



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, MARCH 02, 2020**

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.

### **ROLL CALL**

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: CAVANAUGH

ABSENT: NUTTALL

Also present were: Planning Manager Joe Farace; Principal Civil Engineer Stephanie Kellar; Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Henderson

### **SEATING OF NEW COMMISSIONERS**

Planning Manager Joe Farace indicated that in January per City Council, Commissioner Norris, Commissioner Matthews, and Commissioner Musgrove were all reappointed to the Planning Commission. Commissioner Nuttall went from an Alternate to a Seated Commissioner and in the audience we welcome our new Alternate Planning Commissioner Diana Cavanaugh. Planning Manager also welcomed the new Deputy City Attorney Punam Prahalad.

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### **ELECTION OF CHAIRPERSON**

Commissioner Matthews moved to nominate Commissioner Flodine as Chairperson for 2020; Seconded by Chair Norris and carried by a 6-1 vote.

### **ELECTION OF VICE CHAIRPERSON**

Commissioner Matthews moved to nominate Commissioner Oleksy as Vice Chairperson for 2020; Seconded by Commissioner Carroll and carried by a 6-1 vote.

### **ORAL AND WRITTEN COMMUNICATIONS**

None

### **CONSENT CALENDAR**

#### **1. APPROVAL OF MINUTES, 12/16/19**

##### **Action:**

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

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

#### **2. TE19-0004**

**Applicant:** Discovery SL, LLC

**Request:** Approve Resolution PC 20-4844 (Time Extension 19-0004) granting a 2-year time Extension for a previously approved Tentative Subdivision Map (TSM16-003) for the mapping of three (3) residential lots for 220 single-family detached residential condominium units on a 36-acre property in the Discovery Village South Specific Plan Area, one (1) lot for use as a detention basin and one (1) remainder lot.

**Environmental Determination:** No additional environmental clearance is needed for the requested time extension as Mitigated Negative Declaration (ND16-001) was previously adopted for Tentative Subdivision Map (TSM16-003) and no new environmental information or documentation was presented in review of the requested time extension revealing any new unidentified environmental

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impacts which had not been previously mitigated.

**Location of Property:** East of Craven Road and south of future Discovery Street extension.  
Assessor's Parcel Numbers: 221-142-07; 221-070-19; 221-070-20; 221-080-11; 221-080-12; 221-080-18; 221-080-19; 221-080-23; and 221-080-24.

**Action:**

COMMISSIONER OLEKSY MOVED TO APPROVE CONSENT CALENDAR ITEM #2 AS PRESENTED; SECONDED BY COMMISSIONER MUSGROVE. MOTION CARRIED BY THE FOLLOWING ELECTRONIC VOTE.

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

**3. Project No.: TE20-0001**

**Applicant:** H.G. Fenton Company obo Scripps Health

**Request:** Approve Resolution PC 20-4845 (Time Extension 20-0001) granting a 2-year time Extension for a previously approved Tentative Subdivision Map (TSM16-001) for the mapping of 12 lots for future building pads, open space enhancement and preservation, public park site, storm water detention basins and potential school site and a remainder lot on a 41-acre property in the University District Specific Plan Area.

**Environmental Determination:** The project is within the scope of the Final Environmental Impact Report (FEIR) for the University District Specific Plan and 2014 and 2017 Addendum to the FEIR (State Clearing House No. 20088101083) pursuant to the California Environmental Quality Act (CEQA) and no new environmental information or documentation was presented in review of the requested time extension revealing any new unidentified environmental impacts which had not been previously mitigated.

**Location of Property:** East of Bent Avenue and north of the future Discovery Street extension within the University District Specific Plan Area.

Assessor's Parcel Numbers: 221-142-07; 221-070-19; 221-070-20; 221-080-11; 221-080-12; 221-080-18; 221-080-19; 221-080-23; and 221-080-24.

