



MINUTES

Regular Meeting of the Planning Commission

MONDAY JUNE 03, 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

Chair Norris led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: MATTHEWS, OLEKSY, NORRIS, FLODINE, CRAIN, CARROLL

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: MINNERY, MUSGROVE, NUTTALL

Also present were: Planning Manager, Karen Brindley; Planning Manager Joe Farace; Assistant City Attorney, Wendy House; Associate Planner Art Piñon; Associate Planner Sean del Solar; Senior Civil Engineer, Lewis Clapp; Senior Office Specialist Gina Henderson

ORAL AND WRITTEN COMMUNICATIONS

Angela Hanson, intern working for Larry Wilske: Larry Wilske is a former Master Chief having served with the Seal Teams and candidate for the 50th Congressional District. She wanted to share news about their campaign. Mr. Wilske was recently in D.C. at the National Policy Council Conference and was able to establish strong supporters. He met with National dignitaries to educate them on the overall plan for this campaign. We come to these meetings to bring visibility of the work we are doing for this campaign and to create relationships and hope that we have opportunities to work together in the future for the needs of our community. We are here to assist. As Mr. Wilske says, "One team, one fight."

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 04/01/19

Action:

COMMISSIONER CRAIN MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER MATTHEWS. MOTION CARRIED BY THE FOLLOWING ELECTRONIC VOTE.

AYES: MATTHEWS, NORRIS, CRAIN, CARROLL

NOES: NONE

ABSENT: MINNERY, MUSGROVE, NUTTALL

ABSTAIN: OLEKSY, FLODINE

2. Planning Manager Comments

Karen Brindley, Planning Manager thanked the Commission for allowing her comments to be said during the beginning of the meeting. She discussed some transitions that will affect the Planning Commission. In March at the City Council Goal Setting Session, it was directed to staff to provide a comprehensive General Plan update. The project will also include updating the housing element as well as the zoning ordinance. The overall intent is to evaluate the current General Plan which was adopted in 2012. In light of major changes that have occurred, the adoptions and components need to be addressed, which include but not limited to, the overall environment as it relates to State Legislation regarding housing, changes in the commercial and retail market. Looking at new tools for analyzing and addressing traffic issues as well as major reviews of Specific Plans in how they could or should be synthesized to more consistent with one another. In light of this specific project, some steps have been put in to place. The City Council has authorized the placement of a General Plan Advisory Committee. The Council has not formulated the appointments yet. That will be coming in the next few weeks. Most importantly to the Commission here, there is the restructuring of the Planning Division. The Planning Division has been reorganized to include both a Current Planning and well as an Advanced Planning section. I have been tasked with leading the Advanced Planning section as well as being the project manager for the General Plan update. What goes along with that is the housing element and zoning ordinance updates. After the Climate Action Plan has been adopted, I will head up the implementation of that plan. What typically follows with the Advanced Planning functions would be updating long range policies and ordinances. Joe Farace has been promoted to Planning Manager of the Current Planning section and he will serve as the Planning Commission liaison effective today. He will provide the briefings to you as well and provide the management representation at these meetings. Joe comes to this position with a wealth of planning and management experience and will provide great leadership to the current planning team. You will also see Wendy House at the end of the Dias; she is the Assistant City Attorney and will now be representing the Planning Commission here. We welcome Wendy to the Planning Commission. In closing, I would like to express my respect and appreciation for all that you as Commissioners do for the San Marcos community. Welcome Wendy and Joe and that concludes my comments.

PUBLIC HEARINGS

3. Project No: CUP18-0010

Applicant: Urban Villages San Marcos, LLC

Request: The Planning Commission will review proposed Conditional Use Permit to allow the construction of a 28,200 square foot entertainment/recreation use (rock climbing gym) on a 0.99 acre property in the University District Specific Plan (UDSP) area.

