



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, MAY 18, 2020**

City Council Chambers – Teleconference and Electronic Means  
1 Civic Center Drive, San Marcos, CA 92069

---

### **CALL TO ORDER**

At 6:31 p.m. Planning Commission Chair Flodine called the meeting to order.

### **Chair Flodine made the following statement:**

Pursuant to Governor Newsom's Executive Order N-29-20 dated March 17, 2020, and Executive Order N 33-20 dated March 19, 2020, issued with respect to COVID-19 pandemic, this Planning Commission meeting will be conducted utilizing teleconferencing and electronic mean. In the interest of reducing the spread of COVID-19, members of the public may only call in to hear the meeting and may not be present in the Council Chamber.

To submit a public comment at this Planning Commission meeting, please email [Ghenderson@san-marcos.net](mailto:Ghenderson@san-marcos.net) and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. Email comments on matters not on the agenda must be submitted prior to the time the Chair calls the Oral Communications item. Email comments on any agenda item must be submitted prior to the time the Chair closes public comments on the agenda item. Please be advised that all emailed comments are subject to the same rules as would otherwise apply to speaker comments at any Planning Commission meeting, and that electronic comments on agenda items for this meeting may only be submitted by email. Comments via text message and/or social media (Facebook, Twitter, Instagram, etc.) will not be accepted.

The Planning Secretary will read all email comments, provided that the reading will not exceed three (3) minutes, or such other time as the Commissioners may provide, consistent with its ability to set time parameters for public comment at a Planning Commission meeting. If persons submitting their comments do not want their comment read out loud at the meeting (not to exceed three minutes), they should not "Do Not Read Out Loud at Meeting" at the top of the email. All emailed comments that were received by 4:00 p.m. today were provided to the Planning Commission members and included as "Supplemental Information" on the City's website prior to the meeting. Those comments received after 4:00 p.m. and prior to close of public comment on the applicable agenda item will be added to the record and will be shared with the Planning Commission members at the meeting.

Any presentations or materials provided by planning staff or applicants to be shared during this Planning Commission Meeting are available on the City's website.

**PC AGENDA ITEM #1**  
[www.san-marcos.net](http://www.san-marcos.net)



### **PLEDGE OF ALLEGIANCE**

Commissioner Matthews led the Pledge of Allegiance to the Flag.

### **ROLL CALL**

The Secretary called the roll:

PRESENT BY TELECONFERENCE: COMMISSIONERS: NUTTALL, MATTHEWS, NORRIS, FLODINE, CAVANAUGH, MUSGROVE, CARROLL

ALTERNATE COMMISSIONERS IN AUDIENCE BY TELECONFERENCE: NONE

ABSENT: OLEKSY

Also present were: Planning Manager Joe Farace; Principal Planner Saima Qureshy; Principal Civil Engineer Stephanie Kellar; Engineering Project Manager Kyle Wright, Deputy City Attorney Punam Prahalad; City Attorney Stephanie Smith; Associate Planner Art Piñon; Associate Planner Susan Vandrew Rodriguez; Senior Office Specialist Gina Henderson

### **ORAL AND WRITTEN COMMUNICATIONS**

None were received by email or telephone prior to 4:00 p.m.

### **CONSENT CALENDAR**

#### **1. APPROVAL OF MINUTES, 04/20/2020**

##### **Action:**

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

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

#### **2. APPROVAL OF MINUTES, 05/04/2020**

**PC AGENDA ITEM #1**



**Action:**

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

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

**PUBLIC HEARING**

**3. Project No.: CUP19-0007**

**Applicant:** Steven Hinger, Seventh Day Adventist Church

**Request:** A request for a Conditional Use Permit modification to allow for the operation of a preschool in conjunction with an existing 9,437 square foot assembly use (church) on a 3.45 acre site in the Single Family Residential (R-1-7.5) zone.

**Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), the proposed project has been found to be Categorically Exempt pursuant to CEQA Section 15303, Class 3 (New Construction and Conversion of Small Structures) in the outdoor play area, specifically the Fence, could be considered a new, small facility or structure.

**Location of Property:** 363 Woodland Parkway, more particularly described as Portions of Lot 9 in Block 23 of Rancho Los Vallecitos De San Marcos, according to Map thereof No. 806, filed in the Office of the County Recorder of the County of San Diego, State of California, on December 21, 1895 of Rancho Los Vallecitos de San Marcos, Map No. 806.

