



MINUTES

Regular Meeting of the Planning Commission

MONDAY JULY 19, 2021

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 Rios led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: RIOS, OLEKSY, FLODINE, NORRIS, MATTHEWS, CARROLL, CAVANAUGH

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT: NUTTALL, CRAIN

Also present were: Planning Manager Joe Farace; Deputy City Attorney Punam Prahalad; Associate Planner Norm Pedersen; Associate Planner Sean del Solar; Principal Civil Engineer Stephanie Kellar, Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

None

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 06/21/2021



Action:

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

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

PUBLIC HEARINGS

2. Project No: SP19-0004, GPA19-0004, R19-0002, CUP19-0011, & ND21-001

Applicant: Carkel San Marcos, LLC - Starbucks

Request: Request for a proposed 1,797 square-foot drive-thru coffee shop with an approximately 331 square-foot outdoor dining area on a 0.55-acre property. The project includes a Specific Plan Amendment, General Plan Amendment and Rezone to change the land use designation and zone of the property from San Marcos Creek Specific Plan Area (SPA) to Commercial (C), and a Conditional Use Permit for review of the proposed project design. Project includes installation of 300 feet of 8-inch sewer pipeline within Bent Avenue.

Environmental Determination: Mitigated Negative Declaration (ND21-001) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: Southeast corner of San Marcos Blvd. and Bent Ave., more particularly described as a Portion of Lot 5, Block 68 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895, and a portion of an adjoining unnamed road as vacated and closed to public uses by an order of the Board of Supervisors of San Diego County, a certified copy of which order was recorded January 22, 1927 in Book 1315, Page 107 of Deeds.

Assessor's Parcel Number: 219-270-06-00.

Norm Pedersen, Associate Planner: gave the staff presentation.

Representing Applicant, Terry Mathew with CCI: gave the applicant presentation.

PUBLIC COMMENTS

None



CLOSED PUBLIC HEARING

Planning Commissioner discussions included: concerns if Starbucks was under contract to occupy this building or if another business was going in instead; setback requirements for the storage facility on Bent and accommodating the complete streets as discussed a few years ago for another project near the proposed site; the type of EV chargers going in; that some parking spaces may be lost from putting an EV charger in an ADA parking spot; if there was a parking stall designated to wait for your large drive-thru order instead of backing up the line; changing the land use designation and zone of the property and that others may follow which will start to erode the edges of the SP and all the comprehensive planning; traffic concerns and not having an entrance on Bent; making a U-turn on Grand and causing potential traffic impacts.

Terry Matthew with CCI response: Starbucks signed the lease to occupy the site. The EV chargers will be commercial grade, and know that we must install chargers that charge a vehicle in a small amount of time. Our team will work with Engineering about the potential parking loss. There is not a designated parking staff to wait for large drive-thru orders; confident an employee will ask the vehicle to park and pick-up their order inside.

Norm Pedersen, Associate Planner response: This particular property is a small site and has limited developed area due to the floodway and cannot expand in the future. The boundary was looked at in the Specific Plan and we saw the commercial across the street. Because of this properties unique circumstance, staff decided this was the best course of action. The complete street design will be a section of San Marcos Blvd. west of Bent Ave. The storage facility is considered an existing non-conformance building. The mini storage has been there a very long time at that location and unfortunately it does extend into the setbacks.

Stephanie Kellar, Principal Civil Engineer response: Regarding an entrance on Bent; staff could not recommend from a safety perspective to allow a driveway on Bent. The site is right at the intersection. There is also crossing traffic patterns which could cause significant impacts.

Action:

COMMISSIONER OLEKSY MOVED TO ADOPT MITIGATED NEGATIVE DECLARATION ND21-001 AND RECOMMEND APPROVAL TO COUNCIL RESOLUTION PC 21-4934, SP19-0004; RESOLUTION PC 21-4935, GPA19-0004; RESOLUTION PC 21-4936, R19-0002; RESOLUTION PC 21-4937, CUP19-0011; AND SECONDED BY COMMISSIONER RIOS. MOTION CARRIED BY AN ELECTRONIC VOTE.

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



3. Project No: GPA19-0001, R19-0001, & ND19-003

Applicant: City of San Marcos

Request: A General Plan Amendment (GPA19-0001) and Rezone (R19-0001) to change the General Plan land use and Zoning designations of an approximately 41-acre portion of the City comprised of 74 residential lots. The General Plan Amendment would change the Agricultural (AG) General Plan land use designation of the project area to Rural Residential (RR) and Very Low Residential (VLDR). Zoning in the project area will also be changed to be consistent with the new General Plan land use designations (RR to Estate Residential (R-1-20) and VLDR to Residential Low (R-1-10)).

