



MINUTES

Regular Meeting of the Planning Commission

MONDAY, SEPTEMBER 18, 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 Crain led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: SAULSBERRY

ABSENT COMMISSIONERS: NONE

Also present were: Planning Division Director Joe Farace; Senior Planner Sean del Solar, Senior Planner Chris Garcia, Senior Civil Engineer Kyrenne Chua, Associate Civil Engineer Brad Holder, Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

None

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 07/17/2023

Action:

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

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

2. Project No: Summary Vacations VAC23-0014 through VAC23-0016

Request: Planning Commission Resolutions PC23-5052 through PC23-5054 Recommending to City Council the Summary Vacation and Abandonment of public right-of-way for a portion of Diamond Street, and drainage easements within the boundary of Tentative Parcel Map 20-0001 for the Diamond Street Industrial project.

Planning Commissioners discussions included: None

Action:

COMMISSIONER CARROLL MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL, PC RESOLUTIONS 23-5052 THROUGH 23-5054 (VAC23-0014 THROUGH VAC23-0016); AND SECONDED BY COMMISSIONER CRAIN. CARRIED BY A ROLL CALL VOTE.

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

3. Project No: Summary Vacation VAC23-0017

Request: Planning Commission Resolution PC23-5059 Recommending to City Council the Summary Vacation and Abandonment of public right-of-way for a portion of former Discovery Street within the boundary of Tentative Subdivision Map 19-0002 for the North City West project.

Planning Commissioners discussions included: None

Action:

COMMISSIONER CARROLL MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL, PC RESOLUTION 23-5059 (VAC23-0017); AND SECONDED BY COMMISSIONER FLODINE. CARRIED BY A ROLL CALL VOTE.

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

4. Project No: GPA22-0005, RZ22-0004, TSM22-0005, MFS22-0006 and ND23-013

Request: Recommending to City Council to adopt Mitigated Negative Declaration ND23-013, and approve Resolutions PC23-5055 (General Plan Amendment GPA22-0005); PC23-5056 (Rezone RZ22-0004); PC23-5057 (Tentative Subdivision Map TSM22-0005); PC23-5058 (Multifamily Site Development Plan MFS22-0006).

Senior Planner Sean del Solar and Associate Civil Engineer Brad Holder: gave the staff presentation.

Planning Commissioners discussions included: Inquired about low income housing and price of units; concerns with guests parking in the Boys and Girls Club parking lot; this is a great project; entrance and exit strategy for the project; concerns with number of EV chargers for guest parking; concerns with lack of lighting on the southern property line between project site and commercial building.

Staff Response: The Boys and Girls Club parking lot is private and any unauthorized parking will be handled through enforcement. The proposed site will have adequate parking for guests.

Applicant Response: These units are not low income housing and will sell in the 600 thousand range. There will be one make ready for guest parking.

Action:

COMMISSIONER FLODINE MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL, RESOLUTIONS PC 23-5055 (GPA22-0005), PC 23-5056 (RZ22-0004), PC23-5057 (TSM22-0006), AND PC 23-5058 (MFS22-0006) WITH AN ADDED CONDITION TO C9: APPLICANT/DEVELOPER SHALL AGREE TO COORDINATE WITH THE ADJACENT PROPERTY OWNER TO THE SOUTH TO ADD REASONABLE SECURITY MEASURES BETWEEN THE TWO PROPERTIES, AND ADOPT ND23-013; AND SECONDED BY COMMISSIONER RIOS. CARRIED BY A ROLL CALL VOTE.

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

5. Project No: SP22-0003, GPA22-0001, R22-0001, MFSDP22-0002, TSM22-0002, CUP22-0002, TPM22-0001, SDP22-0003, and ND23-012.

