



# MINUTES

## Regular Meeting of the Planning Commission

MONDAY MARCH 07, 2022

City Council Chambers

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### CALL TO ORDER

At 6:30 p.m. Planning Commission Chair Norris called the meeting to order.

### PLEDGE OF ALLEGIANCE

Commissioner Crain led the Pledge of Allegiance to the Flag.

### ROLL CALL

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT COMMISSIONERS: NUTTALL, OLEKSY

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

### SEATING OF NEW COMMISSIONERS

Planning Director Joe Farace: On February 8, 2022, the City Council re-appointed Commissioners Norris, Nuttall, & Crain as regular Commissioners; re-appointed Commissioner Cavanaugh as an alternate Commissioner; appointed Commissioner Rios from alternate to a regular Commissioner; and City Council appointed Jim Garcia as our new alternate Commissioner.

### ELECTION OF CHAIRPERSON

Eric Flodine was nominated and accepted.

#### Action:

COMMISSIONER NORRIS MOVED TO NOMINATE ERIC FLODINE AS CHAIRPERSON FOR 2022; SECONDED BY COMMISSIONER CARROLL AND CARRIED BY THE FOLLOWING VOTE.

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

**ELECTION OF VICE-CHAIRPERSON**

Bob Crain was nominated and accepted.

**Action:**

COMMISSIONER NORRIS MOVED TO NOMINATE BOB CRAIN AS VICE-CHAIRPERSON FOR 2022; SECONDED BY COMMISSIONER CARROLL AND CARRIED BY THE FOLLOWING VOTE.

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

**ORAL AND WRITTEN COMMUNICATIONS**

None

**CONSENT CALENDAR**

**1. APPROVAL OF MINUTES, 02/07/2022**

**Action:**

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

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

**2. Project No: TE21-0002**

**Applicant:** Groundwurks Inc. obo Scripps Health

**Request:** Tentative Subdivision Map (TSM16-001) Time Extension

**Environmental Determination:** Reliance on certified Final Environmental Impact Report for University

District Specific Plan.

**Location of Property:** East of Bent Avenue and north of the future Discovery Street extension.

**Recommendation:** Staff recommends approval

**Action:**

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

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

**PUBLIC HEARINGS**

**3. Project No:** CUP21-0004 and EX21-030

**Applicant:** Loma San Marcos, LLC

**Request:** A Conditional Use Permit (CUP) renewal to allow the continued partial operation of a full-service entertainment production facility and phased expansion of the operation into the existing 179,535 square foot facility, comprised of a 61,650 square feet of youth sports film production studio, 9,750 square feet of media office space, and 108,135 square feet of storage. The CUP renewal will also continue to allow further development of the site, in conformance with the Loma San Marcos Specific Plan.

**Environmental Determination:** This project (CUP Renewal) continues to comply with the previously adopted Final Mitigated Negative Declaration (ND03-681) and the adopted 2018 Addendum. The proposed continued operation of the facility, and phased future expansion, will be within the scope of the impacts identified in ND03-681 and this CUP Renewal is exempt from CEQA, pursuant to Section 15301, Class 1 (Existing Facility with No Expansion).

**Location of Property:** 1601 San Elijo Road, more particularly described as all or portion of the northwest quarter of Section 33, Township 12 South, Range 3 West, San Bernardino Base and Meridian, in the City of San Marcos and County of San Diego, State of California according to official plat thereof. Assessor's Parcel No.'s: 223-080-41-00 & 223-080-42-00

**Recommendation:** Staff recommends approval

**Senior Planner Sean del Solar:** gave the presentation.

**Planning Commissioner discussions included:** audience for the sports event films; name of the filming company; time table for Col Rich; confirm if sports facility starts Phase 1B they are responsible for the traffic signal; confirm fire code for trucks parking in fire lane and fence; permitted uses for site; traffic issues at site; changes to the pork chop and signage to make clear a left turn is not allowed; clarification of hazardous

waste on site; confirm hours of operation and peak times; accidents data at intersections throughout the city.

**Staff response:** film production company operating and using footage for a documentary property is located within the County of San Diego and does not have a timeline; sports facility triggers Phase 1B and traffic signal; Staff visited site on February 24<sup>th</sup> and saw no fire lane violations. The Fire Marshal to also visit the site. Conditional use permit allows for youth sports activities; and storage, businesses are within the scope of the specific plan and storage in the conditional use permit. Accident reports are maintained by Sheriff's department and available to the city's Traffic Engineering.

**Garett McCormick, applicant response:** The filming company is called Play by Play Productions, and for basketball is Tony and Amy from Soul; the typical peak time hours are between 5 p.m. to 8 p.m.

#### **PUBLIC COMMENTS**

Email comment was received by Jeff Deitch – expressed concerns about the site uses and safety issues at the facility such as semi-trucks parked in fire lanes; RV storage has large amounts of gasoline and hazardous waste on site; internal fencing inside the building does not meet fire marshal code; illegal use on site that is not for movie industry.

#### **CLOSED PUBLIC HEARING**

**Planning Commissioner discussions included:** CUP allow for building of the big warehouse for studio production or is it just for the basketball courts; confirm time frame for the CUP; work with applicant to improve the pork chop design; with the 5 to 7 pm peak time frame, it is reducing the amount of potential conflict with the students walking back from surrounding schools; continue with monitoring the traffic and accidents.