Assessor's Parcel Numbers: 220-233-06-00 and 220-233-07-00.

**Art Piñon, Associate Planner:** Presented staff report and power point presentation for Seventh Day Adventist Church Preschool. The project site is 3.45 acres in size and is located east of Woodland Parkway and west of Bouger Road in the Single Family Residential (R-1-7.5) zone. The project site contains two (2) parcels and is currently developed with a 9,437 square foot church building consisting of an assembly room, classroom space, foyer, and kitchen area. The project site also contains a courtyard, a parking area with 109 parking spaces, landscaping, and two (2) driveways. Primary access to the site is provided off of Woodland Parkway at the west end of the site, and secondary access is provided off of Bouger Road at the east end of the site. The site is utilized solely by Seventh Day Adventist Church for worship services on the weekends and administrative purposes on weekdays. Surrounding land uses to the site include single family residential to the north, south, and east, and San Marcos Fire Station No. 3 to the west. The preschool is proposed to operate inside the existing church building. The facility will serve children ranging in age from 6 weeks to 5 years in age, with a target enrollment of 85 students and 12 staff (at

**PC AGENDA ITEM #1**



maximum capacity). The preschool is proposed to operate Monday through Friday between 6:30 a.m. and 6:30 p.m. while the church would continue its regular services on weekends. The preschool would co-use existing church space including classrooms, the library, bathrooms, foyer, offices and a kitchen. No new building square footage is proposed. A new outdoor play area is proposed at the south end of the building on an existing grass area, and will be barricaded with a new tube steel fence as required by State of California licensing for preschools. Drop-off and pick-up times will be staggered with families utilizing the existing church parking lot and entering/exiting through the main church entrance (foyer).

**Planning Commissioner discussions included:** Concerns that chain link fence around area for children are secured enough for the children; was the noise analyzed for the playground, there seems to be some homes behind the area of the proposed playground;

**Steven Hinger, applicant:** The entire outdoor area will be fenced and gated per licensing requirements for the State of California.

**Art Piñon, Associate Planner:** The hours of the outdoor play area cannot be utilized before 7 a.m. or after 6:30 p.m. The outdoor playground will primarily be used during the day with a max of 24 children out on the playground. If there are any noise complaints, the applicant is required to reduce the noise impacts.

### **PUBLIC COMMENTS**

No public comments were received by email during the 3 minute pause.

### **CLOSE PUBLIC HEARING**

**Planning Commissioner discussions included:** No additional comments.

### **Action:**

COMMISSIONER MATTHEWS MOVED TO APPROVE CUP19-0007 WITH PC20-4866; SECONDED BY COMMISSIONER CARROLL. MOTION CARRIED BY THE FOLLOWING VOTE.

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

**PC AGENDA ITEM #1**



**4. Project No.:** FEIR19-002, SP18-0002, GPA18-0002, PZ18-0001, R18-0002, MFSDP18-0001, TSM18-0001, CUP18-0006, and GV18-0001.

**Applicant:** Sunrise Gardens Project Owners LLC

**Request:** A request for approval of a proposed 192 multi-family residential unit project on a 14.4 acres site located within portions of two jurisdictions: the City of San Marcos (APN 228-312-09-00, approximately 3.6 acres) and the County of San Diego (APN 228-312-10-00, approximately 10.8 acres). One of two project access points is proposed via a private access easement through a property (APN 228-312-05-00 and 228-312-06-00) in the City of Escondido. The project applicant requests a Specific Plan, General Plan Amendment, Prezone, Rezone, Multi-Family Site Development Plan, Tentative Map, Conditional Use Permit, and Grading Variance from the City of San Marcos, to allow project development. The project also proposes a request for Annexation to the City of San Marcos from the County of San Diego on 10.8 acres which requires approval by the Local Agency Formation Commission (LAFCO).

**Environmental Determination:** Environmental Impact Report (FEIR19-0002) (SCH#201904049004) was prepared pursuant to the California Environmental Quality Act (CEQA).