Environmental Determination: The project is within scope of the Final Environmental Impact Report (FEIR) for the UDSP and 2017 Addendum to the FEIR (State Clearinghouse No. 2008101083) for the UDSP pursuant to the California Environmental Quality Act (CEQA).

Location of Property: 285 Industrial Street, more particularly described as Parcel 1 of Parcel Map 21264 as Recorded 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.

Assessor's Parcel Number: 220-202-32-00

Art Piñon, Associate Planner: Presented staff report and PowerPoint presentation for recommending approval of a Conditional Use Permit to construct a 28,200 square foot rock climbing gym on a 0.99 acre vacant property located at 285 Industrial Street in the University District Specific Plan (UDSP) Area. The project site is located within the Mixed Use Building A and Adaptive Re-Use area of the UDSP regulating plan. Per the UDSP, a rock climbing gym is considered to be an "entertainment/recreation" use and requires approval of a Conditional Use Permit. The proposed 28,200 square foot rock climbing facility will be operated by Mesa Rim Rock Climbing Gym. Hours of operation for the facility are Monday through Sunday, from 6:00 a.m. to 11:00 p.m. The floor plan of the facility consists of a two-floor layout. The first floor contains a rope climbing area with a 50-foot tall climbing wall, retail space, gym, locker rooms, and a yoga studio. The second floor will contain a bouldering area (rope less climbing area), office space, and balcony area viewable to the first floor. The proposed building is unique, well designed, and accomplishes this objective by incorporating ways and focal points; and bronze metal details such as columns, window trim, and gooseneck light fixtures. Large rollup windows have been placed on the 2nd floor facing the west to provide an open feel and appearance to the building. Window in the building are asymmetric in shape and position, and have been specifically designed to provide a unique look to the building and work with the interior arrangement of the climbing walls, providing the perfect light patterns along the climbing wall surfaces to maximize and enhance the climbing experience. The height of the building is 60 feet which complies with the UDSP Adaptive reuse building height standards. All rooftop mechanical equipment will be screened with a screen wall made of the same metal panels as the building. The roof will contain solar tubes to provide natural light into the space and will also be plumbed for solar panels which will be installed at a later time. The entrance of the building faces the west and is connected with a new park area which serves as an extension of the existing paseo adjacent to Urge. The park also connects to the outdoor dining and bocce ball court area for Urge. Per the UDSP, the project requires 1 parking stall for every 500 square feet of leasable space for non-residential uses, which includes entertainment/recreation uses. Based

on the square footage of the building, the project requires 56 parking spaces. The 56 parking spaces are provided in the parking structure located west of Urge, north of Block C, and south of PIMA. Connecting the project site to the parking structure is an Americans with Disabilities Act (ADA) compliant pathway which runs from the building entrance, through the new park area and existing paseo along the Urge restaurant frontage, to the parking structure.

Applicant, Darren Levitt and owner of Mesa Rim Rock Climbing, Ian McIntosh: Continued with the presentation, indicating the previous building did not work for their design and that the new design of the building is simple and bold and stays true to the vision of the businesses on the street. Mesa Rim and the paseo have been designed to integrate with the Urge Common House, strengthening the adaptive use of the area. Over ten years in business and have 4 locations that include 3 in San Diego and 1 in Reno, Nevada. We have 170 employees and around 7,000 members across San Diego County. We are a climbing gym, but offer a full yoga schedule, fitness area with fitness classes offered throughout the day, and social spaces. What we do revolves around climbing, but we are fulfilling a fundamental need for healthy recreation. All of our gyms include sports climbing which is rope climbing on tall walls, bouldering that is over shorter walls and have a padded gymnastic type of flooring, and speed climbing, which are now Olympic sports in the 2020 Olympics in Tokyo. Programs are offered from beginner to elite. North City will be our fifth location and will be the most advanced and modernly designed climbing facility in the State of California. We will be bringing 30 new jobs to San Marcos, with probably another 10 to 15 the following year. 17% of our customer base lives in North County. We have an ongoing partnership with Cal State with their physiology department. This location and the live work culture of North San Diego is the perfect match for our demographic and North San Diego is an action sports hub of all Southern Californians who are excited to have one of the flagship locations here.

