



MINUTES

Regular Meeting of the Planning Commission

MONDAY AUGUST 05, 2019

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

CALL TO ORDER

At 6:35 p.m. Planning Commission Chair Norris called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Flodine led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: NUTTALL, OLEKSY, NORRIS, FLODINE, MUSGROVE, CARROLL

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: MINNERY, MATTHEWS, CRAIN

Also present were: Planning Manager Joe Farace; Assistant City Attorney Wendy House; Associate Planner Norm Pedersen; Acting Principal Civil Engineer Raun Connely; Senior Office Specialist Gina Henderson

ORAL AND WRITTEN COMMUNICATIONS

None

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 07/15/19

Action:

PC AGENDA ITEM #1
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COMMISSIONER OLEKSY MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER MUSGROVE. MOTION CARRIED BY THE FOLLOWING VOICE VOTE.

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

PUBLIC HEARINGS

2. Project No: CUP 19-0005

Applicant: Vision Trilingual Preschool

Request: A Conditional Use Permit (CUP) to operate a 4,436 square-foot preschool within an existing commercial center, including a 2,000 square-foot fenced playground on the south side of the parking lot, in the Heart of the City Commercial (SPA-C) Zone.

Environmental Determination: Categorically Exempt (EX19-022) pursuant to Section 15301 Class 1 of the California Code of Regulations (CCR) in that this is an existing facility with no expansion.

Location of Property: 403 N. Twin Oaks Valley Road, more particularly described as that portion of Lot 1 in Block 51 and 60 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 as filed in the Office of the County Recorder of said county, December 21, 1985.

Assessor's Parcel Number: 220-050-45-00.

Norm Pedersen, Associate Planner: Presented staff report and PowerPoint presentation to recommend adoption of Categorical Exemption EX19-022 (CEQA Section 15301, Class 1 (Existing Facility)) and approve Resolution PC19-4793 (Conditional Use Permit 19-0005) to allow for a 4,436 square foot preschool within an existing commercial center in the Heart of the City Specific Plan Area Commercial (SPA-C) Zone. The proposed preschool will include a 2,015 square-foot fenced playground on the south side of the parking lot, within an existing commercial center located at 403 N. Twin Oaks Valley Road. The project will require issuance of a building permit for the proposed tenant improvements and installation of a playground area. Separate licensing approval is required by the State Community Care Licensing Division. The existing commercial center was built in 2006. The project site is zoned Heart of the City (HOC) Specific Plan Area-Commercial (SPA-C) and is surrounded by a mortuary to the north, vacant land to the south, San Marcos Creek to the east, and the San Marcos Post Office and Richmar Park to the west across N. Twin Oaks Valley Road. The preschool would operate within an existing set of suites in the commercial center. Currently the center contains a convenience store, billiards, pizza take-out restaurant, nail salon, spa, copy store, aerobics studio, and a legal, non-conforming hookah lounge. The site improvements will result in the removal of ten (10) parking spaces to accommodate the proposed playground area and relocation of a trash enclosure. The preschool will operate Monday through Friday, 6:45 a.m. to 6 p.m. Drop-off and pick-up of children will

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be staggered through the morning from 6:45 a.m. to 9 a.m. and the afternoon from 3:30 p.m. to 6 p.m. No operations are proposed on the weekends. Other uses in the center such as the pizza restaurant, billiard hall, and hookah lounge tend to have more customer traffic in the evenings and on weekends when the preschool will be closed, thus making the preschool use compatible with other uses in the commercial center.

Applicant, Karyne Be'gin: Presented a Power Point presentation of what Vision Preschools in Quebec City offer and what will be brought to San Marcos. The languages taught will be 50 percent Spanish, 50 percent English, and a touch of French. A person in the morning, lunch, and break will speak French. The facility will also have a mini gym inside, because it's important the children move around. We will also show children how to read books without actually reading the words. This material will be available in the three languages. Right now Vision Preschool has 25 schools in Canada and 3 in Europe. This proposed school will be the first one in the United States. We will have a yearlong calendar. Teaching and learning different languages is a plus for the children.

Planning Commissioner discussions included: Visibility concerns; will the business owner be required to place a sign or only add the speed bumps; the center is tight and people are nervous about moving around each other; what is the plan when the children move from the building to the playground; will the crosswalk be painted on the pavement; tight angle where the dumpster is proposed; was Edco contacted to make sure their trucks can maneuver around; will there be special funding offered for low income families; will the playground gate be locked when the children are in there; will a sign be posted indicating the three parking spaces on the layout are designated only for preschool drop-off and pick-up; the ingress primarily for the 7-eleven store and Papa John's deliveries use the driveway off of Richmar and exit out on N. Twin Oaks, any consideration to stripe that pathway as a fire lane to prevent parents or any customer from parking their and causing problems with blocking the main point of ingress; does this project require review by the Fire Marshal; on the layout of the playground there is an area that appears to be notched out, north of the toy storage bins is an area with dimensions of 16 ½ by 8 by 6 ½, what is that and why is it not in the playground; why are the three drop-off and pick-up spaces in front of another business and not in front of the school; great educational model of the school but the location of the school and having the playground separate from the school is a big concern with unsafe conditions for the children; the crosswalk is not straight across the 24 feet of pavement, the children will be entering into traffic coming into the center; the City of San Marcos will benefit from this program; question for staff, is the Allen Brothers Mortuary still in the process of processing their application to operate a crematorium just north of this site and will this project affect their application in anyway; how did you end up choosing San Marcos for your business; can the location of the playground be flipped with the parking spaces, put the parking spaces behind the playground instead of in front of it to create a straight path for the children to cross the pavement to get to the playground; fears of cars flying in this center is not founded, cars have to make a left to turn into this 24 feet wide driveway and it feels narrow getting in there, so cars do tend to slow down when entering this driveway. Also having speed bumps, signs, and a person holding a stop sign will alert drivers to reduce their speed; is a 10 year CUP something we are going to see more often instead of a 3 or 5 year CUP; does the CUP run with the owner or the building; how will the applicant work with surrounding businesses regarding special events and possible noise issues; will you be relocating to San Marcos or will someone else be running the center.