**Location of Property:** The project site is located along E. Barham Drive at the southeastern limits of the city of San Marcos, more particularly described as: A portion of Lot 5 and 7, in Section 18, Township 12 South, Range West, partly in the City of San Marcos, and partly in the County of San Diego, as evidenced by Certificates of Compliance Recorded January 10, 2007 as Instrument No. 2007-00198581 and February 2, 2007 as Instrument No. 2007-0074634 of the Official Records, in the County of San Diego; and Parcel 3 of Map 9838 in the City of Escondido, County of San Diego, State of California, Filed in the Office of the County Recorder on March 26, 1980, as File No. 80-103462 of Official Records. Assessor's Parcel No: 228-312-09-00 and 228-312-10-00.

**Joe Farace, Planning Manager:** Presented staff report and power point presentation for the Sunrise Gardens Project. The proposed project would result in a gross density of approximately 13.3 dwelling units per acre. The proposed residential units would be considered of 100 two-story townhomes and 92 three-story townhomes. The proposed project includes open space, active recreational areas, bio-retention areas, circulation improvements, and a public services and facilities plan. The proposed project would also require several off-site improvements including storm drainage facilities, roadway network construction, and sewer improvements. A Notice of Preparation public scoping meeting was held on April 10, 2019 in conjunction with the preparation and subsequent release of the Draft Environment Impact Report. Eight (8) members of the public attended the public workshop and comments focused on traffic safety, congestion management, construction noise and air pollution from grading and rock crusher operation, greenhouse gas generation from project vehicular traffic, project density, project demand on local schools, and proximity of multi-family units to senior mobile-home parks. A public workshop was held on February 27, 2020 for providing project design and schedule to the surrounding residents. Fourteen (14) members of the public attended and comments focused on traffic safety, congestion management, proximity of residents to light industrial uses, project density, pedestrian access and safety, water supply, project roadway improvements, and project construction activities and timing including



rock crusher and blasting activities. The business owners were also interested in project improvements to address traffic impacts, and the capability of the new multi-family land uses with the adjacent light industrial uses. The proposed project would implement the overarching goals of the City's General Plan through various proposed features and components such as providing housing near transit and existing commercial and industrial uses; providing a range of multi-family housing; designating opportunities for recreational and open space areas; and supporting vehicular, bicycle, and pedestrian modes of travel. Additional objectives of the project include creating a quality development design using architectural and landscape design that provide a distinct built environment which is pleasing to residents and neighbors alike. The proposed multi-family residential development would direct growth into an area of San Marcos that can support a variety of uses, creating a transition to residential from the light industrial and commercial land uses and open space to the north, east south, and the mobile home communities to the west. It also supports multimodal transportation and includes infrastructure improvements. The proposed project would include the development of 192 multi-family residential units. This includes a range of unit types, sizes, and numbers of different bedroom counts, including 2, 3, and 4-bedroom units, as well as a range of affordability to accommodate a full spectrum of family demographics. The project would comply with the City's affordable requirements, contribute to the growing housing needs of the region, and provide housing in proximity to SR-78 and the Nordahl Road Sprinter Station.

**Susan Vandrew Rodriguez, Associate Planner:** Presented the Environmental Review for the Sunrise Gardens Project. In accordance with the California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (DEIR) was prepared for the proposed project. The City issued a Notice of Preparation (NOP) on the project to solicit stakeholder feedback on the proposed DEIR from April 1, 2019 to May 2, 2019 and held a DEIR Public Scoping meeting on April 10, 2019 to receive public input on the proposed project. The City received seven (7) agency letters from interested parties: San Diego County Archaeological Society, Native American Heritage Commission, Federal Emergency Management Agency (FEMA), California Department of Fish and Wildlife (CDFW), Department of Toxic Substances Control (DTSC), California Department of Transportation (Caltrans), and City of Escondido. The City received a total of ten (10) public comment letters on the NOP indicating issues and concerns related to biological resources, traffic, public services, hazardous materials, alternative transportation, flooding, and public safety. The City circulated the DEIR for a forty-five (45) day public review period from December 16, 2019 to January 30, 2020. A total of fifteen (15) written comment letters were received on the Draft EIR from agencies, organizations, and individuals. This includes ten (10) comment letters from agencies including: County of San Diego, City of Escondido, Rincon Band of Luiseno Indians, San Luis Rey Band of Mission Indians, Caltrans, Vallecitos Water District, FEMA, San Diego County Archeology Society, and the State Clearinghouse. Five (5) letters were received from individuals, primarily from residents of the mobile home community adjacent to the project site. CEQA Findings Regarding Significant Effects for the project have been prepared and are attached to the Resolution 20-4878 pertaining to certification of the Final Environmental Report (FEIR19-002) (SCH No. 2019049004). CEQA Findings of Overriding Consideration related to transportation impacts will need to be adopted by the City in order to certify the FEIR and approve the project. The traffic impact analysis indicates that the proposed project would generate approximately 1,536 average daily trips, including 123 AM peak hour trips (25 inbound and 98 outbound) and 154 PM peak hour trips (108 inbound and 46 outbound). The traffic impact analysis distributed the project trips to the adjacent roadway network which includes roads within the jurisdiction of the City of