Jim Neri, Landscape Architect: Added to the presentation that there is an elevation change between the proposed climbing gym and Urge Gastropub below. There is 16 feet of grade change and 40 feet of paseo width. It will be a challenge but unique opportunity to create something special within that space. We want to create a path that will allow patrons from the Gastropub access up to the climbing gym and vice versa, as well as create something for the general public. Right now it's a dead end and we want to create connections. The path will be ADA accessible. The path will have fabricated climbing boulders like the ones at playground, trees and a lawn that will create a space for groups to have yoga classes outside, to stretch, to play, or run the dogs. We would be creating a fitness paseo instead of just a dead end.

Planning Commissioner discussions included: Concerns about current heavy congestion on Barham because it's a feeder in the center and how the traffic issues will be mitigated, when the building will be constructed, and concerns with the parking; how is the parking system calculated; having a master plan in place to allocate parking; having the paseo look similar to what is already there in the surrounding area; safety measures available to make sure someone not experienced climbs a more advanced wall and gets hurt; is the facility membership only or are walk-ins allowed; ADA parking is about 800 feet from the front door; how are deliveries and special events coordinated; are there plans for a PV system; will there be discounts for students; there are plans to add electric vehicle charging stations; there will be adequate lighting in the paseo for patrons to be safe when walking to and from the building and parking structure.

Applicant, Darren Levitt and owner of Mesa Rim Rock Climbing, Ian McIntosh: North City Drive is currently under construction and should be opening soon which will give a new entrance to the area to help alleviate some of the traffic. North City Drive will be the primary entrance to the proposed location. The goal is to be open before the 2020 Olympics. The parking stalls stated is what is required of us to provide. The Extended Learning Center parking garage has 704 parking spots that is shared parking between us and Cal State San Marcos. Of the 700 spaces roughly 200 of those spots are 24/7 use for us. 500 of those spots are for Cal State use, but after hours which are peak hours for Mesa Rim, including the weekends we have a shared agreement with Cal State where we have access to roughly another 300 spots. There will be clear direction on how the spots are allocated in that parking garage. The decorative pavers we add will match what Urge has and it will tie in to look like one project. Members have to either take a class or be certified to use the different levels of the climbing walls. Liability waivers have to be signed and minors have to be with an adult. The business is primarily membership-based, but walk-ins are accepted and appointments are highly encouraged to make sure staff is available because lessons have to be given for the climber to be certified before being allowed to participate. ADA parking that is proposed is the closet available and we are within the requirements. Opportunities for drop offs are available. A private driveway is open to Industrial Street. Drop offs and deliveries can be done at the front door. Bollards prevent vehicles from driving on the paseo but can be removed by the City when necessary. A cost analysis plan is in order to evaluate solar in the future. The building is plumed to accept PV. Discounts will be available for students and we are working with Cal State on what types of discounts to offer as well as creating climbing clubs. Currently there are 15 ports for electric vehicles in the parking structure. Lighting on the paseo is planned. Lights will be all along the path and in front of the building. The area will be very well lit. A lighting plan is included in the plan packet on page A 5.1

PUBLIC COMMENTS

Marlene Walder, resident of San Marcos: Is for the project, but has safety concerns with parking and Industrial Street. The college kids are parking illegally on Barham and in the church. The delivery trucks cannot back in because cars are illegally parked on that street. ADA parking is not close enough and walking 800 feet is hard, especially for someone with a bad leg. The parking lot is being used by people who shouldn't be in there, such as the students. An ambulance couldn't get down Barham because a delivery truck was blocking the street, due to having issues with turning around because of all of the cars parked on the street. The street is not wide enough. There is no place for delivery trucks or garbage trucks to turn around. They all have to back straight out, which blocks the road. If another building is going in then consider the parking issue. There has to be separate access for deliveries and Uber or Lyft drivers.

