



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY OCTOBER 18, 2021**

City Council Chambers  
1 Civic Center Drive, San Marcos, CA 92069

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### **CALL TO ORDER**

At 6:30 p.m. Planning Commission Vice Chair Matthews 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: NUTTALL, OLEKSY, FLODINE, MATTHEWS, CAVANAUGH, RIOS, CRAIN

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT COMMISSIONERS: NORRIS, CARROLL

Also present were: Planning Manager Joe Farace; Development Services Director Dahvia Lynch, City Engineer Isaac Etchamendy; Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson

### **ORAL AND WRITTEN COMMUNICATIONS**

None

### **CONSENT CALENDAR**

#### **1. APPROVAL OF MINUTES, 09/20/2021**

**Action:**

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

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

**PUBLIC HEARINGS**

**2. Project No:** GPA21-0006, State Clearinghouse No. 2011071028

**Applicant:** City of San Marcos

**Request:** The project consists of a proposed amendment to the Safety Element of the San Marcos General Plan in accordance with State law addressing new requirements related to potential and existing hazards in the city including fire hazards, climate adaptation, and resiliency planning and the addition of a new Environmental Justice Element to the General Plan, that includes goals and policies promoting a more equitable, safe, and healthy lifestyle for all residents.

**Environmental Determination:** The Draft Safety Element Update and the addition of a new Environmental Justice Element 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. Therefore, in accordance with Section 15164 of the State CEQA Guidelines, the Addendum to the previously certified General Plan FEIR is the appropriate environmental documentation for the proposed Project.

**Location of Property:** The proposed Draft Safety Element and Draft Environmental Justice Element will apply citywide. There are no proposed land use changes, or other affects to specific parcels, associated with the Project.

**Dahvia Lynch, Development Services Director:** gave the staff presentation.

**Planning Commissioner discussions included:** Clarify meeting with Sierra Club; once the Environmental Justice Element is adopted, will the background report become an appendix in the overall General Plan; is the Environmental Justice Element one of the eight elements or a new addition.

**Staff response:** The meeting with Sierra Club North County Group is to assure their policies are within the comprehensible General Plan update. The background report and the policies will be part of the General Plan, however the policies will stand on their own in order to update the background data over time.

**Amanda Tropiano, Consultant with DeNovo Planning Group response:** The Environmental Justice Element is one of the eight elements.

#### **PUBLIC COMMENTS**

No public comments were received.

#### **Action:**

COMMISSIONER FLODINE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL PC21-4954, SAFETY ELEMENT UPDATE AND ENVIRONMENTAL JUSTICE ELEMENT, AND RECOMMEND ADOPTION OF THE ADDENDUM TO THE 2012 GENERAL PLAN FEIR; AND SECONDED BY COMMISSIONER RIOS. MOTION CARRIED BY AN ELECTRONIC VOTE.

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

#### **3. Project No:** TSM16-003 and SDP17-006

**Applicant:** Shea Homes LP

**Request:** Request for consideration of revisions to conditions of approval for the approved Discovery Village South project relating to the construction of Discovery Street due to increased construction costs and supply chain issues that have resulted in delay. Proposed changes to the conditions of approval provide the applicant the ability to occupy up to 35 units while construction of Discovery Street continues. The proposed changes do not result in a material change to the overall requirements to construct Discovery Street and provide funding for additional future public infrastructure.

**Environmental Determination:** The project can rely on the previously adopted Mitigated Negative Declaration (MND16-001). The project is within the scope of the Mitigated Negative Declaration and no new environmental information or documentation was presented revealing a new unidentified environmental impacts that had not been previously mitigated.

**Location of Property:** The project site is located directly southeast of Bent Avenue and the proposed extension of Discovery Street; it is bounded on the west by Craven Road, the south by the Discovery Meadows development, and to the southeast by the Kaiser Permanente Medical Center, Assessor Parcel Numbers: 221-081-01, 221-081-02, 221-081-03, 221-081-04, 221-081-05.

**Isaac Etchamendy, City Engineer:** gave the presentation.

**Planning Commissioner discussions included:** clarify how the \$800,000 is determined for parks and not to road improvements or other direct impacts; will there be any constraints to public safety access by delaying the occupancies; will the homes still be built if the City denies the request; confirm if the \$800,000 is going to that particular neighborhood or to the General Fund for Parks & Recreation; is there a list available to the public on the City's website that has the proposed upgrades to the parks.

**Staff response:** Staff reviewed the capital program to identify potential improvement programs available and there are several parks in the vicinity that these funds will benefit; the funds are not designated for this neighborhood only. The site is already required to have Fire access. Occupancies for the homes will be pushed out for 6 months or longer. The funds will go in the General Fund for parks that is a restricted fund for park purposes. Yes, the CIP division keeps an ongoing list based on the parks masterplan, that the public can request.

#### **PUBLIC COMMENTS**

**Gayle Martin, resident of San Marcos:** will all public utilities be in place?

**Staff response:** All utilities will be provided as previously required. The new conditions do not change any of the requirements for utilities.

**Action:**

COMMISSIONER FLODINE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL PC21-4948, APPROVING CONDITIONS OF APPROVAL MODIFICATIONS TO TSM16-003, AND APPROVING CONDITIONS OF APPROVAL MODIFICATIONS TO SDP17-006; AND SECONDED BY COMMISSIONER NUTTALL. MOTION CARRIED BY AN ELECTRONIC VOTE.

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

#### **CLOSED PUBLIC HEARING**

**PLANNING MANAGER COMMENTS:**

Dahvia will be moving on to the County of San Diego as their Development Services Director; her last day with the City is November 15<sup>th</sup>. We are sad to see her go, but this is a great opportunity for her. The projects that came to Planning Commission last meeting, Breakers Real Estate and Mariposa II will be going to City Council next Tuesday and there will be a Planning Commission meeting on November 1<sup>st</sup>. This concludes my comments.

**PLANNING COMMISSIONERS COMMENTS:**

Commissioner Crain indicated that the state is requiring a fire hardening inspection for all real estate sales in the state. The City of San Marcos did a fantastic job on a recent transaction by getting the inspection done the same day it was requested, and I want to formally thank the Fire District for doing a fantastic job.

**ADJOURNMENT**

At 7:09 p.m. Vice Chair Matthews adjourned the meeting.



KEVIN NORRIS, CHAIRMAN  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**



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