San Marcos, City of Escondido and Caltrans. These trips would result in six (6) direct impacts and nine (9) cumulative impacts for a total of 15 impact splits between San Marcos, Escondido and Caltrans jurisdiction. Within San Marcos jurisdiction, a direct impact occurred to a segment of E. Barham Drive between SR-78 eastbound on-ramp and the jurisdictional boundary line of San Marcos and Escondido and a cumulative impact occurred at the intersection of E. Barham Drive and Mission Road. A mitigation measure has been proposed for each impact to reduce the effects to a level of less than significant. For transportation impacts outside of the City's jurisdiction, impacts can be mitigated to less than significant but considered significant and unavoidable due to intersection, segment, or meter location outside of the control of the City of San Marcos, therefore adoption of a Statement of Overriding Considerations is part of the EIR certification request.

**Joe Farace, Planning Manager:** Presented the Fiscal and Economic Impact Report for the Sunrise Gardens Project. Both existing parcels within the project area would become part of a Specific Plan Area (SPA) allowing only for residential multifamily units from the current San Marcos designation of Light Industrial (LI) and County zoning of SR-1 on parcel 228-312-10-00 and current designation of Low Density Residential (LDR) and Residential Manufactured Home Park (R-MHP) zoning on parcel 228-312-09-00 in the City. The Fiscal Impact Report identifies potential recurring municipal revenues and costs to the City General Fund that may result from the proposed land use changes. Revenue sources include property taxes, sales taxes, licenses, permits and fines. The Fiscal Impact Report estimates the proposed multifamily residential use would result in a recurring fiscal surplus of \$7,516 to the City's General Fund as compared to a recurring fiscal surplus of \$18,002, if the site was developed with light industrial and low density residential uses as allowed under the approved plan. The Economic Impact Report identifies general economic impacts that may result from the proposed project. Major indicators of economic impact are 1) Gross receipts, 2) Employment, and 3) One-Time Construction Impacts. By developing the project site with 192 unit multifamily residential project, the Economic Impact Report estimates that the reoccurring economic output to the City would be approximately \$4.6 million compared to the reoccurring economic output to the City if developed as industrial and low density residential of \$18.4 million. This reduction is related to the difference in employment type of negligible multifamily residential uses versus industrial use of the property. The Economic Impact Report estimates that one time economic impacts related to site construction would be \$71.5 million for the multifamily residential project compared to \$36.9 million for development of the industrial site and low density residential. The City received six (6) comment letters and emails, and eight (8) phone calls from residents located in the mobile home communities and adjacent business owners in the industrial business park. These comments are presented as Attachment G in the packet.

**Jason Greminger, CCI, applicant representative:** Presented applicant presentation for the Sunrise Gardens Project. The project site has a long history of unsuccessful entitlements through various jurisdictions and when the applicant came along and saw the site, they decided it would be a good fit and wanted to build here. We began designing the project and reaching out to the neighbors surrounding the property and receiving City feedback. We initially started with the 280 unit project and from the feedback received we dropped the number of units to 192. The neighbors pointed out their concerns of how close the buildings were to their property lines and we pushed the buildings back to give more buffers to the mobile home parks and county residents. We have buildings that are two-story units instead of having all