CLOSED PUBLIC HEARING

Planning Commissioner discussions included: The need to address the constant complaints about students parking where they shouldn't; the residents off of Twin Oaks have to pay for a permit to park because of an issue that is being caused by students; what kind of action needs to be taken to come to a

resolution? Asked Mesa Rim if ADA parking can be placed closer; asked if evergreen trees can be planted on the side of building facing Industrial Street, instead of just corrugated metal panels showing; will discounts be offered to high school students as well.

Lewis Clapp, Senior Civil Engineer: The City has implemented limited time parking to prevent student use. Parking Enforcement staff does make regular trips to the areas to address the issues.

Applicant, Darren Levitt: Will discuss with City staff to come up with some solutions for closer ADA parking. With regards to students parking in our garage when they shouldn't; we are aware of the issue and have posted signs that we tow. We give warnings before towing and keep track of their license plates. When we witness the parking and drivers walking up to the university, after they have received their warning, we move forward with towing. There are multiple ways we can address this; we can have foot patrol that does the chalk marks, there are apps like pay by phone that the campus can implement and the Extended Learning Center building will have license plate recognition, and the University will have their trucks driving around taking photos. If they see a vehicle parked where it's not supposed to be, it will be noticed or towed. We take students parking illegally very seriously and when we can fight it we will. The trees being planted are evergreens. Yes, our intention is to offer discounts to the high school students as well.

Action:

COMMISSIONER FLODINE MOVED TO APPROVE RESOLUTION NO. PC 19-4781, Project CUP18-0010 AND SECONDED BY COMMISSIONER OLEKSY. MOTION CARRIED BY A UNANIMOUS VOTE.

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

4. Project No: GPA18-0003, R18-0003, TSM18-0002, MFSDP18-0002, and V18-0001

Applicant: Hall Land Company, LLC.

Request: The Planning Commission will review proposed General Plan Amendment (GPA18-0003) to change the General Plan land use designation from Neighborhood Commercial (NC) to Medium Density Residential 2 (MDR2); Rezone (R18-0003) to change the zone from Neighborhood Commercial (N-C) to Multifamily Residential 3 (R-3-10); Tentative Subdivision Map (TSM18-0002) to dedicate right-of-way and create twenty-four (24) condominium ("townhome") units; Multifamily Site Development Plan (MFSDP18-0002) which will guide the orderly development on the project site; and Variance (V18-0001) to allow the reduction of special setbacks on E. Mission Road.


Environmental Determination: Mitigated Negative Declaration (ND18-004) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: 1210 E. Mission Road, more particularly described as Parcel A of Parcel Map No. 6024, filed in the Office of the County Recorder of San Diego County on June 8, 1977, being a division of a portion of lots 1, 2, and 4 in block 3 of Bennett Orchard Estates, Unit No. 1, in the City of San Marcos, in the County of San Diego, State of California, According to Map thereof No. 2065, filed in the Office of the County Recorder of San Diego County, on October 17, 1927.

