



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY APRIL 01, 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 Carroll led the Pledge of Allegiance to the Flag.

### **ROLL CALL**

The Secretary called the roll:

PRESENT: COMMISSIONERS: MINNERY, MATTHEWS, NUTTALL, NORRIS, CRAIN, MUSGROVE, CARROLL

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: OLEKSY, FLODINE

Also present were: Planning Manager, Karen Brindley; Deputy City Attorney, Avneet Sidhu; Associate Planner Art Piñon; Senior Civil Engineer, Lewis Clapp; Senior Office Specialist Gina Henderson

### **ORAL AND WRITTEN COMMUNICATIONS**

NONE

### **CONSENT CALENDAR**

#### **1. APPROVAL OF MINUTES, 03/04/19**

##### **Action:**

COMMISSIONER MATTHEWS MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER MUSGROVE. MOTION CARRIED BY A UNANIMOUS VOTE.



## **CONSENT CALENDAR**

### **2. Project No.: SC19-0003**

**Applicant:** North City University One, LLC

**Request:** The Planning Commission will review proposed Substantial Conformance Review to modify the screening design of the western elevation of the Extended Learning Building (ELB) parking structure approved under Conditional Use Permit (CUP) 17-0005 located east of June Way between Barham Drive and North City Drive in the University District Specific Plan Area (SPA).

**Environmental Determination:** The project remains within the scope of the Final Environmental Impact Report (FEIR) for the University District Specific Plan and 2017 Addendum to the FEIR (State Clearinghouse No. 2008101083) for the University District Specific Plan pursuant to the California Environmental Quality Act (CEQA).

**Location of Property:** West of future June Way between Barham Drive and future North City Drive in the University District Specific Plan Area, more particularly described as: Portion of Lots 11, 12, 13, and 14 of Map No. 16246, in the City of San Marcos, County of San Diego, State of California, as filed in the Office of the County Recorder of San Diego County, December 27, 2017, of Official Records.

**Assessor's Parcel Numbers:** 220-202-60-00, 220-202-61-00, 220-202-620-00, and 220-202-63-00.

**Associate Planner Piñon:** Presented the staff report and PowerPoint presentation of the Extended Learning Building (ELB) proposal to modify the approved screening design of the western elevation of ELB parking structure approved under Conditional Use Permit (CUP) 17-0005 (Resolution PC 17-4662); currently the 132,733 square foot ELB and a 221,414 square foot parking structure adjacent to the ELB are under construction; both are located north of Barham Drive, south of future North City Drive, west of Campus Way, and east of future June Way; the subject parking structure façade is located adjacent to future June Way facing the west and includes a pedestrian bridge that links Cal State San Marcos to the project site; normally the Planning Division Manager reviews and approves Substantial Conformance Reviews, however due to the high profile nature and visibility of this project it was determined to elevate it to the Planning Commission for consideration; the approved screening consists of corrugated metal panels with colored bands that project off of the building and partially screened openings on the parking structure; since approval the applicant has found an alternative design they believe is more desirable and can be replicated on other parking structures within the district; the new screening consists of 29 three dimensional hexagonal aluminum metal frames that use a highly tension polyester micromesh; screening designed to create an interesting dynamic look to the structure; board with sample materials presented.

**Gary Levitt, North City University One, LLC:** Shows pictures of the proposed parking structure design and explains to the Commissioners what they are looking at; new design has a great visual impact with a 3-D image; aluminum and mesh material requires less maintenance; light weight and low maintenance; no change in the safety design of the parking structure, this is a visual change only.



**Planning Commissioner discussions included:** concern with harmonic sound from wind blowing; classic timeless design; improvement to previous design; curious if other structures that will have this design; north and south side of the building is plain, hoping this design will be there as well; inquired when the parking structure, bridge, and street will be open to the public.