three-story units to reduce the mass site next to the neighboring buildings. We did an extensive community outreach with the neighbors, by meeting with both HOAs for the mobile home parks and several business owners in the area to get feedback and understand their concerns with the project. We will continue the outreach during construction and we will have the job site superintendent's number posted for people to contact and we'll have conversations back and forth throughout the construction to make sure everyone is comfortable with the process. Once the project is built we will still continue to keep the communication line open with the HOA of the property to talk to the surrounding neighbors regarding any questions or issues they may have. The City described the project and there is also a secondary access point on Myers in the City of Escondido. We are hopeful to get approved for the 192 for sale units that will provide attainable workforce housing to teachers, healthcare workers and families who want to move to San Marcos. The project is close to transit which is an added bonus and we're hopeful that will help people reduce their vehicle trips. The minimal set-back for this medium density project is 10 feet in the City of San Marcos and we are actually exceeding that 10 feet buffer throughout most of this site. That goes back to the outreach with the surrounding neighbors in the area. The garages are prewired for electrical vehicles charging stations as well as electrical vehicle charging stations for guest parking near the recreation area. Some of the offsite improvements for the project are curb gutter and sidewalks between Myers and Barham. On Barham on the project site, the sidewalk will connect that whole stretch of the road so people will be able to walk safely to the bus station. We will provide a two way continuous left turn lane to allow easier traffic flow for turn motions. We are providing a signal at Myers and Barham. This will hopefully improve continuous circulation throughout the whole area. In conjunction to those improvements we are also providing upgraded signal equipment to nearby intersections. We're hopeful this will provide improved circulation along Barham. We studied two different sewer options, the VWD option up Barham to the 78 and the sewer to Escondido that goes over to Myers Avenue. We have a total of 268,426 square feet of open space, which includes 14,835 square feet of recreational open space. Private homeowner open space is 43,425 square feet, almost 200,000 square feet of landscaping, and another 13,000 square feet of bio retention basins. Within those common open space areas 4978 square feet of tot lots and park areas through the site. The square footage of the tot lot exceeds the code requirements. The park areas will have benches and barbecue areas. We are also providing a 10,283 square foot main recreation area, which includes a pool, equipment room, showers and bathrooms, covered patio and drinking fountain, spa, large playground, tot lot, bocce ball court and barbecue area. The Fiscal and Market Impact Report does not include all fees that this project will be paying. We have provided a table of the onetime fees we will be paying. As you can see, the project will significantly be paying more than what the approved land use will provide. We want to emphasize the existing Residential Light Industrial Zoning of the site presents a development challenge because of several different factors. The Industrial parcel in the county is fairly isolated and has no frontage to a major road. It would share a residential driveway, which is not an ideal combination. The existing zoning would also place an industrial use next to the mobile homes parks which are sensitive receptors to noise. As noted in the Myers report the Light Industrial is less than ideal because it lacks road frontage and the access is east Barham is limited with a narrow corridor that is shared with residential driveways. The Myers report also quoted that the average value of existing land use made it approximately 108.54 million, when the combination of the proposed combination land use is estimated at 778.1 million. We feel that this project is viable and will result in real dollars being provided to the City of San Marcos.



**Planning Commissioners discussion included:** Have the two sewer companies been approached and looked at the proposals and offer an opinion; have either sewer companies indicated that this plan is not feasible; the property is currently unimproved, is the fiscal impact the result of potential use based on the Light Industrial currently zoned; are there any short or long term plans to make any improvements along Barham Road, which would have some impact on the north ingress egress that is a right turn in or out for a potential signal light; to clarify it's the north ingress egress coming up on Barham, off of Mission Road; the distance of the rock crusher was measure from the north and west, but there are residential and commercial businesses to the south, was there any consideration for the proximity of what noise will be generated; will the capacity in the existing surrounding schools be impacted by this development; is there a possibility that some of the school impact fees will go to Escondido; Cal State San Marcos is in the area, what will be done to prevent mini dorms on the property; is this going to be a gated community; concerns with the timing of the mitigation for the traffic signal at Barham and the equipment, if installation of the signals can be installed before the project to help with the flow of traffic; thank you for the PV and EV; concerns with ADA requirements for housing, because the two and three story buildings don't serve people with disabilities; will the Fire Department have easy access up that long narrow driveway; do the five CFDs fold into the 5.98 million being proposed; concerns with adding more families to the area around the 78 and 15 freeway which is the most congested area in San Diego County; is the timetable of the surrounding areas of the 78 consistent with this project; would like future homeowners to be notified before purchasing that they are moving next to a vacant lot that is zone for Light Industrial use.

**Jason Greminger, CCI:** We have approached both sewer companies and those negotiations are still ongoing. No, either sewer agency has not responded with the plans are not feasible.