**Action:**

COMMISSIONER OLEKSY MOVED TO APPROVE CONSENT CALENDAR ITEM #3 AS PRESENTED; SECONDED BY COMMISSIONER MUSGROVE. MOTION CARRIED BY THE FOLLOWING ELECTRONIC VOTE.

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

**4. Project No.:** PA20-0001

**Applicant:** El Dorado II, LP

**Request:** Resolution PC 20-4846 (Planning Activity 20-0001) for the summary vacation of right-of-way for the portion of Richmar Avenue located within the previously approved Tentative Subdivision Map (TPM18-0002).

**Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), the proposed summary vacation is deemed Categorically Exempt (EX20-050) pursuant to Section 15305 Class 5 (Minor Alterations in Land Use Limitations), in that this is a minor realignment of right-of-way.

**Location of Property:** Portion of Richmar Avenue

Assessor's Parcel Numbers: 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; 220-100-62-00; 220-100-63-00; 220-64-00; 200-100-66-00; and 220-100-67-00.

**Action:**

COMMISSIONER OLEKSY MOVED TO APPROVE CONSENT CALENDAR ITEM #4 AS PRESENTED; SECONDED BY COMMISSIONER MUSGROVE. MOTION CARRIED BY THE FOLLOWING ELECTRONIC VOTE.

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

**5. Project No.:** PA20-0002

**Applicant:** Promenade at Creekside

**Request:** Resolution PC 20-4850 (Planning Activity 20-0002) for the summary vacation of right-of-way for the portion of the intersection of Grand Avenue and Creekside Drive located within the previously approved Tentative Subdivision Map (TPM14-001).

**Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), the proposed summary vacation is deemed Categorically Exempt (EX20-053) pursuant to Section 15305 Class 5 (Minor Alterations in Land Use Limitations), in that this is a minor realignment of right-of-way.

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**Location of Property:** Portion of the intersection of Grand Avenue and Creekside Drive.  
Assessor's Parcel Number: 219-270-69-00

**Action:**

COMMISSIONER OLEKSY MOVED TO APPROVE CONSENT CALENDAR ITEM #5 AS PRESENTED; SECONDED BY COMMISSIONER MUSGROVE. MOTION CARRIED BY THE FOLLOWING ELECTRONIC VOTE.

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

**PLANNING MANAGER COMMENTS**

Planning Manager Joe Farace indicated that there will be a few items presented to the Commission at the next meeting on March 16<sup>th</sup> and possibly at the April meeting as well; wished the Commissioners going to the Planning Commissioners Academy a safe trip; reminded the Commissioners about the upcoming General Plan Update Workshop on March 11<sup>th</sup> that this workshop is a Visioning session; the workshop on March 25<sup>th</sup> will be talking about the land use maps and potential areas in the City, and encouraged the Commissioners to attend.

**PLANNING COMMISSIONERS COMMENTS**

Chair Flodine and Vice Chair Oleksy were congratulated by the other Commissioners; Diana was welcomed to the Planning Commission; Punam was welcomed to the Commission; Commissioners requested a report back to them on status of a number of items that were voted on and approved in the past, so that public inquiries can be answered, such as the hotel on Montiel and the El Dorado Affordable Housing Project; the Commission would like a status update regarding the type of improvements for the 2 lane road on Twin Oaks Valley Road that will be going to the new development in the unincorporated County, as they have been receiving questions from the general public; the Commission is aware that the development is not in the City of San Marcos, but the impact of the construction will impact the City of San Marcos roads.

**PLANNING MANAGER COMMENTS:**

Planning Manager Joe Farace responded to the Commission that he will look back at past agendas on the hotel, El Dorado project, and others and report back with a status update as well as information on the City response to the proposed Newland Sierra project.

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**ADJOURNMENT**

At 6:43 p.m. Chair Flodine adjourned the meeting.

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ERIC FLODINE, CHAIRMAN  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**

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

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