

MINUTES

Regular Meeting of the Planning Commission

MONDAY, MAY 15, 2023

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:30 p.m. Planning Commission Vice Chair Fatima Rios called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Cavanaugh led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT COMMISSIONERS: NUTTALL, CARROLL, KIM

Also present were: Planning Division Director Joe Farace; Senior Planner Sean del Solar, Assistant Engineer Jonathan Quezada, Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

None

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 04/17/2023

Action:

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

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

2. Summary Vacation VAC23-0010, Categorical Exemption EX23-047, Resolution PC23-5042 Recommending to City Council the Summary Vacation and Abandonment of a portion of the easement for street purposes granted by document 1980-136705 over Richmar Avenue and reserving utility and drainage rights therefrom, adjacent to the Creekside Assisted Living (ACOYA) project.

Jonathan Quezada, Assistant Engineer: gave staff presentation.

Action:

COMMISSIONER FLODINE MOVED TO APPROVE CONSENT CALENDAR ITEM #2 AS PRESENTED; SECONDED BY COMMISSIONER SAULSBERRY. MOTION CARRIED BY THE FOLLOWING VOTE.

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

PUBLIC HEARINGS

3. Project No: MFS22-0003, V23-0001, and EX23-046

Applicant: Daniel and Charissa Houser

Request: A Multifamily Site Development Plan (MFS22-0003) to develop (2) additional units to an existing two-unit multifamily development and a Variance (V23-0001) to allow tandem parking in the Multifamily Residential (R-3-10) Zone.

Location of Property: 403 Marcos Street in San Marcos, CA.

Recommendation: Staff recommends approval.

Sean del Solar, Senior Planner: gave staff presentation.

PUBLIC COMMENTS:

Cristina Sangerma, resident of San Marcos: expressed concerns regarding the future and current street parking from extra cars belonging to residents living at the proposed project expansion. Unable to put out trash containers due to all of the cars parked on the street in front of her residence.

Raymundo Diaz, resident of San Marcos: expressed concerns regarding violent neighbors living in the proposed project expansion.

Sharon Walker, resident of San Marcos: expressed concerns of privacy and noise coming from the proposed project expansion. Wants to see the current landscaping and fence to stay at the proposed project expansion.

Planning Commission Secretary: Received letter from additional neighbors living around the proposed project expansion. Letter expressed concerns about increase to on street parking and requested a written response to the letter verifying the parking requirements for the proposed project expansion. Letter was given to staff and response letter was mailed out the next day.

Planning Commissioners discussions included: Understood the parking concerns and the tandem parking; will applicant also live on site; are tandem spaces assigned; how many additional cars will this project bring; would like the cars to head out instead of backing out when leaving the property, due to the on street parking issue; amenities for the project; size of added plant material; would like applicant to upgrade the vegetation to ensure privacy for the neighbors. Appreciate owners will be living on the property.

Daniel Houser, Owner/Applicant response: There is not a process for the residents on how to use tandem parking. The requirement is nine parking spaces and we are building thirteen parking spaces. Confirmed will be living on site and managing site; garages belong to the residents and have access to their residence. Two additional units, probably four additional vehicles. Since we have lived on the property, none of our residents have parked on the street.

Staff response: The conditions of approval requires a barbeque and seating area for the residents to use, and sports fixture. The front trees will be 24-inch boxes, rear trees will be 15-gallon boxes, and the applicant has the ability to upgrade those sizes. Applicant will be installing vinyl fencing to provide additional privacy for the neighbors.

CLOSED PUBLIC HEARING

Action:

COMMISSIONER FLODINE MADE A MOTION TO ADOPT EX23-046, APPROVE PC RESOLUTION 23-5040 AND RESOLUTION PC 23-5041 AND SECONDED BY COMMISSIONER CRAIN. CARRIED BY A ROLL CALL VOTE.

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

ABSTAIN: COMMISSIONERS: NONE

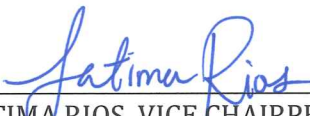
PLANNING DIRECTOR COMMENTS: Have not had a Planning Commission items go to City Council. We should have something next month. Our next Planning Commission meeting will be June 5th, and this concludes my report.

PLANNING COMMISSIONER COMMENTS: Commissioner Crain inquired if the City has a parking pass program, and if so, how can residents get that started for their neighborhood. Vice Chair Rios mentioned that she lives in mobile home park that has a parking program.

PLANNING DIRECTOR RESPONSE: Near the University, there was a parking pass program in some neighborhoods. Residents can contact me and I will find out whom they need to speak to. The program involves many departments including Parking Enforcement. Confirmed that larger multi-family projects that have an HOA are required to submit a parking plan that's incorporated into the CC&Rs, and that a single-family neighborhood does not fall under the criteria to have a parking program.

ADJOURNMENT

At 7:25 p.m. Vice Chair Rios adjourned the meeting.



FATIMA RIOS, VICE CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:



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