**Susan Vandrew Rodriguez:** The analysis that was conducted evaluated the existing land use including the county zoning and designation and the proposed project for the 192 units. The analysis in the Myers report considered the potential building envelope for the Industrial based on constraints of the site and that's incorporated into the study. The Environmental Impact Report considered the closest noise sensitive receptors and the level of impact associated with those closest were the mobile home park communities that would have been most effective, and the others are in distance that were considered not being as effective. The school capacity impacts were identified in the EIR and there were no additional measures required beyond the standard required fees to the school district.

**Kyle Wright, City Engineering Division:** Can you clarify which intersection you are looking at for signalization? We originally looked at having that driveway signalized but with the signal also still be required at Barham and Myers, the Traffic Engineer believed that would not be a very effective traffic situation with the signals back to back because they would be several hundred feet of each other. With that, it was determined the driveway at Barham would be restricted to right in right out access only to facilitate traffic along Barham and not cause additional concerns. Then use the signal at Barham and Myers. Regarding the Barham Drive improvements, the project will be providing improvements along Barham Drive to ensure that there is a two lane roadway with a two way left turn lane from the manufactured home park to the west all the way through Mission Avenue. The City has provided funding to Caltrans and Caltrans has taken over the project design and construction. At this time we do not have a schedule when design and construction will be completed.



**Andrew Talbert, Dudek:** I helped prepare the EIR with consultation with the City. The EIR considered impacts to the schools and the payment of fees that are required upon development are fully adequate with school impacts.

**Matt Simmons, CCI:** To add to the school impacts. The school districts are no longer commenting on the project EIRs, but that's not to say they have not been consulted with. The fees that are paid by the developments are the mitigation to the impact. Schools have to install portables on their site before they can expand those sites, and they haven't taken all those measures. It's not a direct application our dollars will build them a new school, but it will go to the benefit of those sites to add portable classrooms first and ultimately ending up in a position where they can expand the school facility. Currently all the schools that are mentioned in this have a variety of impact level, but the district is accepting new students and new projects and in some cases they are creating CFDs which have increased the fees to the district to help with that mitigation. The fees are in the San Marcos School District, but it does not mean someone can apply for a district transfer, which is done on a case by case process. The school districts would not allow overlapping and students could apply to go to an Escondido school. There is a parking management plan the City of San Marcos will be approving, to include security to control noise and that the parking spots are being used appropriately in the garages and on site. We are proposed to be gated however if we cannot satisfy the City of Escondido on the secondary access with a turnaround, then we will not be gated. Currently the traffic improvements are scheduled to be installed prior to first occupancy. We understand the concern of the existing traffic and the future construction traffic. To do the signals prior to or concurrent with the first steps of construction, we feel could congest the area even more so that it is now. The reason for that is so we can get in and start working on the site with a variety of access points and keep our vehicles and workers on site. If you start the improvements too soon, you have the grading trucks and activity happening at the same time dealing with signal construction and day to day traffic out there. A lot of the construction traffic and larger vehicles are handled with flag men, so it's done via man power control, and it gets very complicated and congested if we mix the man power with the signal and new traffic. We did work with the Fire Department on the full design, included in the tentative map and there is a turn motion page that shows the City's tiller truck circulating through the site appropriately. We worked with the neighbors and have an agreement along that narrow passage way to maintain the landscaping on their property. The slide presentation was showing the CFDs that do not go to the General Fund. In the Fiscal and Financial Study, the CFDs shown are only the ones going directly into the General Fund. So we are paying more than what is showing on that slide, but we will be contributing to all of the CFDs including Congestion Management. We are paying the City's public facility fee, the SR78 highway and we have physical improvements and CIP projects that we will be contributing to that work on the Woodland Parkway underpass and the on and off ramps associated with the freeway itself. Once the Woodland Parkway underpass is in its ultimate configuration which is truly the choke point of the 78 now, the whole functionality of the 78 will change. We also coordinated with Caltrans, the City of Escondido and the City of San Marcos on adaptive signal controls at the intersections adjacent to the area of the 78. Our fees will be paid through the PFF process and the mitigation table will be paid prior to occupancy. Our direct improvements will be installed prior to occupancy. We have planned on and will include in full disclosure that the vacant property next to the site is a Light Industrial Zone in the City of Escondido. That



property is also one of our secondary access points and we will be obligated to disclose that so future homeowners are aware.