Assessor's Parcel Number: 226-071-07-00

Sean del Solar, Associate Planner: Presented staff report and Power Point presentation for recommending approval to City Council the adoption of a Mitigated Negative Declaration (ND18-004), approval of a General Plan Amendment (GPA18-003), Rezone (R18-0003), Tentative Subdivision Map (TSM18-0002), Multifamily Site Development Plan (MFSDP18-0002), and a Variance (V18-0001) to allow for the redevelopment of a neighborhood commercial property with twenty-four (24) new residential condominium units. The project site is a 1.52 acre property located at 1210 E. Mission Road. The project site is currently developed with a 6,915 square foot vacant retail bank building, a parking lot, and ornamental landscaping that has largely perished, with the exception of twenty-two (22) mature trees. The existing site is accessed from two (2) driveways, with primary access provided on E. Mission Road and secondary access provided on Avenida Chapala. The site has no access to the adjacent commercial center. The proposed project would demolish the existing building and remove all other improvements (i.e., parking lot, landscaping, etc.) and redevelop the site with a twenty-four (24) unit residential condominium development consisting of four (4) 2-story buildings with each building comprised of 6-attached "townhome" units; fifty-six (56) onsite parking spaces; onsite recreational amenities that include a dog "park" area, playground "tot lot," and covered picnic area with barbeque grill; and a four (4) foot dedication of right-of-way on Avenida Chapala with street improvements to allow parking along the project frontage. Currently, no parking is allowed on this side of the street. The condominium units will feature in unit 2-car garages and private recreational space (i.e., patios/front yards) that will vary in size from 260 square feet to 994 square feet in area. Landscaping throughout the project will consist of a mixture of trees, shrubs, and ground cover to enhance the proposed buildings and screen walls. Although twenty-two mature trees will be removed from the site, the project would install a minimum of sixty-five (65) new trees throughout the site and along both E. Mission Road and Avenida Chapala. A six (6) foot high block wall with pilasters and varying colors of block will border the south (E. Mission Road) side of the perimeter of the project. This wall will provide privacy for the ground floor of the project and reduce offsite noise. The wall will also utilize climbing vines, shrubs, and trees on the outer perimeter to further enhance the public appearance and deter vandalism. The walls are also required to have anti-graffiti coating. On the east (commercial center) side of the project, a similar block wall will be used to enclose the project. The wall will sit on top of a small retaining wall as high as three (3) feet, so the wall may have an outward height of between six (6) to nine (9) feet. A twenty (20) foot water/sewer District easement bisects the property from east to west, going under the common recreational amenities and out to Avenida Chapala. The east side perimeter wall will include an ornamental iron gate over the easement, to provide the required unrestricted access. An internal retaining wall on the north side of the project will vary from two (2) to five (5) feet in height and will utilize natural colored split face cement block.

Project Planner with CCI, Terry Mathew: Continued with a Power Point presentation to describe their



project. The sound wall will be built along Mission Road; the dog areas are located in the front and back of the property; the open space is about 3800 to almost 4000 square feet; each unit will have two car garages and individual patios; every garage door will have a glass light in it so the HOA can monitor the garages to make sure they are not being used for storage as the residents are required to park their vehicles in the garages; 48 parking spaces from the garages and 8 guest parking spots meets the code requirements for this project; traffic study showed that residential will contribute to 192 trips and the commercial site would contribute to more than 2000 trips everyday; this project will reduce traffic in the area by 91 percent; the project will have solar panels; energy star appliances; each garage will be pre-wired for EV charging stations of both 120 and 200 volt for particular needs; smart and programmable thermostats; LED lighting in both inside and out, and no fire places. The development will blend very well with the adjacent neighborhood; it will reduce green house gasses and reduce traffic in the area; and provide additional housing in San Marcos.

Planning Commissioner discussions included: Concerns that the development is next to the Stater Bros. center and that delivery trucks will be driving by the front doors of the units on the east side and that the wall will not be tall enough to reduce the noise; parking allowed on Avenida Chapala Road with the City removing the red stripe to allow more parking; any negative remarks from the public in the workshop regarding adding parking on Avenida Chapala; any restrictions with 24/7 parking on Avenida Chapala; having only 48 parking spots available to include guest parking; the number of ADA units available; when PV will be installed; will residents own or lease the PV; electric charging available in guest parking spaces; project schedule; will there be a turn lane on Mission or blind spots; the projects eastern boundary is a solid block wall and there are concerns about tagging because there is no landscaping indicated on the plans for the wall facing the less appealing area of the shopping center in a parking lot; the gate being used for access for the water district is in a park and the gate is a tube steel gate facing the back of the restaurant and a dumpster; would prefer a non-transparent gate; can climbing vines be planted in front of the wall on the side of the shopping center; who is responsible for maintenance of the wall on the east side. Put in conditions that the gate for Vallecitos has to be a different material other than what's currently described and the type of material can be decided by the Planning Manager.

