, MUSGROVE, CRAIN
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

Planning Manager Brindley: Asked for clarification that the motion for the MSDP does include the density bonus as indicated in the title.

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Commissioner Flodine: Confirmed yes.

PLANNING MANAGER COMMENTS

Planning Manager Brindley: Updated Planning Commissioners that the El Dorado II project that came before them in December has been approved by the City Council and that project was also an affordable housing project that consists of 84 units; indicated where some resources are available on the City's website to review projects and referred Planning Commissioners to look on the City's website at the link for Major Development Projects and to forward any questions about projects they receive from the public to City staff; also provided other online resources for the Commissioners to view regarding government policy and what the Planning Commission and City Planning staff are tasked with; referred the Planning Commissioners who are attending the Planning Commissioners Academy to a link available for material on the power point presentations.

ADJOURNMENT

At 9:13 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

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