



MINUTES

Regular Meeting of the Planning Commission

MONDAY, JUNE 21, 2021

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 Norris called the meeting to order.

Chair Norris stated the Planning Commission meeting will be conducted utilizing teleconferencing and electronic means. Public comments can be submitted by emailing gjackson@san-marcos.net and write "Public Comment" in the subject line.

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.

PLEDGE OF ALLEGIANCE

Commissioner Carroll led the Pledge of Allegiance.

ROLL CALL

PRESENT BY TELECONFERENCE: COMMISSIONERS: MATTHEWS, NORRIS, FLODINE, CRAIN, CARROLL, RIO, CAVANAUGH

ALTERNATE COMMISSIONERS IN AUDIENCE BY TELECONFERENCE: NONE

ABSENT: NUTTALL, OLEKSY

Also present were: Planning Manager Joe Farace; Development Services Director Dahvia Lynch, Associate Planner Norm Pedersen, Deputy City Attorney Punam Prahalad; Principal Civil Engineer Stephanie Kellar; Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

Mark Sandson emailed comments regarding Diamond Street Industrial Project TPM20-0001. His concerns addressed the Draft MND and that the environmental review should be an EIR instead, as well as having this project reviewed by the Planning Commission.

Denise Bernard emailed comments regarding Diamond Street Industrial Project TPM20-0001. Her concerns addressed opposing this project and requesting the site have a full environmental review with an EIR instead of the Draft MND. She listed several environmental impacts, such as Noise, Air Quality, Cultural Resources, etc.

CONSENT CALENDAR

1. Approval of Minutes, 04/19/2021

Action:

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

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

PUBLIC HEARING

2. Project No.: GPA21-0003 Housing Element Update, State Clearinghouse No. 2011071028

Applicant: City of San Marcos

Request: The project consists of a proposed amendment to the Housing Element of the San Marcos General Plan, which includes an assessment of housing needs, an inventory of resources and constraints relevant to meeting those needs, and an assessment of fair housing issues.

Environmental Determination: An Addendum to the General Plan FEIR was prepared since the 2021-2029 Housing Element Update would result in no new significant impacts that were not analyzed in the General Plan FEIR (State Clearinghouse No. 2011071028), nor would the proposed Project cause a substantial increase in the severity of any previously identified environmental impacts.

Location of Property: Citywide

Dahvia Lynch, Development Services Director gave the presentation.

PC AGENDA ITEM #1



Planning Commissioner discussions included: Does staff only look at properties within the City boundaries or include boundaries outside of City limits; are the property owners of available sites contacted by the City to inquire about plans for these properties; is the City on target for meeting what needs to be developed; is the Commission voting on ratifying our RHNA numbers; do we still have a General Plan Update Commission;

Dahvia Lynch, Development Services Director response: The City only looks at sites within City boundaries. The City does not reach out to the property owners, as we are only proposing land use changes. We are doing very well with meeting and exceeding above moderate market rate housing obligations, however the challenge we have is the low to extremely low income ranges. The City is not able to change the RHNA numbers that are allocated by SANDAG. The General Plan Update will start again in July and communications to the public will go out soon.

Public Comments

Marlene Walder sent an email with her concerns regarding the many housing units that are being built in the City of San Marcos. Traffic throughout the city is increasing and commute time is becoming unbearable.

Dahvia Lynch, Development Services Director response: There are no proposed land use changes with this effort. Nothing changes in the development capacity. We are simply recognizing and acknowledging the housing element framework.

Action:

COMMISSIONER FLODINE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL, PC21-4193 APPROVAL OF THE 2021-2029 HOUSING ELEMENT, AND ADOPT THE ADDENDUM TO THE 2012 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2011071028); MOTION SECONDED BY COMMISSIONER MATTHEWS.

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

3. **Project No.:** SP20-0001, GPA20-0001, CUP20-0004, V20-0001, AND ND20-008

Applicant: Breakers Real Estate (Creekside Assisted Living)

Request: Request for review a proposed 3-story, 138-unit assisted living and memory-care facility on a 3.78-acre property in the Heart of the City Specific Plan Area – Commercial (SPA-C) Zone. Project includes an amendment of the Heart of the City Specific Plan and a General Plan Amendment to remove the Richmar Specific Plan sub-plan designation of the property and remove the Richmar Avenue bridge from Mobility Element maps; a Conditional Use Permit for review of the project design; and a Variance for a setback reduction.

Environmental Determination: Mitigated Negative Declaration (ND20-008) was prepared pursuant

PC AGENDA ITEM #1



to the California Environmental Quality Act (CEQA).

Location of Property: Southeast corner of Twin Oaks Valley Road and Richmar Avenue, more Particularly described as Portion of Lot 1 and all of Lot 2, Block 60 of Map No. 806, Rancho Los Vallecitos de San Marcos. Assessor's Parcel No: 220-063-03-00 & 220-063-05-00

Norm Pedersen, Associate Planner gave the presentation.

Aaron Whitfield, Breakers Real Estate gave a presentation.

Sophia Hahl Mitchell, Sophia Mitchell & Associates went over the CEQA Compliance Review in the applicant's presentation.

Planning Commissioner discussions included: inquired if the residents will have personal vehicles; a fiscal impact statement was not included in the packet for this project; concerns about the setback from Twin Oaks Valley Road; does this project count towards our housing allowance; location of the construction access, and how long will construction take; this type of project is needed in San Marcos and the land use is ideal for the location.

Aaron Whitfield response: We cannot confirm 100 percent that none of the residents will have personal vehicles, however from our experience, about 90 to 95 percent of the residents within our communities do not drive and the memory care residents will not have vehicles. Construction is estimated between 14 to 17 months and construction access will be Twin Oaks and Richmar.

Staff response: The other project several years ago, Artis Senior Living project was changing a land use of the site from light industrial to senior residential and it required a fiscal impact study for the project. The current project before you is commercial designation. The land use is not changing and does not require a fiscal impact report. The setback for the northern dimension of the building would be 46 feet from the sidewalk on Twin Oaks Valley Road. There is a slight curvature in the alignment of the roadway on Twin Oaks Valley Road. This was not identified as a concern for having cars leaving the roadway and there are no period of accidents happening on that segment along the roadway in the vacant state. If the Planning Commission does share this concern, we can discuss with the applicant about adding a guardrail. This project is considered a commercial type use and will not count towards our housing element properties to meet the RHNA allocations.

Public Comments

None



Action:

COMMISSIONER MATTHEWS MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL, PC21-4900 (SP20-001), PC21-4901 (GPA20-0001), PC21-4902 (CUP20-0004), PC21-4903 (V20-0001) AND ADOPT MITIGATED NEGATIVE DECLARATION ND20-0008; MOTION SECONDED BY COMMISSIONER CRAIN.

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

PLANNING MANAGER COMMENTS

Tonight's meeting is our last virtual meeting. Our next meeting will be July 19th held in the Council Chambers. There will be some protocols in place and we will update the Commission when it gets closer to the meeting. That concludes my comments.

PLANNING COMMISSIONERS COMMENTS

Will the Commission go back to receiving paper copies for the in person meetings?

Planning Manager response: For the time being we will be going back to paper copies, however we are moving forward; consistent with how City Council receives their information, with electronic documents and will be issuing the Commissioners tablets to take home and bring to the meetings.

ADJOURNMENT

At 8:34 p.m. Chairman Norris adjourned the meeting.

KEVIN NORRIS, CHAIRMAN
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

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