**Damian Taitano, Summa Architect:** The ADA laws with the City and nationally for this type of project is ten percent of the homes have accessibility on the ground floor, powder room and visiting area. The two story products have a downstairs living space and kitchen, so ten percent of those will have accessibility on the ground floor. The three story product will have the same accessibility, except the kitchen. Not everything fits perfectly for every person. Every person has different needs. For a person who has mobility issues, you can install a chair lift. For sight and sound, they can modify and add illumination to the doorbell, so personal modifications are not restricting.

### **PUBLIC COMMENTS**

Two comments were received by email before 4 p.m. today and have been requested to be read out loud.

**Casitas Del Amigos Homeowners Association:** On behalf of the Casitas Homeowners Association, the Board of Directors wishes to express its support of the proposed residential development known as the Sunrise Project. Our park is adjacent to the proposed project. The developer has been proactive and we have met with them several times. They have reviewed the proposed project with us using colored site plans, architectural building elevations and project sections. This has helped us visualize the size and scale of the project and its proximity to our community. As a result of these early meetings with the developer, the intensity of the project has been downsized in both density and height from their initial presentation. The Casitas Del Amigos Mobile Home Park is in support of this project. We believe it will be an attractive residential development and will complement our community. As an additional benefit, the Sunrise project will help to reduce crime and fire hazards adjacent to our community.

**Scott Barrick, Private Storage Systems:** I own the self-storage facility located at the center of Barham Drive and Meyers Avenue. My property is adjacent to the proposed project's driveway that accesses Barham Drive. I want to express my support for the development of the proposed Sunrise project. The developer has discussed the project with us numerous times to share the development concepts and we are supportive of a residential project that will help to provide much needed housing in the area. This development will help to reduce crime and clean up a property that has been an eyesore for many years.

### **CLOSE PUBLIC HEARING**

**Planning Commissioner discussions included:** I believe the much needed traffic improvements will greatly help a project that is needed in our City and I support the project; very concerned with the time table construction with Caltrans and seeing a lot of congestion being added; this is a great project just don't like the location; housing is critical in our City and I support this project; we are all concerned with the traffic and hopefully we can all lean on Council which can lean on Caltrans to get the improvements done on time; we are under certain mandates with RHNA to build and if we can build 192 units that meet RHNA requirements and that is close to transportation, I support this project; concerned with traffic offset as well and vacant site next to proposed project, which will produce more traffic; I like that the applicant



has reached out to the different residents and business in the area; concerned that this is not affordable housing.

**Action:**

COMMISSIONER MUSGROVE MOVED TO RECOMMEND TO CITY COUNCIL TO CERTIFY ENVIRONMENTAL IMPACT REPORT PC20-4878, FEIR19-002, SCH#2019049004 WITH STATEMENT OF OVERRIDING CONSIDERATIONS; SECONDED BY COMMISSIONER MATTHEWS. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES: COMMISSIONERS: NUTTALL, MATTHEWS, NORRIS, FLODINE, CAVANAUGH, MUSGROVE, CARROLL

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: OLEKSY

ABSTAIN: COMMISSIONERS: NONE

COMMISSIONER MUSGROVE MOVED TO RECOMMEND TO CITY COUNCIL TO APPROVE PC20-4872, GPA18-0002; PC20-4870, SP18-0002; PC20-4873, PZ18-0001; PC20-4874, R18-0002; PC20-4875, TSM18-0001; PC20-4871, MFSDP18-0001; PC20-4876, CUP18-0006; PC20-4877, GV18-0001; SECONDED BY COMMISSIONER NORRIS. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES: COMMISSIONERS: NUTTALL, MATTHEWS, NORRIS, FLODINE, CAVANAUGH, MUSGROVE, CARROLL

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: OLEKSY

ABSTAIN: COMMISSIONERS: NONE

**PLANNING MANAGER COMMENTS**

Thanked everyone for participating during this awkward time. There will be a virtual GoTo Planning Commission meeting on June 1 and the next Commission meeting will likely take place July 6.

**PLANNING COMMISSIONERS COMMENTS**

Looking forward to seeing everyone in person when this is all over.

**ADJOURNMENT**

At 8:38 p.m. Chair Flodine adjourned the meeting.

---

ERIC FLODINE, CHAIRMAN  
CITY OF SAN MARCOS PLANNING COMMISSION

PC AGENDA ITEM #1



ATTEST:

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

DRAFT

PC AGENDA ITEM #1