

MINUTES

Regular Meeting of the Planning Commission

MONDAY MAY 16, 2022

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Norris led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: NUTTALL, GARCIA, NORRIS, FLODINE, CAVANAUGH, RIOS

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT COMMISSIONERS: OLEKSY, CRAIN, **CARROLL**

Also present were: Planning Division Director Joe Farace; Administrative Services Manager Beth Herzog, De Novo Planning Group Amanda Tropiano, Senior Planner Sean del Solar, Assistant Engineer Brad Holder, Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

None

PRESENTATION

GENERAL PLAN UPDATE – LAND USE ALTERNATIVE REPORT INTRODUCTION

Amanda Tropiano with De Novo Planning Group: gave the presentation.

Joe Farace Planning Division Director gave two dates, June 7, 2022 and June 13, 2022 for the Commissioners to decide when to have the second part of the General Plan Update and discussions.

Planning Commissioners discussion: It was decided to come back on June 7, 2022 to continue with the General Plan update and discussions on Land Use Alternatives.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 04/04/2022

Action:

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

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

PUBLIC HEARINGS

2. Project No: CUP22-0001 and EX22-033

Applicant: American Rentals, Inc.

Request: A Conditional Use Permit (CUP) to remove 1,754 square feet of existing nonconforming structures and construct a new 2,500 square foot building to establish and operate an equipment rental facility with outdoor storage in the Commercial (C) zone.

Environmental Determination: The Conditional Use Permit (CUP) is categorically exempt (EX22-033) from environmental review pursuant to CEQA Section 15303, Class 3 (New Construction of small structures), in that the proposed commercial structure is less than 10,000 square feet.

Location of Property: 1030 Linda Vista Drive, more particularly described as that portion of the Westerly 175 feet of the Easterly 500 feet of Lot 2 in Block 80 of the Subdivision of Rancho Los Vallecitos De San Marcos, in the City of San Marcos, County of San Diego, State of California, according to the Map thereof No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895, lying Southerly of the Northerly 350.95 feet, measured along the Easterly line of said lot. The Southerly line of said Northerly 350.95 feet being drawn parallel with the Northerly line of said Lot. Assessor's Parcel No.: 219-152-34-00.

Recommendation: Staff recommends approval

Sean del Solar, Senior Planner: gave the presentation.

Brad Holder, Assistant Engineer: gave the Right of Way Improvements presentation.

Jason Greminger with CCI, applicant representative: gave applicant presentation.

Planning Commissioners questions to applicant included: obstruction to traffic from large equipment moving in and out of the yard; placement of building signage; designated route for trucks; merchandise sold in the retail store.

Applicant response: Equipment will only be moved in and out of the yard when the gate is open. Trucks will not be queued on the road, instead they have to come in the yard and drive to the back to drop off equipment then circle around to leave. Signage will be on the building facing the street. There is no designated route. New and used equipment will be sold in the retail store, as well as processing orders.

Staff response: The project is conditioned to off load equipment on the site, however they will need to apply for a Right of Way permit for any equipment that has to be off loaded on the street.

Planning Commissioners questions to staff included: Explain the Categorical Exemption that is being applied for.

Staff response: Section C of that provision allows for up to four buildings, no more than 10,000 square feet in urbanized areas. In non-urbanized areas, it is 2,500 square feet.

PUBLIC COMMENTS

Les Linn, resident of San Marcos: Expressed concerns for the hazardous materials that will be on the property and how those materials will affect the surrounding plants and animals.

CLOSED PUBLIC HEARING

Planning Commissioner discussions included: Water flow affected by topography; Is the Storm Water Quality Management Plan account for any water exiting the site; the project will not compromise the existing landscape; permits involved with this construction site; governing of Storm Water.

Staff response: In reviewing the topography, the site is very flat. There is a small high point towards the north end that drains to that area and the rest drains to the street. Yes, the Storm Water Quality Management Plan accounts for drainage to the street. It's anticipated the quantity of earth movement on site doesn't need a Grading permit. A Building permit and Landscape permit will likely be required for this project, as well as a Public Improvement permit for the improvement in the right of way. The Storm Water Quality Plan will be reviewed in conjunction with the Building permit process.

Action:

COMMISSIONER NORRIS MOVED TO APPROVE CUP22-0001 WITH PC RESOLUTION 22-4994; AND SECONDED BY COMMISSIONER NUTTALL. MOTION CARRIED BY A ROLL CALL VOTE.

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

PLANNING DIVISION DIRECTOR COMMENTS: Today a resignation letter was received from Commissioner Oleksy. We'll work with the City Clerk on the process for his replacement. At the May 10th City Council meeting, the Barham Condos project was approved 5-0. This concludes my report.

PLANNING COMMISSIONERS COMMENTS: None

ADJOURNMENT

At 7:32 p.m. Chair Flodine adjourned the meeting.


ERIC FLODINE, CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:


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