Request: Recommending to City Council to adopt Mitigated Negative Declaration ND23-012, and approve Resolutions PC23-5060 (Specific Plan SP22-0003); PC23-5061 (General Plan Amendment GPA22-0001); PC23-5062 (Rezone R22-0001); PC23-5063 (Multifamily Site Development Plan MFSDP22-0002); PC23-5064 (Tentative Subdivision Map TSM22-0002); PC23-5065 (Conditional Use Permit CUP22-0002); PC23-5066 (Tentative Parcel Map TPM22-0001); PC23-5067 (Site Development Plan SDP22-0003).

Senior Planner Chris Garcia and Senior Civil Engineer Kyrenne Chua: gave the staff presentation.

Terry Mathew with CCI (applicant representative): gave the applicant presentation.

PUBLIC COMMENTS:

Gary Levitt, developer of North City – Expressed support to the proposed project and that it will be a great addition to the City of San Marcos.

Frances Donnelly, resident of San Marcos – Concerned about the rezoning of the proposed project to residential, especially to offsite parking.

PUBLIC COMMENTS CLOSED

Planning Commissioners discussions included: Inquired if comments from the school district was received; concerns which school the children will attend; concerns regarding e-bike safety and kids going to school; impressive design of the site and project is well thought out; clientele wanting spaces like this for their business; inquired about offsite parking; concerns with loud noise disturbing nearby businesses and residents during a large event; concerns with traffic backing up on Grand from having another traffic signal added. Inquiry about the billboard art; low-income housing; concerns that the sound wall on Grand will be a canvas for spray painting and the plants going there are not enough to cover the wall and requesting a condition be added to change the landscaping; Parking Management Plan; keeping the garage windows to be consistent with other developments.

Staff Response: No comments were received from the school district. Traffic signal distance is 300 feet from intersection to intersection. A signal timing plan will be implemented after the installation of the traffic signal and synchronized together to avoid added delays.

Applicant Representative Response: There are 14 micro-mobility parking spaces. On Grand Avenue, we are installing bike lanes. Yes, there are people interested in having their business in this type of environment. The Parking Management Plan has us securing offsite parking with a nearby business. We would obtain permission from that property owner prior to a larger event. There are noise guidelines written in the Mitigated Negative Declaration. A sign program will be submitted to the City for approval before anything can be placed on the billboards. We are paying the fee required that allows us not to build low-income housing. The Parking Management Plan will be submitted to City staff for approval when the project is close to completion.

Action:

COMMISSIONER NORRIS MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL, RESOLUTIONS PC23-5060 (SP22-0003), PC23-5061 (GPA22-0001), PC23-5062 (R22-0001), PC23-5063 (MFSDP22-0002) WITH ADDED LANDSCAPE CONDITION INDICATING THE DEVELOPER SHALL SHOW ON THE FINAL LANDSCAPE PLAN, ENHANCED LANDSCAPING IN FRONT OF THE SOUND WALL ALONG GRAND AVENUE TO SATISFACTION OF THE PLANNING DIVISION DIRECTOR, PC 23-5064 (TSM22-0002), PC23-5065 (CUP22-0002), PC23-5066 (TPM22-0001), PC23-5067 (SDP22-0003); AND SECONDED BY COMMISSIONER NUTTALL. CARRIED BY A ROLL CALL VOTE.

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

PLANNING DIRECTOR COMMENTS: Since our last meeting, we had a few easement vacations go to City Council. There will be a meeting on October 2nd for one item and that is all I have.

PLANNING COMMISSIONER COMMENTS: Inquired why Costco Business Center blocked off access to their parking lot on Boardwalk. Inquired if more Developers are paying the fee than building affordable housing and what is the fee.

PLANNING DIRECTOR RESPONSE: Costco asked for that condition to prevent people from driving through their parking lot. Yes, more are paying the fee. I'm not positive, I believe the fee is \$70,000 a unit and negotiated down through our Housing and Neighborhood Services group. The money goes in a fund to assist developers building affordable housing units in the city.

ADJOURNMENT

At 8:30 p.m. Chair Carroll adjourned the meeting.



CHRISTOPHER CARROLL, CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

GINA JACKSON

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