

# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY SEPTEMBER 20, 2021**

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

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### **CALL TO ORDER**

At 6:32 p.m. Planning Commission Chair Norris called the meeting to order.

### **PLEDGE OF ALLEGIANCE**

Commissioner Matthews led the Pledge of Allegiance to the Flag.

### **ROLL CALL**

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: CAVANAUGH

ABSENT: OLEKSY

Also present were: Planning Manager Joe Farace; Deputy City Attorney Punam Prahalad; Associate Planner Norm Pedersen; Principal Civil Engineer Stephanie Kellar, Senior Office Specialist Gina Jackson

### **ORAL AND WRITTEN COMMUNICATIONS**

None

### **CONSENT CALENDAR**

**1. APPROVAL OF MINUTES, 07/19/2021**

**Action:**

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

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

**PUBLIC HEARINGS**

**2. Project No:** MFSDP20-0002 & EX21-014

**Applicant:** Affirmed Housing Group (Phase 2)

**Request:** Review of a Multi-Family Site Development Plan, including a Density Bonus for construction of a 96-unit affordable apartment complex on 3.53 acres of an 8.13-acre parcel within the Multi-Family Residential (R-3-10) Zone. This Phase 2 project will replace the existing 30 apartments on the east side of Los Olivos Drive. Phase 1 was previously approved in 2019 for 100 units on the west side of Los Olivos Drive.

**Environmental Determination:** Categorical Exemption (EX21-014) pursuant to the California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development Projects).

**Location of Property:** 604 Richmar Avenue, more particularly described as a Portion of Lot 3 in Section 11, Township 12 South, Range 3 West, San Bernardino Base and Meridian, in the City of San Marcos, County of San Diego, State of California according to the Official Plat, except from that portion lying southerly of the center line of that certain right of way granted to the City of San Marcos in deed recorded March 11, 1966 as File No. 42248 of Official Records.

**Assessor's Parcel Number:** 220-032-05-00.

**Norm Pedersen, Associate Planner:** gave the staff presentation.

**Marie Allen with Affirmed Housing:** gave the applicant presentation. The applicant's team was also present to answer questions: Art Perez with Autotemp, Sean Whitacre with Dahlin Group Architects, Mellody Lock with Affirmed Housing, Sophia Mitchell (CEQA Consultant), and Gianni Richards with Solarian Enterprises.

**Planning Commissioner discussions included:** clarification of the relocation process for the current residents; wheel chair accessibility; relocated residents priority to move in to newer units; concerns that a traffic study was not required; impacts of reduced parking; clarification of the number of one bedroom units;

monitoring of unauthorized tenants and guests; installation of electric chargers; and designated parking for carpool and bikes.

### **PUBLIC COMMENTS**

**Dennis Nosco, resident:** spoke in support of an emergency exit on Hensen Heights accessible to pedestrians; affordable housing near San Marcos Middle School; adding “No Parking” signs along Richmar and Liberty;.

### **CLOSED PUBLIC HEARING**

**Planning Commissioner discussions included:** areas to determine low income housing; statistics of historical crime rates and improvements; clarification of the parking ratios; impact of onsite property management.

### **Action:**

COMMISSIONER FLODINE MOVED TO ADOPT CATEGORICAL EXEMPTION EX21-014 AND RECOMMEND APPROVAL TO COUNCIL RESOLUTION PC 4945, MFSDP20-0002 AND SECONDED BY COMMISSIONER MATTHEWS. MOTION CARRIED BY AN ELECTRONIC VOTE.

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

### **PLANNING MANAGER COMMENTS:**

Previously heard projects of Starbucks (Bent & San Marcos Blvd) and the Rezone of Rancho La Sombra were both unanimously approved at last City Council meeting. There will be items coming to the 2<sup>nd</sup> Planning Commission meeting in October including the General Plan Amendment to pursue State requirements to amend our safety element and add a new environmental justice element to the General Plan.

### **PLANNING COMMISSIONERS COMMENTS:**

Clarification that commissioner home addresses are not public information and not posted on the City's website.

**ADJOURNMENT**

At 7:56 p.m. Chair Norris adjourned the meeting.

  
WENDY MATTHEWS, VICE CHAIRPERSON  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**

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