



Staff Report

File #:22-2001

PLANNING COMMISSION MEETING DATE:
DECEMBER 05, 2022

SUBJECT:

Recommendation

Attachment(s)

Draft 11.07.2022 Planning Commission Minutes

Prepared by: Gina Jackson, Senior Office Specialist
Reviewed by: Joseph Farace, Planning Division Director
Submitted by: Gina Jackson, Senior Office Specialist



MINUTES

Regular Meeting of the Planning Commission

MONDAY, NOVEMBER 07, 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 Rios led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT COMMISSIONERS: NUTTALL

Also present were: Planning Division Director Joe Farace; Sustainability Program Manager Saima Qureshy, Principal Civil Engineer Stephanie Kellar, Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

None

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 07/05/2022



Action:

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

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

PUBLIC HEARINGS

2. Project No: ND21-0005, SP19-0001, and SDP19-0003

Applicant: North Coast Church

Request: Approve a Specific Plan and Site Development Plan to improve the 2.59 acre project site with a two-story office/commercial building of 32,969 sf and associated site improvements.

Environmental Determination: Mitigated Negative Declaration (ND21-005) is prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: 3255 and 3275 Montiel Road, San Marcos, CA, more particularly described as A portion of Lot 16 of Block 7 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map thereof No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895. Assessor's Parcel No.: 228-370-20-00 & 228-370-39-00

Recommendation: Staff recommends approval to City Council

Saima Qureshy, Sustainability Program Manager: gave staff presentation.

Jamie Looney, consultant to applicant: gave a brief presentation.

Planning Commissioners discussions included: Inquired if the café will be supporting the whole office building or only during church operating hours; inquired about the construction schedule; how did staff address Caltrans concern regarding glare from the lights; concerns with proximity of hotel that was approved in the area; is project an expansion of the church or solely commercial; are the homes on the property vacant and if not, have the tenants been notified to vacate; like the solution for the parking situation; location of crosswalks from church to proposed parking lot;

Applicant response: The intent of the café is to service the office building during normal business hours and the church on the weekends. The construction schedule has not been set. The property is strictly commercial. The church will not be the landlord of this property. The goal is to establish safe and convenient



parking. The tenants in the homes have been notified and will be relocated. There is a proposed switchback that will join the sidewalks as pedestrian route of travel.

Staff response: All lighting is to be consistent with the City’s lighting requirements. No intense lighting is expected from the use. The project isn’t expected to bring any traffic concerns to the area.

PUBLIC COMMENTS

Tracie Moss with North Coast Church: Thanked the Commissioners for listening to their plan. The church’s goal is to continue working with our community and building strong relationships.

CLOSED PUBLIC HEARING

Planning Commissioner discussions included: Good use of the property; creative way to solve the parking issue.

Action:

COMMISSIONER RIOS MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL ADOPT ND21-005, RESOLUTION PC 22-4975 FOR SP19-0001, AND RESOLUTION PC 22-4976 FOR SDP19-0003; AND SECONDED BY COMMISSIONER CRAIN. MOTION CARRIED BY A ROLL CALL VOTE.

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

PLANNING DIVISION DIRECTOR COMMENTS: The University District Specific Plan Amendment that was heard at the June Commission meeting went to City Council on July 12th and was approved 5-0. The Text Amendment heard at the July 5th Commission meeting for Housing Zoning Update related to the Housing Element, adopted last year went to City Council in October and was approved 5-0. There’s been a lot of activity in the Planning Department and we expect to have a lot of items coming to Planning Commission. We’ll have a meeting on December 5th and meet again at the second meeting in January. This concludes my comments.

PLANNING COMMISSIONER COMMENTS: The Commissioners welcomed Marcelo Kim to the Planning Commission.



ADJOURNMENT

At 7:03 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