



Staff Report

File #:23-2091

PLANNING COMMISSION MEETING DATE:
MARCH 20, 2023

SUBJECT:
DRAFT 02/22/2023 PLANNING COMMISSION MINUTES

Recommendation
STAFF RECOMMENDS APPROVAL OF DRAFT 02/22/2023 PLANNING COMMISSION MINUTES

Attachment(s)
Draft.02.22.2023 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

Special Meeting of the Planning Commission

WEDNESDAY, FEBRUARY 22, 2023

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:30 p.m. Acting Chair Planning Director Joe Farace called the meeting to order.

Due to the Planning Commissioner Chair and Vice Chair absences, the Planning Commission will select and vote on a Chair Pro Tem for the February 22, 2023 Special Planning Commission Meeting.

COMMISSIONER FLODINE NOMINATED COMMISSIONER NORRIS AS CHAIR PRO TEM, SECONDED BY COMMISSIONER NUTTALL.

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

PLEDGE OF ALLEGIANCE

Commissioner Kim led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: NUTTALL, CAVANAUGH, NORRIS, KIM, SAULSBERRY, FLODINE, CRAIN

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT COMMISSIONERS: CARROLL, RIOS

Also present were: Planning Division Director Joe Farace; Principal Planner Scott Nightingale, Deputy City Engineer Stephanie Kellar, Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson



ORAL AND WRITTEN COMMUNICATIONS
None

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 02/06/2023

Action:

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

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

PUBLIC HEARINGS

2. Project No: TSM19-0002

Applicant: North City Community Partners LLC

Request: For a Tentative Subdivision Map (TSM19-0002) of 59.94 acres that would consolidate 24 existing parcels into seven (7) lots for future development of up to a maximum of 480 condominium units, a future public park known as Knoll Park and a potential school site within the University District Specific Plan area. Future development on the newly created lots will require the approval of a Site Development Plan by the City.

Location of Property: Northwest of the intersection of Twin Oaks Valley Road and Discovery Street, east of San Marcos Creek, and south of SR-78.

Recommendation: Staff recommends approval

Scott Nightingale, Principal Planner: gave staff presentation.

John Vance from Shea Homes w/ North City Community Partners, LLC, applicant representative: gave applicant presentation

Planning Commissioners discussions included: Bond or Mello Roos inquiry for infrastructure costs; solar for new homes inquiry; school feedback on Lot 7; phase school district discussion is at for Lot 7; number of bedrooms and bathrooms for the condos; increase in population; percentage designated to affordable housing and ADA accessibility; future park site plans; time line for park development; developer waiving proposal of 55 additional units; vehicle access type for the secondary access to the east; concerns that all vehicle access is centered around the roundabout of the street for lots 1, 2, 3, & 4; inquired if school



district has the option to work with Parks Department to build out some of the park space for school use; size footprint of San Marcos elementary and Connor's park; ownership of Lot 7.

Applicant Representative response: We are looking at annexing into the City with CFDs as well as San Marcos School District for the school fees. Solar will be proposed for all of the homes. San Marcos Elementary is designated site for these homes. Information is not available at this time for number of bedrooms and bathrooms for the condos. This information will most likely be on the proposed site development plan. Affordable housing will be satisfied at a future component of the University District. These units will not be affordable housing. The specific plan requires 8 acres to be set aside for the school district. We are the last to choose regarding the 8 acres. First choice is the school district, second is the City's choice, and third is the underlining entitlement for residential. Secondary vehicle access to the east is for emergency vehicles only. During the site development plan approval, the multi-family homes will have ADA access.

Staff response: There has been ongoing discussion with school district interest on Lot 7. These proposed homes will be at market rate. The future park site is currently being planned. Amenities for that park will be planned and discussed through community workshops with the City's Parks and Recreation Department. Park time line is in the Conditions of Approval and timing for construction must begin before the issuance of the 355th permit and construction completed prior to the issuance of the 405th building permit. Assessment of the vehicle access for lots 1-4 are correct. When North City Drive is built through to Twin Oaks Valley Road, there is a condition of approval to build another access prior to the 355th building permit. Traffic Analysis must be reviewed by the City with real time numbers before additional units can be built and 175 units must be occupied before the analysis is started. The Parks Department is always looking at opportunities for co-use of parks with the school district when applicable. If the City acquires Lot 7, that would be done through a negotiated purchase. The City would hold the property and fee title if that occurred to use Lot 7 as a park. Connor's park is 6.36 acres and elementary site is 8.38 acres.

PUBLIC COMMENTS: None

CLOSED PUBLIC HEARING

Planning Commissioners discussions included: Will a school site be built on this location.

Staff Response: A school site was written into the Specific Plan indicating the school district has the first option to acquire the site. This lot is a potential school site that the school district can or cannot choose to obtain.



Action:

COMMISSIONER NUTTALL MOVED TO APPROVE PC RESOLUTION 22-5016 FOR TSM19-0002, AND SECONDED BY COMMISSIONER KIM. MOTION CARRIED BY A ROLL CALL VOTE.

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

PLANNING DIRECTOR COMMENTS: Next Planning Commission meeting is March 20th and hope to have an Informational presentation on Community Energy Alliance (CEA). In a previous meeting we gave a CAP update and talked about how the City has joined the CEA. Commissioners had some questions and hoping to have members of CEA at the March 20th meeting to answer those questions, talk about the timeline and additional information about the CEA. This concludes my comments.

PLANNING COMMISSIONER COMMENTS: Commissioner Crain indicated the City has affordable housing issues, and the reason for not voting for this project was there isn't a component to add affordable housing to this project. The citizens of the city and him believe that every new development to the City should have affordable housing and accessible ADA units. Lot 7 is not big enough for the school district and the school district may not build on it. The schools are impacted and more schools are needed in the City. This needs to be figured out.

ADJOURNMENT

At 7:20 p.m. Chair Pro Tem Norris 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