



Staff Report

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**File #:** TMP-2001

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**PLANNING COMMISSION MEETING DATE:**  
NOVEMBER 06, 2023

**SUBJECT:**  
DRAFT 10/02/2023 PLANNING COMMISSION MINUTES

**Recommendation**  
APPROVE DRAFT 10/02/2023 PLANNING COMMISSION MINUTES

**Attachment(s)**  
Draft\_10.02.23 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

## Regular Meeting of the Planning Commission

**MONDAY, OCTOBER 02, 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 Rios 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: NONE

ABSENT COMMISSIONERS: NONE

Also present were: Planning Division Director Joe Farace; Sustainability Program Manager Saima Qureshy, 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, 09/18/2023**



**Action:**

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

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

**PUBLIC HEARING**

**2. Project No: TA22-0002**

**Request:** Approve Resolution PC23-5068 to recommend to City Council approval and adoption of Text Amendment TA22-0002, Transportation Demand Management Policy and Categorical Exemption EX23-053.

**Planning Commissioners discussions included:** What are the unit thresholds; definition of parking cash out; concerns with offsetting costs; who is monitoring the requirements; enforcement for non-compliance; percentage of people who work here live here; we are going vertical and this is a great plan.

**Staff Response:** There is a table in the Climate Action Plan that documented these thresholds. Parking Cash Out is instead of employers providing free parking, they would provide free transit to their employees. The requirements are for the next 10 years of development, and the developers has already started abiding by the new conditions in the Climate Action Plan. The applicant is required to monitor and send the City a report. Code Enforcement would go out and talk to them to see if we can get compliance. Next step is a letter of violation. If there is still no compliance, then citations will be issued. A project can build offsite facilities, such as pedestrian connections and bicycle connections. There may be a project in a suburban area and has trouble meeting their TDM 10-point score and to meet it, they can provide those pedestrian and bicycle connections in an urban area of town.

**PUBLIC COMMENTS**

**Ashanti Norris, non-resident of San Marcos** – New resident to California expressed concerns over encouraging people not to drive to work, however a lot of people who work live in their vehicles because they cannot afford housing.

**Conrad Pawelski, CFO of Diamond Environmental in San Marcos** – Commented that most State suggested requirements do not fit individual cities, and cities should implement what works for them.

**CLOSED PUBLIC COMMENTS**



**Action:**

COMMISSIONER NORRIS MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL, PC RESOLUTIONS 23-5068 AND ADOPTION OF EX23-053; AND SECONDED BY COMMISSIONER RIOS. CARRIED BY A ROLL CALL VOTE.

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

**PLANNING DIRECTOR COMMENTS:** Pico and Marcos projects heard at the Planning Commission on September 18<sup>th</sup> are going to City Council on October 24<sup>th</sup> and the Commission will be given an update on the decisions. A project will be brought to the November 6<sup>th</sup> Planning Commission meeting, and this concludes my comments.

**PLANNING COMMISSIONER COMMENTS:** What department in the city focuses on Homeless services. Can incentives be given to builders to provide a percentage to use toward Affordable Housing. Is there a committee that oversees the fees collected for Affordable Housing.

**PLANNING DIRECTOR RESPONSE:** The Housing and Neighborhood Services department can provide information on services for the homeless. The money that is collected and allocated is done through our Housing and Neighborhood Services department. I can meet with the Housing and Neighborhood Services manager to get some information for the Commission.

**ADJOURNMENT**

At 7:17 p.m. Chair Carroll adjourned the meeting.

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CHRISTOPHER CARROLL, CHAIRPERSON  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**

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