

MINUTES

Regular Meeting of the Planning Commission

MONDAY, FEBRUARY 06, 2023

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:25 p.m. Planning Commission Chair Carroll called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Flodine led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT COMMISSIONERS: NUTTALL

Also present were: Planning Division Director Joe Farace; Associate Planner Norm Pedersen, Senior Civil Engineer Kyrenne Chua, Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

None

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 01/17/2023

Action:

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

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

PUBLIC HEARINGS

2. Project No: GPA21-0008, R21-0004, MFSDP21-0002, & ND22-008

Applicant: Paul Mayer, Santa Fe Flores LP

Request: Request for a Multi-Family Site Development Plan, including a Density Bonus, for construction of a proposed 50-unit residential apartment building and 107 parking spaces on 2.23 acres. Project includes a General Plan Amendment and Rezone to change the land use and zone of the property from Commercial (C) and Light Industrial (L-I) to Multi-Family Residential (R-3-10).

Location of Property: Northwest corner of S. Santa Fe Avenue and N. Las Flores Drive.

Recommendation: Staff recommends approval to City Council

Norm Pederson, Associate Planner: gave staff presentation.

Rick Gittings, applicant representative: gave applicant presentation

Planning Commissioners discussions included: Inquired about removing 55 year Affordable Housing requirement and lengthening it to 99 years; would like to see a 50 percent floorplan mix amongst the affordable housing units that includes studio, 1 & 2 bedrooms; clarification on what the deficit amount consists of; confirm if property will be sold after it is built; concerns with only one access point for the project; concerns with shared drive between commercial and residential property; inquiry about on-site management; concerns with public having access to the residential hallways of the property; concerns to traffic impact from the U-turns being made from the right turn only exit; assignment of EV charging parking spaces; concerns with Fire Department trucks having enough room to maneuver inside of complex; concerns with ADT; confirm bicycle and pedestrian access location; clarification on why the site cannot be used for its current designation of commercial-industrial use; confirm if this site is currently being reviewed through the General Plan Update for re-designation; confirm ADA units availability.

Staff response: The deficit amount is related to the Fiscal Impact Study for the project. Richard Ruiz with DTA, who prepared the Fiscal and Economic studies can clarify more on this. Fire Department has reviewed and approved the proposed project with only having one access for emergency and residential. There is room towards the end of the buildings for Fire Department vehicles to turn around and leave the site. Fire and Sheriff's Department reviewed and approved the shared access driveway. The application for a

privately initiated General Plan Amendment for this project was in process prior to staff consideration to change the site's land use designation. Also no property owner request to change the site under the General Plan Update was received.

Richard Ruiz with DTA: The study was done comparing a full rent out on commercial, industrial, and residential property to gain a best-case scenario. The cause of the deficit is from the Fire and Police costs going to the General Fund for a residential property.

Rick Gittings: There is no intention to sell the building after completion of build. Initially there will be an on-site management. As the project is leased up, keeping on-site management will be further discussed. Expecting entrance to the resident hallways will require a code to gain access. There is a median in the street that drivers can enter to make the U-turn and should not cause any impact to traffic. Lease applications will be reviewed to see who does and does not have an EV car. If the proposed spaces run out then we'll look at adding additional EV charging parking spaces. The EV charging spaces are for the residents only. There will be bicycle and pedestrian access to Las Flores Road which allows access to the Inland Rail Trail. Since 2006 the property owner has received very little interests for the current commercial-industrial use.

Travis Mahoney with AO Architects: Fire has reviewed the site including turning radius and gave their approval. There will also be a 2-hour fire resistance of the materials. The complex will also meets 150 foot hose pulls requirement. All units are ADA accessible from the elevator. Per code, 4% are accessible for ADA residents and each unit will have an accessible option.

John Boarman, Traffic Engineer with Linscott, Law, and Greenspan Engineers: The traffic counts going in and out of this proposed project are based on actual counts from other apartment complexes similar in size from locations throughout the San Diego area. Flexible schedules and working from home are considered.

