



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, DECEMBER 05, 2022**

City Council Chambers  
1 Civic Center Drive, San Marcos, CA 92069

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### 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, CAVANAUGH, NORRIS, FLODINE, CRAIN, CARROLL, RIOS

ALTERNATE COMMISSIONERS IN AUDIENCE: KIM

ABSENT COMMISSIONERS: NONE

Also present were: Planning Division Director Joe Farace; Sustainability Program Manager Saima Qureshy, Principal Civil Engineer Stephanie Kellar, Administrative Services Manager Beth Herzog, De Novo Planning Group Consultant Amanda Tropiano, Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson

### ORAL AND WRITTEN COMMUNICATIONS

None

### CONSENT CALENDAR

1. APPROVAL OF MINUTES, 11/07/2022

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**Action:**

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

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

**2. RECOMMENDING TO CITY COUNCIL TO APPROVE RESOLUTION PC22-5013 SUMMARY VACATION AND ABANDONMENT OF THE EASEMENT FOR PUBLIC STREET OVER APN 220-202-01 AND RESERVING THEREFROM DRAINAGE AND UTILITY RIGHTS (PA22-0004) AND ADOPT EX22-041.**

**Action:**

COMMISSIONER NORRIS MOVE TO RECOMMEND APPROVAL TO CITY COUNCIL PC22-5013 AND ADOPT EX22-041 AS PRESENTED; SECONDED BY COMMISSIONER NUTTALL. MOTION CARRIED BY THE FOLLOWING VOTE.

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

**INFORMATIONAL REPORT**

**3. BI-ANNUAL CLIMATE ACTION PLAN MONITORING REPORT**

**PUBLIC HEARINGS**

**4. Project No: GPA19-0002 General Plan Update**

**Applicant:** City of San Marcos

**Request:** Approve Resolution PC22-5015 confirming the next steps in the General Plan Update process, including the draft proposed land use map.

**Location of Property:** City Wide

**Recommendation:** Staff recommends approval to City Council

**Consultant, Amanda Tropiano with DeNovo Planning Group:** gave the presentation.

**Planning Commissioners discussions included:** Fantastic update; target date for Draft EIR; confirm redesignating existing uses into the newer categories; concerns for increased population in the city; what percent of the 632 parcels will be receiving increased density; will the existing open space grow; what percent of these parcels will have decreased parking. Summarize discussion school district has had in needing new school sites; if property use is grandfathered in, does the transitional designation go with the land or the owner; confirm triggers if the property owner adds more square footage to their property. How much longer can changes be made before the Draft EIR comes out; land designations for the school district; concerns on finding a reasonable size piece of land to build a school on.

**Consultant response:** SANDAG will be supplying the traffic analysis, and they are currently doing significant updates to their systems that will cause delays in receiving that report. The Draft EIR is predicted to come out early 2024. The Draft EIR components rely entirely on model runs from SANDAG. The General Plan horizon is 20 to 30 years, and the build out is a possibility not a mandate; the changes will allow for increased density. The standards for new develop to dedicate new park space will not change. The school district has an active participant in the General Plan Update. The time is now to make changes to the land use portion of the General Plan before the Draft EIR comes out. The Environmental Impact Report will be initiated after the land use is presented to City Council and they indicate when to run the environmental review, based on the map that is proposed to them and any subsequent direction they provide us. We can be open to minor changes that emerge within the 12-month process, but we have to be close because the environmental review is based on that map.

**Staff response:** The new state law AB 2097 gives property owner's rights to initiate requests for parking reduction on sites near transit. otherwise parking for these properties will be per the Zoning Ordinance. There is always ongoing and quarterly meetings with the school district that deal with growth and development of the city. Transitional designation runs with the land. Properties can continue to operate as is and can expand operationally. The city has parcels that are Industrial, but designated something else such as commercial residential and it limits what can be done on those properties in terms of expanding or growing on that property. This transitional route, allows for expansions. The City does not designate land for the school district. The school district does their own site selection and has criteria that they have to meet through the State of California. They can ask the City for input, but the City does not approve or deny a location of a school site. It is up to the school district to follow their own criteria in what they think is best for the City of San Marcos in terms of finding a school site. The school district is not subject to our zoning.

## PUBLIC COMMENTS

**Kelly Batten representing the Building Industry Association of San Diego** – Currently sits on the General Plan Advisory Committee and expressed that the committee receives a lot of feedback from the public and committee members. The draft map has taken into consideration the many community perspectives, creating walkable neighborhoods to reduce traffic, improve greenhouse gas emissions, expanded housing and business opportunities. Thoughtful planning has already earned San Marcos the

distinction of one of the top 25 places to live in, and the proposed General Plan will continue that trend to live, work, and play for future generations.

**James Lund representing Glen & Amy Bullock residents of San Marcos and owners of an industrial parcel on East Mission Rd.** – Expressed gratitude towards the Planning Director of being forward thinking on Transitional Industrial and that this is the right thinking for the community. Over time, this property wants to update its appearance to look nicer for the community. Supports the Transitional Industrial update to the map.

**Rick Gittings of Hilltop Group, Inc.** – Touched on how the property located at 134 Woodland Parkway, APN 220-240-73 will benefit from being designated Transitional Industrial. The property is currently not zoned for Industrial and the property owner, Mr. de Jong would like to expand the Industrial portion of his business. This site is the Richland School House and the property owner will work with the San Marcos Historical Society and the City of San Marcos to move the school house to an approved location. Changing this property's designation will allow the property owner to expand on his corporate headquarters.

**Planning Commissioner's response:** Inquiring why City staff disagrees with changing this property to Transitional Industrial.

**Staff response:** The property is currently designated as MU-3, which is designated for commercial / office use. The intersection of the property location and surrounding properties is designated with residential land uses and commercial. Woodland Parkway is also an entryway to the city. Our decision was made to continue the commercial use as it would be a better land use for this property. As an entryway to the city, this would be a more compatible use with the other commercial land uses across the street. We wanted this property to be consistent with the other commercial uses and have a transitional component for future flexibility to allow compatible residential uses on site if needed. As part the General Plan update there will be Zoning Ordinance updates. If the Commission chooses to designate property Industrial, that will allow us to look at the type of uses appropriate for the site.

**Eric de Jong** – Owns the property next to APN 220-240-73 and wants to keep the area looking appropriate and will work with the Zoning Ordinance updates.

#### **CLOSED PUBLIC HEARING**

**Planning Commissioner discussions included:** concerns how the property architectural will look; does not want to see another self storage on the property that is the entryway to the city; wants to have some say in what goes on the property if changing to Transitional Industrial; concerns with traffic.

**Action:**

COMMISSIONER NORRIS MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL RESOLUTION PC 22-5015 FOR GPA19-0002, AND CHANGE APN 220-240-73 TO TRANSITIONAL-INDUSTRIAL; AND SECONDED BY COMMISSIONER FLODINE. MOTION CARRIED BY A ROLL CALL VOTE.

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

**PLANNING DIVISION DIRECTOR COMMENTS:** The Montiel Office that was at last month's Planning Commission will be going to City Council in January. Our next Planning Commission meeting is January 17<sup>th</sup> which should be a full agenda, and that concludes my comments.

**PLANNING COMMISSIONER COMMENTS:** Wishing everyone a safe and happy holidays; suggesting the City to have available land for the school district to build schools on; tree vegetation requirements for property owners; City's process for taking down the public notice boards.

**ADJOURNMENT**

At 8:38 p.m. Chair Flodine adjourned the meeting.



CHRISTOPHER CARROLL, CHAIRPERSON  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**



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