**Gary Levitt, North City University One, LLC and Eric Lindebak, Safdie Rabines Architects:** Other structures built with this design have not experienced any harmonic sound from the wind blowing; plans are in place to build future parking structures with this design; this will identify to people driving in the neighborhood where the parking structure is located; temporary facades will be placed on the south side of the structure until permanent buildings go up and block the side view; the north side of the structure will have the approved design material; the future building on the north side will not be attached to the parking structure; June Way and North City Drive to open sometime in May; rain impacted schedule; whole project estimate completion is end of August.

*Action:*

COMMISSIONER MATTHEWS MOVED TO APPROVE CONSENT CALENDAR ITEM #2 AS PRESENTED; SECONDED BY COMMISSIONER MINNERY. MOTION CARRIED BY A UNANIMOUS VOTE.

**PUBLIC HEARINGS**

**2. Project No:** TA19-0001

**Applicant:** City of San Marcos

**Request:** The Planning Commission will review proposed amendments to the San Marcos Municipal Code, Title 20 to Flood Damage Prevention Overlay Zone (Chapter 20.255) and Variances (Section 20.525.070 and 20.525.090) to be compliant with current National Flood Insurance Program (NFIP) requirements.

**Environmental Determination:** A Notice of Exemption (EX19-009) 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 Section 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:** Citywide

**Assessor's Parcel Number:** N/A

**Senior Civil Engineer Clapp:** Presented staff report and PowerPoint presentation for recommending approval that the City Council adopt an ordinance amending certain provisions under Title 20 of the San Marcos Municipal Code for flood zone impacted properties within the City of San Marcos and find the project Categorically Exempt from the California Environmental Quality Act (CEQA); as a member of the National Flood Insurance Program (NFIP) the City of San Marcos staff meets periodically with a Federal



Emergency Management Agency (FEMA) representative to discuss the City's involvement in the program and evaluate the City's regulatory efforts for floodplain management and administrative practices and procedures; the latest meeting in August, 2016 resulted in minor updates to the City's Floodplain Management Program; updates included adding definitions and clarification language related to Variance procedure in the City's Municipal Code regarding Floodplain Management; updates identified in the Flood Damage Prevention Overlay Zone (Chapter 20.255) include the addition of three definitions in Section 20.255.170 to define "Manufactured home", "Manufactured home park" and "Recreational vehicle" to match FEMA model Ordinance; the changes do not materially change the development requirements or Variance procedures related to floodplain management.

**Planning Commissioner discussions included:** No questions from the Commission; straight forward request to update the Municipal Code.

## **PUBLIC COMMENTS**

**No Public Comments presented**

### **Action:**

COMMISSIONER MATTHEWS MOVED TO APPROVE RESOLUTION NO. PC 19-4769, Project TA19-0001, AND RECOMMENDING CITY COUNCIL APPROVE TITLE 20 FLOOD DAMAGE PREVENTION OVERLAY ZONE (CHAPTER 20.255) AND CEQA EXEMPTION (EX 19-009) AND SECONDED BY COMMISSIONER CARROLL. MOTION CARRIED BY A UNANIMOUS VOTE.

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

## **OPEN PUBLIC HEARING**

## **CLOSED PUBLIC HEARING**



### **PLANNING MANAGER COMMENTS**

**Planning Manager Brindley:** Commented that several members of the Commission attended the League of City Planning Commissioner Academy last March, and asked if any of the Commissioners who attended the academy would like to share their experience to the Commissioners who were not able to attend; tentatively Mission 24 project will be presented on the June 3 Planning Commission hearing, a General Plan Amendment to change land use from neighborhood commercial to multi-family residential to accommodate proposed development of 24 condominiums; there may be an item in the month of May.

### **PLANNING COMMISSIONERS COMMENTS**

**Commissioners Matthews, Musgrove, Norris:** Found the academy to be educational on multiple levels; enjoyed the interaction between other Planning Commissioners in other parts of the state, and learn their experiences; Planning Commissioners in other jurisdictions are appointed for 4 years to give the Commission more time to work together; enjoyed the mock Planning Commission meeting, which was fun and captured everyone's attention; appreciated being able to attend.

### **ADJOURNMENT**

At 6:58 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