Project Planner, Terry Mathew: The wall on the east side will be a maximum of 6 feet tall per City requirements; the height of the other wall is also 6 feet tall, but the slope is higher and overall the wall will appear to be taller; each unit will have a two car garage and that equals 48 spaces, then an additional 8 spaces will be available for guest parking, totaling 56 parking spaces. There are 3 ADA units available; PV will be installed during construction and a cost analysis needs to be done to figure out the benefits of residents owning or leasing the PV. Electric charging stations will not be available in guest parking because per code ADA parking has to be available and we would lose space for parking on site, so we opted to provide electric charging stations for only the residents. Construction should start late 2020 and open 2021, about 18 to 24 months depending on how long the process takes. The traffic report didn't indicate that one was needed because of the estimated amount of traffic in that area. A sight study was not done on that particular area, but there was nothing indicated in any of the reports that blind spots were going to be a problem on Mission. The developer will look into making that gate more decorative. The City indicated that we must use anti-graffiti paint on the block walls and work with the Home Owners Association to make sure that any graffiti on the wall doesn't stay there. The shopping center does have

some low shrubbery growing and in time will grow to cover the wall. The planter facing the shopping center belongs to the shopping center owners.

Lewis Clapp, Senior Civil Engineer: Parking will be allowed on Avenida Chapala in the wider areas as you drive further up;

Sean del Solar, Associate Planner: There was no negative feedback from the public, only positive regarding adding parking on Avenida Chapala. The parking areas will be calculated and determined when the street improvement plans are submitted and depending on the amount of linear feet available away from driveways and depending how the transition works on the north side of the property. Parking will not be marked; therefore, if someone parks unusually, it can disrupt the space available for parking. Per the Municipal Code for parallel parking, length is 22 feet which is greater than the standard 18 foot for a parking space to allow maneuvering to get in and out of a space. There are no time restrictions planned for the project, however the 72 hour street parking time limit, per the Municipal Code, will be used.

Sean Santa Cruz with Hallmark: There is some history with the commercial owner and the owner of the bank where our proposed property wants to be built. An agreement couldn't be made with the two owners and we couldn't buy the portion of the property with the planter. So on our side of the wall we can plant the vines and let them grow over the wall; the HOA is responsible for maintaining the wall on the east side.

PUBLIC COMMENTS

Kenneth Liddle, resident of San Marcos: I live on Avenida Chapala in the community across the street of the proposed development. On behalf of myself, my roommates, member of my community and neighbors, I am voicing my disagreement about this project. The development is going to be homes selling for half a million dollars and doesn't speak to the needs of the community. We should have affordable housing and places for people to meet and congregate. There are concerns of construction noise for 18 months that people across the street and directly above the hill have to deal with. Parking is an issue. The area from Avenida Chapala to Mission is already small and allowing parking on the street will encourage drivers to hit the parked cars, as there is a high accident rate on that street. 48 parking spaces and 8 guests parking is not going to cover the needs for 3 to 4 bedroom homes. They will flood the streets with parking and parking is already problematic on that stretch of road. I know because I live directly across the street and see the empty bank from my living room. The foot traffic through the lot is incredibly high and when the wall is built people will have to walk along Mission, which has heavy traffic and potentially dangerous, in order to gain access to the shopping center and restaurants. People will attempt and be successful with using that gate in order to gain access because they don't have the desire to go around.

