



MINUTES

Regular Meeting of the Planning Commission

MONDAY NOVEMBER 15, 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 Carroll led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT COMMISSIONERS: NUTTALL, OLEKSY

Also present were: Planning Division Director Joe Farace; Principal Planner Saima Qureshy; Associate Planner Norm Pedersen; Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

Marlene Walder, resident of San Marcos: Expressed her concerns for the constant changes to the University District Specific Plan and the 12 to 16 story buildings proposed for this area, the Fire Department not having the adequate equipment for the height of these proposed buildings, and the potential parking issue from all the units in these buildings.

Steve Overy, resident of San Marcos: Attended the University District workshop and expressed his disapproval of the proposed 12 to 16 story buildings for this area, and suggested the buildings should be a maximum of 8 stories so that this area does not look like another San Diego. Also asked how the new



management company will maintain the area, as according to Yelp the current management company has poor reviews.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 11/01/2021

Action:

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

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

PUBLIC HEARINGS

2. Project No: TA21-0002

Applicant: City of San Marcos

Request: Approve updates to the Zoning Ordinance to streamline processing of certain permits.

Environmental Determination: The Zoning Ordinance Update is considered a tiered project under the City's General Plan Program EIR. CEQA Section 15152 encourages lead agencies to tier environmental analysis to avoid repetitive discussion within subsequent environmental documents and focus on issues directly related to the topic of evaluation.

An Initial Study (IS) has been prepared to satisfy the CEQA/CA Public Resources Code, Section 21000 et seq., and the CEQA Guidelines (14 CCR 15000 et seq). The purpose of the preparation of this IS is to review environmental impacts associated with updates to the Zoning Ordinance and ensure that impacts are no more significant than those evaluated in the General Plan EIR. No significant impacts beyond those evaluated in the General Plan EIR were identified.

Location of Property: The Zoning Ordinance is applicable to all properties within City limits.

Joe Farace, Planning Division Director: started the presentation

Saima Qureshy, Principal Planner: continued with the presentation

PUBLIC COMMENTS

None



CLOSED PUBLIC HEARING

Planning Commissioner discussions included: Confirmation if there is still an appeal process with the streamlined permits; how will the process for re-zoning be affected with this change; how many Director’s Permits are processed each year; who initiated the streamline process; requested confirmation that items going from a CUP to a DP will no longer be heard at this Commission; In favor of the streamlining process to save time and money for the customers and staff; will the public still be notified with this change. How long does a streamline permit take, is it done over the counter or within a few days; is there a cost reduction with a streamline permit; are any of these permits in residential areas, are these permits in existing buildings and not new construction; not comfortable knowing that this Commission cannot review and vote on these streamline projects that could potentially impact those in the surrounding area.

Staff Response: There will not be any impacts to the re-zoning process, the process for re-zoning will not change; if a zoning or permit is approved or denied by staff it can be appealed; In 2017 & 2018 Planning processed around 40 Director’s Permits, in 2019 and 2020 the numbers were less; there is a number of existing permitted by-right uses in the zoning ordinance that does not require public notification; there will be a checklist approval process that staff will oversee. CUPs downgraded to a DP will not be brought forth to this Commission, but reviewed by staff; the streamline process was discussed amongst Economic Development staff and Planning staff to improve our process by expediting certain permits for our customers. A DP takes about 2 to 3 months to process because of the noticing requirement, versus the streamline will be over the counter or a few days if more information is needed. Currently the cost of a CUP is \$3700 and above, not including the environmental review; a DP is \$1200. These types of permits are not in residential areas. If a permit is in a residential zone, the process will require a Conditional Use Permit and come to the Planning Commission. To confirm all permits for streamlining are in existing buildings; a new construction permit will still require a CUP or a Site Plan.

Action:

COMMISSIONER MATTHEWS MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL RESOLUTION PC 21-4914 AND ADOPT TEXT AMENDMENT TA21-0002; AND SECONDED BY COMMISSIONER RIOS. MOTION CARRIED BY AN ELECTRONIC VOTE.

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



PLANNING DIVISION DIRECTOR COMMENTS: The Environmental Justice and Safety Element that came to Planning Commission went to City Council and were approved. The modification of conditions to Discovery Village South Project to allow occupancy of 35 units prior to construction of Discovery Street was also approved at City Council. Some organizational changes to Development Services with Dahvia Lynch's departure; Isaac Etchamendy our City Engineer will be serving as our Development Services Director and my position went from Planning Division Manager to Planning Division Director. I will also take a larger roll in the General Plan Update, working with Beth Herzog who is the project manager for the General Plan Update.

PLANNING COMMISSIONERS COMMENTS: Inquired when the next meeting for the University District project is; wishing everyone Happy Holidays; been a pleasure serving as Chair.

Planning Division Director response: The next meeting is to be determined for University District.

ADJOURNMENT

At 7:22 p.m. Chair Norris adjourned the meeting.

KEVIN NORRIS, CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

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