PUBLIC COMMENTS

Paul Mendoza, resident: Expressed concerns about street parking from this project in local neighborhoods. Talked about the local bus stops and proposed that it will be a good idea to offer discounted or permanent transit passes for residents in the proposed complex, as well as other ride share ideas to reduce the parking demand at the proposed complex.

Chanel Aboodi, San Marcos business owner of Gourmet Liquor: Small business owner in San Marcos for over 28 years and located next to the site of the proposed project. Concerned about future traffic situation caused by proposed project and reducing patrons from visiting their store because of the one entrance and exit the store will have to share with the proposed complex. Feels traffic count done by the traffic engineer is incorrect and wants the study to be redone by a different traffic engineer. Would like the easement to remain commercial-industrial and feels that changing the easement to residential will depreciate the store's property value.

Amber McHugh, resident: Expressed the parking concern from having this complex in the local neighborhoods.

CLOSED PUBLIC HEARING

Planning Commissioners discussions included: Expressed concerns for the ADA accessibility and traffic; beautiful project; driveway should remain commercial-industrial; what can be done about the current business owner of the store regarding the driveway access; adding more parking spaces to the existing business of the store; propose amending 55 year affordable housing and having a mix of proposed floorplan for affordable and ADA; parking permit in Conditions of Approval; concerns for safety on shared pedestrian entrance next to a commercial business; concerns with this proposed plan and putting a residential site with commercial-industrial sites; mixed-use would fit better on this site; concerns with one access for entrance and exit during an emergency situation;

Staff Response: ~~Driveway straddles property line and would not make to leve a small portion of the subject site a commercial.~~ Driveway straddles property line and it would not make sense to leave a small portion of the subject site as commercial. Driveway access can be considered for up to 30 feet wide allowing additional room for access into commercial property.. This can be changed at final engineering to reflect on the grading plans. With the proposed development the existing business still meets the parking requirements and there is adequate space to add additional parking. The project is conditioned to have a Parking Management Plan which will provide requirements for assigned parking for residents. Staff can amend section C24 in the MFSDP21-0002 to include conditions that applicant/developer shall incorporate an onsite security camera system including controlled building access.

Action:

COMMISSIONER NORRIS MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL ND22-008 AND RESOLUTION PC 22-5008 FOR GPA21-0008, RESOLUTION PC 22-5009 FOR R21-0004, RESOLUTION PC 22-5010 FOR MFSDP21-0002 AMENDING DRIVEWAY ENTRANCE TO 30 FEET WIDE, AND AMENDING C24 TO INCORPORATE ONSITE SECURITY CAMERA SYSTEM INCLUDING CONTROLLED ACCESS; COMMISSIONER CRAIN MADE A SUBSTITUTE MOTION TO ADOPT MOTION BY COMMISSIONER NORRIS, AMEND DENSITY BONUS UNITS TO INCLUDE A MIX OF ALL 3 FLOORPLAN TYPES AND TO BE IN ADDITION TO ADA ACCESSIBLE UNITS, AND AMEND AFFORDABLE HOUSING REQUIREMENT FROM 55 YEARS TO 99 YEARS, AND SECONDED BY COMMISSIONER FLODINE. MOTION CARRIED BY A ROLL CALL VOTE.

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

PLANNING DIRECTOR COMMENTS: There will be a Special Planning Commission Meeting on Wednesday, February 22nd, due to the holiday on Monday and already having a scheduled meeting in the Council Chambers on Tuesday. We committed getting a project to the Planning Commission during this time frame. Items heard at the Commission on January 17th have been schedule to be heard at City Council next week and the other items will be heard on February 28th.

PLANNING COMMISSIONER COMMENTS: Thanked existing business owner for coming to the Planning Commission and speaking. Thanked the builder for bringing this project to the Planning Commission, as affordable housing is needed in San Marcos. Thanked staff for putting this together to bring forth to the Commission.

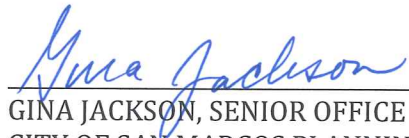
ADJOURNMENT

At 8:13 p.m. Chair Carroll adjourned the meeting.



KEVIN NORRIS, CHAIR PRO TEM
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:



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