**Staff response:** conditional use permit does allow the ability to expand and do the construction of the office buildings; the film studio is the primary use; until the traffic signal is installed, the use of the site is limited; the timeframe of the conditional use permit is 3 years;

**Applicant response:** The current goal of the property is to continue operating as it is and the future of the property is to be determined depending on what kind of uses will come in there.

**Joe Farace, Planning Director:** asked the Commission if they can hear a public comment from someone who arrived late to the meeting.

**Public Comments was re-opened**

**Frances Donnelly:** Asked the Commission to go back to review the original CUP and look at the decision regarding the traffic light and the type of facility that was going in there; indicated the site was meant for a movie production facility and not a public entertainment facility.

**Joe Farace, Planning Director response:** confirmed that Frances Donnelly was very involved back in 2018; indicated the facility was split up to allow youth sports filming during Phase 1A, which was under the threshold of the traffic signal; that use is continuing and we provided a timeline on them allowing for the use specific to the Specific Plan for filming, while the property owner decides what use is going to take place at the facility. In terms of the youth sports, day camps and the CC&Rs between the property owner and the County of San Diego, owner of the adjoining land fill, during the original project the County was involved in that process and they signed off on the use of site for youth, with the condition that methane monitoring equipment be installed on the site and that has taken place.

**Action:**

COMMISSIONER CARROLL MOVED TO APPROVE CUP21-0004 WITH RESOLUTION PC21-4969 TO ALLOW THE CONTINUED OPERATION OF THE FACILITY AND FUTURE DEVELOPMENT OF THE SITE; AND SECONDED BY COMMISSIONER FLODINE. MOTION CARRIED BY THE FOLLOWING VOTE.

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

**4. Project No:** CUP19-0010, V19-0001, and ND21-006

**Applicant:** Hollandia Dairy, Inc.

**Request:** A Conditional Use Permit (CUP19-0010) to demolish and reconstruct an approximately 27,372 square foot portion of the existing facility and add approximately 48,755 square feet of new building area. The applicant has also requested a Variance (V19-0001) to maintain an existing reduced building setback of 48 feet to the centerline of Mulberry Drive.

**Environmental Determination:** A Mitigated Negative Declaration (ND21-006) was prepared for this project and circulated for a public review period from December 6, 2021 to January 5, 2022.

**Location of Property:** 662 E. Mission Road. Assessor's Parcel No.: 218-180-48-00

**Recommendation:** Staff recommends approval

**Senior Planner Sean del Solar:** gave the presentation.

**Planning Commissioners discussions included:** clarification of the equipment and any change in the foot print of the land and parking spaces; time frame of construction; concerns for rock crushing noise; location of construction equipment ingress and egress to the site; concerns of construction and school traffic

deliveries entering the site. haul route permit not coincide with the same time for traveling to and from schools; confirm if more PV is being added; confirm what CNG is; clarify changes needed for the dairy; building one color block or is there a city code stating changes every certain square feet.

**Jason Greminger, applicant representative:** There will be no changes to parking and the capacity and footprint will stay the same. We are making changes to allow more space for equipment and for employees to move around the space to operate equipment and make repairs; about 6 months before construction starts; there will not be any noise from rock crushing; yes the operational trucks will have a more direct route when entering and leaving site. The applicant will have to follow the California Green Build Code for new construction; CNG is for the local truck deliveries that were transferred from diesel to CNG; we will work with the City to come up with a route plan that keeps the neighborhoods, kids coming in and leaving schools, and the community at large safe. The changes to modernize the dairy are required to keep the operation going or they will have to scale back their operations.

**Staff response:** The applicant will need to apply for a haul route permit, and staff will apply restrictions to the hours based on schools and other adjacent uses. The new project will add to the existing building and should further enhance the elevation along Mission Rd. Also what is not showing on the slides is there will be landscaping at pedestrian scale.

#### **PUBLIC COMMENTS**

None

#### **CLOSED PUBLIC HEARING**

**Planning Commissioners discussion included:** Excited for the reinvestment and modernizing of this site. Hollandia is one of the longest standing businesses in the city; glad that no additional trucks are being added, as everyone is concerned with the traffic; wonderful this site is thinking more green; excited that we are retaining jobs within the city; would like staff to scrutinize the haul route permit to not conflict with the school traffic so that everyone stays safe.

#### **Action:**

COMMISSIONER NORRIS MOVED TO APPROVE CUP19-0010 WITH RESOLUTION PC21-4973, ALONG WITH V19-0001 WITH RESOLUTION PC 22-4974 AND ADOPT ND21-006 AND SECONDED BY COMMISSIONER FLODINE. MOTION CARRIED BY THE FOLLOWING VOTE.

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

**PLANNING DIVISION DIRECTOR COMMENTS:** At the last City Council Meeting, there was a presentation by De Novo for the General Plan Update to provide a status update of what has taken place and what the next steps are to the Council Members. These next steps include Land Use Alternative Maps that we will be receiving various input from city entities. One of these entities will be the Planning Commission. We will be back in a few months with that aspect. We also will have quite a few projects moving forward and we will have a steady stream coming to the Planning Commission in the next few months and this concludes my comments.

**PLANNING COMMISSIONERS COMMENTS:** Mr. Garcia was welcomed to the Commission.

**ADJOURNMENT**

At 7:47 p.m. Chair Flodine adjourned the meeting.



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ERIC FLODINE, CHAIRPERSON  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**



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