CLOSED PUBLIC HEARING

Planning Commissioner discussions included: Can see potential road hazard on Avenida Chapala and maybe some red curbing can help to keep people from parking so close to Mission; clarify if there is currently no parking on Avenida Chapala;

Applicant, Matt Simmons with Hallmark Homes: The reason a specific amount of parking has not been designated on Avenida Chapala is that the full improvement plans will be considering a safe motion making that right corner on to the site before allowing the parking to start. So we didn't want to call out the distance from the current corner to our driveway. The improvement plans will dictate the spaces available. Staff will be reviewing those plans to insure that corner is made safely. A safe zone will also be needed to get in the driveway which will reduce the amount of space available for parking on the street. The sidewalks will also be a safe means of travel for people to get to the shopping center.

Lewis Clapp, Senior Civil Engineer: To add briefly regarding cars pulling in and leaving the intersection. Typically behind the curb return is a dimension based on classification of road and what those curb radius' are is between 10 to 20 feet that all gets reviewed with the actual submittal of the improvement plans and will there be signs or painted as appropriate to make sure cars leaving or entering that intersection have ample space and not conflict with a parked car.

Sean del Solar, Associate Planner: There is currently parking on the west side of Avenida Chapala where the existing multifamily homes are and not on the project frontage.

Action:

COMMISSIONER CARROLL MOVED TO APPROVE TO CITY COUNCIL RESOLUTION NO. PC 19-4782, Project GPA 18-0003, RESOLUTION NO. PC 19-4786, Project R 18-0003, RESOLUTION NO. PC 19-4783, Project TSM 18-0002, RESOLUTION NO. PC 19-4785, Project MFSDP 18-0002, RESOLUTION NO. PC 19-4784, Project V 18-0001 to include the projects Mitigated Negative Declaration ND 18-004 with the condition that the gate for Vallecitos Water District not be transparent but to be of a solid material AND SECONDED BY COMMISSIONER MATTHEWS. MOTION CARRIED BY A UNANIMOUS VOTE.

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

PLANNING MANAGER COMMENTS CONTINUED

Planning Manager, Joe Farace pointed out that at the May 14, 2019 City Council Hearing, an item that went before the Planning Commission regarding the Mariposa 100-unit affordable housing apartment complex located in the Richmar neighborhood was approved. There will be a Planning Commission meeting on

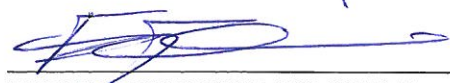
June 17, 2019 and there are two items scheduled on the agenda, a Tentative Subdivision Map for the former Sears site located on San Marcos Blvd. next to Restaurant Row, and a CUP time extension for the Club Tropics project located on the east side of town off of Nordahl. SDG&E has put in a request to the CPUC to put in new transmission lines that will run from the San Marcos substation down south through Rancho Santa Fe Road through San Elijo, then through the county property over to Escondido. City staff, in conjunction with the City Council, prepared a resolution requesting City staff prepare a letter to the CPUC, which we did, on the Mitigated Negative Declaration that the CPUC had out for public review. We commented that the analysis wasn't adequately prepared and that there were significant issues that were inadequately addressed. We requested the CPUC to prepare an Environmental Impact Report (EIR) for that project. The CPUC did receive that letter. At the May 14th Council Meeting, there were about 30 speakers that spoke about their concerns with the new and replaced transmission lines that will be taller than the existing lines. We will keep you informed of their decision. That concludes the Planning Manager's report.

PLANNING COMMISSIONERS COMMENTS

Commissioners Carroll, Crain, Norris: Commissioner Carroll will not be here in two weeks due to military orders. Commissioner Norris will be on vacation and will not be able to attend the next meeting on the June 17th. Regarding the Council's recent adoption to send a letter to SANDAG opposing the repurposing of funds away from freeway projects, the letter is supported but we oppose repurposing those funds. The funds were voted by the people back in 2004 to work on freeway projects. If the director of SANDAG wants to repurpose those funds, then it should be brought forth to a new election for a fair and democratic process. We are making steps and progress in the City to provide affordable housing.

ADJOURNMENT

At 8:44 p.m. Chairman Norris adjourned the meeting.


ERIC ELODINE, VICE CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:


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