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Norm Pedersen, Associate Planner: The crosswalk will be painted on the pavement. When speed bumps are installed, signs are also installed to indicate a speed bump is there. We can also add a sign to indicate there's a crosswalk. Temporary signs on A-frames will be posted during operating hours identifying those three parking spots is for the preschool drop-off and pick-up only. The current conditions of approval indicate that drop-offs and pick-ups have to occur in the designated time and parking spaces. The applicant is responsible during orientation with the parents to make sure they understand the parking restrictions. Striping the area of the driveway can be an option. The proposed project was reviewed by the Fire Marshal and when tenant improvement plans are submitted, the Fire Marshal will review those plans. That notched out area outside of the playground on the layout is landscape area. As part of the project they were not proposing to move it. There are existing handicap parking spaces in front of the building that will be the school and the property owner does not want to relocate the handicap spaces. By putting the playground in front of the parking spaces, the center may lose more parking spaces. There is also a slight change in grade where the playground is proposed to be placed and is separated by a narrow landscape planter. The 10 year timeframe is suitable for this Conditional Use Permit since commercial zones outside the Heart of the City only require an Administrative Director's Permit which do not have an expiration; given that this is the Heart of the City which is an older ordinance, it still requires the Conditional Use Permit and staff feels the 10 year timeframe is suitable. The CUP goes with the land of the property.

Applicant, Karyne Be'gin: We will not be able to have all of the children on the playground at once, so there will be two groups at different times going. There will be a teacher holding a stop sign before the children are allowed to enter in the crosswalk, a teacher in front of the children and a teacher in the back. The children will be single filed with a rope that loops around their wrist to keep them all together when crossing the parking lot to and from the building and playground. We cannot lock the playground gate in case there is an emergency, but the gate will remain closed. We will look into special funding for low income families. In Canada one of my schools is in a shopping center and the school playground is in the parking lot and we put speed bumps down and it works for us. It did take time to educate the people who drive in because they were not use to the speed bumps. But with staff, security, and the owner working together to educate everyone, we never had any problems. My niece and I took a trip and we ended up here and I fell in love with your city. Your city is full of people from all over the world and with my passion for people, languages, and children, I started to visit schools. I kept coming back to visit and I decided that this is a beautiful place to have the same concept we have in Canada. The only special event that we would have is graduation once a year and I will be contacting the businesses around me in advance to let them know that we will have more people in the parking lot and that there will be more noise. I will be relocating to San Marcos.

Joe Farace, Planning Manager: Yes, Allen Brothers is currently processing to have a crematorium. The application for the crematorium has a Conditional Use Permit and when we get to the point of reviewing all of the studies and other information, we will consider what the ultimate uses are adjacent to that site and work on making findings on either in support or not support and have that information available for the decision makers. It will come to the Planning Commission as a recommendation to the City Council.

PUBLIC COMMENTS

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None

CLOSED PUBLIC HEARING

Planning Commissioner discussions included: I welcome additional options of daycare in our city; while the location is not ideal I feel the applicant will take great care in making sure the children are kept safe; parents may not feel this is an appropriate place for a preschool; to find the perfect location is almost impossible; we make accommodations as we can as long as we don't compromise, and while I do see some accommodations that have to be made I don't see any compromising as long as we are concerned about the children and they are learning the educational process and practicing safe habits; very happy you chose San Marcos; great business model, but the location is in the wrong place; happy to see you are putting roots in the community and bringing more education choices to the city; consider having better access to the playground.

Action:

COMMISSIONER OLEKSY MOVED TO ADOPT CATEGORICAL EXEMPTION EX19-022 AND APPROVE RESOLUTION NO. PC 19-4793, Project CUP19-0005 AND SECONDED BY COMMISSIONER MUSGROVE. MOTION CARRIED BY AN ELECTRONIC VOTE.

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

PLANNING MANAGER COMMENTS

Artis Senior Living will be going to City Council on August 13th and I'll report the outcome of that project at our next Planning Commission meeting. The Planning Commission meeting on August 19th will be cancelled due to lack of agenda items. That is all I have to report.

PLANNING COMMISSIONERS COMMENTS

The Commissioners welcome Raun, the Acting Principal Civil Engineer.

ADJOURNMENT

At 7:32 p.m. Chair Norris adjourned the meeting.

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KEVIN NORRIS, CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

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

DRAFT

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