



MINUTES

Regular Meeting of the Planning Commission

MONDAY, JUNE 05, 2023

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

CALL TO ORDER

At 6:30 p.m. Planning Commission Chair Christopher Carroll called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Nuttall led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: NUTTALL, CAVANAUGH, NORRIS, CARROLL, RIOS, KIM, CRAIN

ALTERNATE COMMISSIONERS IN AUDIENCE: SAULSBERRY

ABSENT COMMISSIONERS: FLODINE

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, 05/15/2023

Action:

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

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

PUBLIC HEARINGS

2. Project No: SP21-0003, GPA21-0007, R21-0003, MFSDP21-0001, TSM21-0003, and EIR22-002

Applicant: Meritage Homes

Request: Request for a Specific Plan, Multi-Family Site Development Plan, and Tentative Subdivision Map for a 120-unit condominium development on 7.6 acres. Project includes a General Plan Amendment and Rezone to change the land use and zone of the property from Commercial (C) to Specific Plan Area (SPA).

Location of Property: West of the intersection of Las Posas Road and Palm Road, more particularly described as Parcels 2 and 3 of Parcel Map No. 20629, in the City of San Marcos, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County on February 19, 2009 as File No.: 2009-0071729 of Official Records. Assessor's Parcel No.: 219-121-15-00 and 219-121-16-00.

Recommendation: Staff recommends approval to City Council.

Norm Pedersen, Associate Planner: gave staff presentation.

Jason Greminger, Applicant Representative: gave applicant representative

PUBLIC COMMENTS:

Mary Chaparro, local broker and real estate agent in San Diego County: Expressed how amazing this proposed project is and what it will do for the community of San Marcos. It is important that people have affordable places to purchase.

Dale Armitage, resident of San Marcos: Concerns that the mailing list radius should be expanded and wants to comment on the Environmental Impact Report. Traffic impact concerns on Las Posas and the information in the traffic report.

Marie Marcinko, resident of San Marcos: Expressed concerns with the impact to traffic from this proposed project and future projects going in the surrounding area.

Dave Gazzaneo, resident of San Marcos: Noise abatement from construction and traffic affecting the existing residents.

Planning Commissioners discussions included: Confirm noise abatement from construction pertaining to a rock crusher; were other commercial designations considered for this property; amount of ADA units

available; will this complex be considered Affordable Housing; sidewalk access going to Santa Fe Hills; height requirement for existing designation; sale price for each unit; safety against brush fires; like project and use of space; step down buyers are not looking for units with stairs; accessibility in the units for someone who has mobility issues or is confined to a wheelchair; concerns over selling price; traffic concerns; concerns over mini dorms; available parking spaces and the count of spaces available from CVS; existing driveway and turning movements. Should this project be going through the General Plan update; why this site is not becoming a grocery store?

Applicant representative response: There will not be a rock crusher or a retaining wall. The project will have set conditions regarding the noise level. We are required to check if the noise is louder than what is allowed in the conditions. If the noise is louder, then we have to find solutions to reduce the noise levels. We are only aware of one commercial interest. The project will have 12 ADA units available. We will comply with the Building Code when the permits are pulled, which is to build 15 percent as Affordable or pay the in-lieu fee. We don't know the cost for that yet, but the price should be for a first time buyer. Landscaping will be low fire risk and building code requires us to have fire sprinklers and fire rated walls. Buyers could hire a full time caregiver or install the ramps that can move a wheelchair upstairs. This project is close to transit and the HOA will give incentives to residents to use the transit to help reduce the traffic on the roads. The CC&Rs will indicate no mini dorms and the HOA will also need to assist. We are providing 290 parking spaces.

Staff response: Up to 60 feet high for a commercial zone. Existing driveway and turning movements will not change for this project. If the project waited a few years for the General Plan update this site could allow up to 45 dwelling units per acre.

Matt Simmons with CCI, applicant representative: Gave the history on this site and why CVS has additional parking spaces that will be available for the proposed project. The developer tried, but there is not enough rooftops to support a grocery store on that site.

CLOSED PUBLIC HEARING

Action:

COMMISSIONER KIM MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL, PC RESOLUTION 23-5026 (FEIR22-002); PC RESOLUTION 23-5021 (SP21-0003); PC RESOLUTION 23-5022 (GPA21-0007); PC RESOLUTION 23-5023 (R21-0003); PC RESOLUTION 23-5024 (MFSDP21-0001); AND RESOLUTION PC 23-5025 (TSM21-0003) AND SECONDED BY COMMISSIONER NUTTALL. CARRIED BY A ROLL CALL VOTE.

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

PLANNING DIRECTOR COMMENTS: Last year we brought forth to the Commission the Land Use Map of the General Plan Update. After reviewing the density and our General Plan Update goals which contemplated land uses changes to the Creek District, we decided to work on the General Plan Updates and Creek District updates concurrently to better understand the scope of changes. Later this summer we should be moving forward with the Creek District and General Plan Updates. Target completion should be late 2024.

PLANNING COMMISSIONER COMMENTS: Commissioner Crain inquired if the City of San Marcos has a target of specific jobs to bring to the City. Chair Carroll asked when the next Planning Commission meeting will be.

PLANNING DIRECTOR RESPONSE: This is a question for Economic Development and I'll bring this question to them and have an answer for you. The second meeting in June and first meeting in July is cancelled. We may have a meeting for the second meeting in July if items materialize to bring forth to the Commission.

ADJOURNMENT

At 8:15 p.m. Chair Carroll adjourned the meeting.



CHRISTOPHER CARROLL, CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:



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