Environmental Determination: Mitigated Negative Declaration (ND19-003) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: La Sombra Drive (south of Quail Hill Drive and east of Jugador Court), Baja Way, Sunrise Way, Valencia Avenue, Cima Drive (west of McMahr Road), 1020-1024 Via Vera Cruz, and 1301 Vista Colina Drive, more particularly described as Lots 1-20 of Map No. 9980 in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on January 27, 1981 as file no. 81-025720; Parcels A, B, and C of Parcel Map No. 18744, in the City of San Marcos, County of San Diego, State of California, according to map thereof, filed in the Office of the County Recorder of San Diego County on July 10, 2001, as file no. 2001-0474079 in book of parcel maps; Lots 1-34 of Tract Map No. 8480, in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on February 1, 1977, as file no. 77-039019; Lots 1-15 of Tract Map No. 11663, in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on December 4, 1986, as file no. 86-561599; Sec22-12-3w*4.48 AC M/L in PM07746 & PM07337 & PM06131 &IN; and Sec 22-12-3w*NWQ*(ex westerly 100 ft) DOC85-379553.

Assessor's Parcel Numbers: 222-080-49-00, 222-080-77-00, 222-360-11-00, 222-360-12-00, 222-360-13-00, 222-360-14-00, 222-360-15-00, 222-360-16-00, 222-360-18-00, 222-360-19-00, 222-360-20-00, 222-360-21-00, 222-360-22-00, 222-360-23-00, 222-360-24-00, 222-360-25-00, 222-360-26-00, 222-360-27-00, 222-360-28-00, 222-360-29-00, 222-360-30-00, 222-360-34-00, 222-360-35-00, 222-360-36-00, 222-360-37-00, 222-420-01-00, 222-420-02-00, 222-420-03-00, 222-420-04-00, 222-420-05-00, 222-420-06-00, 222-420-07-00, 222-420-08-00, 222-420-09-00, 222-420-10-00, 222-420-11-00, 222-420-12-00, 222-420-13-00, 222-420-14-00, 222-420-15-00, 222-420-16-00, 222-420-17-00, 222-420-18-00, 222-420-19-00, 222-420-20-00, 222-420-21-00, 222-420-22-00, 222-420-23-00, 222-420-24-00, 222-420-25-00, 222-420-26-00, 222-420-27-00, 222-420-28-00, 222-420-29-00, 222-420-30-00, 222-420-31-00, 222-420-32-00, 222-420-33-00, 222-420-34-00, 222-540-01-00, 222-540-02-00, 222-540-03-00, 222-540-04-00, 222-540-07-00, 222-540-09-00, 222-540-10-00, 222-540-11-00, 222-540-12-00, 222-540-13-00, 222-540-14-00, 222-540-15-00, 222-540-19-00, 222-540-20-00, and 222-540-21-00.

Sean del Solar, Associate Planner: gave the staff presentation.



PUBLIC COMMENTS

Martin Gannon, resident of San Marcos: Concerns that people will destroy the Creek Walk Project in the future, traffic impact caused by Starbucks. No stop signs on a narrow and dangerous road. Spoke to staff about this on the phone and was told that the stop signs will be installed.

CLOSED PUBLIC HEARING

Planning Commissioner discussions included: To confirm, there is nothing planned to go here and this is only a zoning change. Since the updated General Plan was delayed due to COVID would this project be addressed in the General Plan.

Sean del Solar, Associate Planner response: To clarify, there is no project immediately attached. There were a few property owners that brought zone change difference from the 2012 zoning update to our attention and we reviewed the situation.

Joe Farace, Planning Manager response: The General Plan update was delayed because of COVID and budget considerations. We initiated a City General Plan Amendment to move this forward independent to the General Plan update. We'll also talk to Mr. Gannon immediately after this meeting to find out about the areas he's looking at, and we'll convey that information to our Traffic Division.

Action:

COMMISSIONER MATTHEWS MOVED TO ADOPT MITIGATED NEGATIVE DECLARATION ND19-003 AND RECOMMEND APPROVAL TO COUNCIL RESOLUTION PC 21-4932, GPA19-0001; RESOLUTION PC 21-4933, R19-0001; AND SECONDED BY COMMISSIONER CAVANAUGH. MOTION CARRIED BY AN ELECTRONIC VOTE.

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



PLANNING MANAGER COMMENTS: There will not be any upcoming items coming to Planning Commission in August. We will be back in September with available items. The last item heard at the Planning Commission on June 23rd, Breakers Assisted Living will be going to City Council next Tuesday. I will report back with the results of that project. Lastly, I mentioned this action last meeting; Gina will be contacting you in the next several weeks regarding your tablets. That is going to be the way of the future instead of providing hard copies, and you will be able to bring those tablets into the Chambers to view the information here from the dais. That is all I have for tonight.

PLANNING COMMISSIONERS COMMENTS: Good to be back.

ADJOURNMENT

At 7:51 p.m. Chair 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