



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, DECEMBER 16, 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 Crain led the Pledge of Allegiance to the Flag.

### **ROLL CALL**

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: OLEKSY

Also present were: Planning Manager Joe Farace; Deputy City Attorney Avneet Sidhu; Associate Planner Art Piñon; Senior Office Specialist Gina Henderson

### **ORAL AND WRITTEN COMMUNICATIONS**

**Julie Widman, resident of San Marcos:** Addressed her concerns about the limited wheelchair accessibility in affordable housing complexes and would like to see changes to these requirements so that anyone with a disability has more accessible space available to them.

### **CONSENT CALENDAR**

#### **1. APPROVAL OF MINUTES, 11/18/19**

**Action:**

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

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

**2. APPROVAL OF MINUTES, 12/02/19**

**Action:**

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

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

**NOTE: APPLICANT FOR ITEM #3 HAS REQUESTED A CONTINUANCE TO THE NEXT PLANNING COMMISSION HEARING.**

**3. Project No.: CSP19-00003**

**Applicant:** Urban Villages San Marcos, LLC

**Request:** The applicant is requesting approval of a Master Sign Program to regulate wayfinding and district signage for the portion of the University District Specific Plan area known as "North City."

**Environmental Determination:** The project is within the scope of the previously adopted and Certified Final Environmental Impact Report (FEIR) for the University District Specific Plan and 2017 Addendum to the FEIR (State Clearinghouse No. 2008101083).

**Location of Property:** Portion of the University District Specific Plan Area located East of Twin Oaks Valley Road, South of Carmel Street, North of Barham Drive and West of the Sprinter rail line, more particularly described as Portion of Block 58, Map 806, Rancho Los Vallecitos de San Marcos; Map No. 15997, Map No. 16126, Map No. 16246, Parcel Map No. 2617, Parcel Map No. 2786, Parcel Map No. 3799, Parcel Map No. 4734, Parcel Map No. 11433, Parcel Map No. 20991, Parcel Map No. 21264,

and Portions of North City Drive, June Way, Campus Way, and Industrial Street.

**Assessor's Parcel No.:** 220-202-12-00, 220-202-13-00, 220-202-14-00, 220-202-15-00, 220-202-16-00, 220-202-17-00, 220-202-18-00, 220-202-19-00, 220-202-20-00, 220-202-21-00, 220-202-22-00, 220-202-23-00, 220-202-24-00, 220-202-25-00, 220-202-26-00, 220-202-27-00, 220-202-28-00, 220-202-29-00, 220-202-30-00, 220-202-31-00, 220-202-32-00, 220-202-33-00, 220-202-34-00, 220-202-35-00, 220-202-37-00, 220-202-38-00, 220-202-41-00, 220-202-43-00, 220-202-45-00, 220-202-47-00, 220-202-48-00, 220-202-49-00, 220-202-50-00, 220-202-51-00, 220-202-52-00, 220-202-57-00, 220-202-58-00, 220-202-59-00, 220-202-60-00, 220-202-61-00, 220-202-62-00, 220-202-63-00, 220-202-65-00, 220-202-66-00, 220-202-67-00, 220-202-68-00, 220-202-69-00, 221-110-09-00, 221-110-10-00, 221-110-12-00, 221-110-16-00, 221-110-17-00, 221-110-18-00, 221-110-22-00, 221-110-23-00, 221-110-24-00, 221-110-26-00, 221-110-27-00, 221-110-28-00, 221-110-29-00, 221-110-32-00, 221-110-33-00, 221-110-42-00, 221-110-46-00, 221-110-50-00, 221-110-55-00, 221-110-56-00, 221-110-63-00, 221-110-70-00, 221-110-71-00, 221-110-72-00, 221-110-73-00, 221-110-74-00, 221-110-75-00, 221-110-76-00, 221-110-77-00, and 221-110-78-00.

**PLANNING MANAGER COMMENTS**

The Planning Department will re-notice this item and it will not be presented at the next Planning Commission meeting on January 6, 2020. As we continue to have our conversations with the applicant, we will determine a meeting date. We also did receive an email just before the hearing from a property owner on this University District project. For the record we are recognizing this email and staff will address the property owners concerns at the next meeting for this project.

**PLANNING COMMISSIONERS COMMENTS**

With the advice of the Deputy City Attorney, Chair Norris asked the audience if anyone was present to speak on the Item #3. There was no one in the audience.

**Action:**

COMMISSIONER MUSGROVE MOTIONED TO CONTINUE ITEM #3, IDENTIFIED AS CSP19-00003 TO A DATE CERTAIN; SECONDED BY COMMISSIONER MATTHEWS. MOTION CARRIED BY THE FOLLOWING ELECTRONIC VOTE.

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



**PLANNING MANAGER COMMENTS:**

The Mission 316 project that was heard at the November 18, 2019 Planning Commission Hearing is scheduled to be heard at City Council on January 14, 2020. The two Vacation items heard at the last meeting is also scheduled to be heard at City Council. That concludes Planning Manager comments, wish you all Happy Holidays and see you in 2020.

**PLANNING COMMISSIONERS COMMENTS:**

Thanked Julie for coming forward to speak and asked City staff what the process would be to formalize the request to change the Building Code regulations for single story ADA accessibility; thanked staff from the City and City Attorney's office for a great job this year; thanked staff for a great year and appreciation to be on the Planning Commission; asked if new material will be sent out regarding the item that was continued;

**PLANNING MANAGER COMMENTS:**

I will follow up with the Building Official to see the documentation and forward that information to Ms. Widman. New material will be sent out for the North City Master Sign Program.

**ADJOURNMENT**

At 6:45p.m.Chair Norris adjourned the meeting.

A handwritten signature in blue ink, reading "Eric Flodine", is positioned above a horizontal line.

ERIC FLODINE, CHAIRMAN  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**

A handwritten signature in blue ink, reading "Gina Henderson", is positioned above a horizontal line.

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