

MINUTES

Regular Meeting of the Planning Commission

MONDAY, FEBRUARY 05, 2024

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Norris led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: BARNETT, KILDOO, NORRIS, CARROLL, RIOS, FLODINE, SAULSBERRY

ALTERNATE COMMISSIONERS IN AUDIENCE: RICO

ABSENT COMMISSIONERS: CAVANAUGH

Also present were: Planning Division Director Joe Farace; Associate Planner Sarah Cluff; Senior Planner Sean del Solar; Senior Planner Chris Garcia; Associate Civil Engineer Brad Holder; Assistant Engineer Jonathan Quezada; Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson

ORAL AND WRITTEN COMMUNICATIONS

None

SEATING OF NEW COMMISSIONERS

Planning Director Joe Farace introduced Mike Barnett, Steve Kildoo, and Arturo Rico as the new Commissioners, as well as indicating Fatima Rios and Kevin Norris were re-appointed.

ELECTION OF CHAIRPERSON

Action

COMMISSIONER CARROLL MADE A MOTION TO NOMINATE COMMISSIONER RIOS AS CHAIRPERSON; SECONDED BY COMMISSIONER FLODINE. MOTION CARRIED BY THE FOLLOWING VOTE:

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| AYES: | COMMISSIONERS: BARNETT, KILDOO, NORRIS, CARROLL, FLODINE, SAULSBERRY |
| NOES: | COMMISSIONERS: NONE |
| ABSENT: | COMMISSIONERS: CAVANAUGH |
| ABSTAIN: | COMMISSIONERS: RIOS |

ELECTION OF VICE CHAIRPERSON

Action

COMMISSIONER FLODINE MADE A MOTION TO NOMINATE COMMISSIONER NORRIS AS VICE CHAIRPERSON; SECONDED BY COMMISSIONER CARROLL. MOTION CARRIED BY THE FOLLOWING VOTE:

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| AYES: | COMMISSIONERS: BARNETT, KILDOO, CARROLL, RIOS, FLODINE, SAULSBERRY |
| NOES: | COMMISSIONERS: NONE |
| ABSENT: | COMMISSIONERS: CAVANAUGH |
| ABSTAIN: | COMMISSIONERS: NORRIS |

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 12/4/2023

Action:

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

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| AYES: | COMMISSIONERS: NORRIS, RIOS, CARROLL, FLODINE, SAULSBERRY |
| NOES: | COMMISSIONERS: NONE |
| ABSENT: | COMMISSIONERS: CAVANAUGH |
| ABSTAIN: | COMMISSIONERS: BARNETT, KILDOO |

PUBLIC HEARINGS

2. Project No: CUP23-0004

Applicant: Crown Castle

Request: Renewal of a Conditional Use Permit to allow for the continued operation of an existing nine (9)-panel wireless communication facility screened within a 35' broadleaf faux tree and a 384 square foot equipment storage building.

Location of Property: 1441-B North Twin Oaks Valley Road, San Marcos, CA 92069.

Recommendation: Staff recommends Planning Commission approval

Note: Commissioners Barnett and Kildoo removed themselves from the dais due to proximity of their homes to the project.

Sarah Cluff, Associate Planner: gave the presentation.

Planning Commissioner discussions included: Replacing branches and antennas; extension start date.

PUBLIC COMMENTS

None

CLOSED PUBLIC HEARING

Action:

COMMISSIONER FLODINE MOVED TO APPROVE RESOLUTION PC 23-5069 FOR CUP23-0004; AND SECONDED BY COMMISSIONER CARROLL. MOTION CARRIED BY A ROLL CALL VOTE.

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| AYES: | COMMISSIONERS: NORRIS, RIOS CARROLL, FLODINE, SAULSBERRY |
| NOES: | COMMISSIONERS: NONE |
| ABSENT: | COMMISSIONERS: CAVANAUGH |
| ABSTAIN: | COMMISSIONERS: NONE |

3. Project No: CUP22-0003 and EX23-060

Applicant: Master Kim Lee for Bodhi Hill Buddhist Center

Request: Conditional Use Permit to allow for the operation of a 1,165-square-foot portion of an existing structure to be converted into a place of assembly (Chanting Hall) at an existing residence in the Estate (R-1-20) Zone.

Location of Property: 3394 Linda Vista Drive

Recommendation: Staff recommends Planning Commission approval

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

Master Kim Lee, applicant: gave a brief statement.

Garth Koller, applicant representative: gave the applicant presentation.

PUBLIC COMMENTS

Suzie Abels, member of temple: expressed positive feedback about the temple and what it has done for her being a member.

Dang Le, member of temple: expressed positive feedback what the temple has offered him, his family, and the community.

Angelina Nguyen, member of temple: expressed her positive experiences on what the temple has done for her and the other members.

Robert Isaacson, member of temple: expressed positive feedback about what the temple has done for him and the other members.

Katelyn Dang, member of temple: expressed her positive feedback what the temple has offered her and her family.

Tara Acharya, member of temple: expressed her positive feedback what the temple has done for her and the community.

Carolyn Cornforth, resident: expressed her concerns about the amount of occupants allowed, time of operations and who will be monitoring to make sure the limits are met and not more people are attending than allowed.

Robert O'Donnell, resident: owns property adjacent to the applicant and expressed concerns over the current land use of that property, speeding on the road, the amount of traffic on the road, and the overflow of cars on the adjacent properties.

CLOSED PUBLIC HEARING

Planning Commissioner discussions included: Maintaining low speed going in and out of the road; how long will this location maintain operation before the new location is complete; temple needs to be a good

neighbor and adhere to the conditions until the new location is ready; noise study; concrete vs. asphalt for the driveway; occupancy limit; notification of special events on property; parking on Linda Vista; ventilation in the garage conversion when the windows are closed; safety for patrons and animals on the shared road; educate volunteers on a safety plan when monitoring the speed and parking on the shared road; striping on the shared road.

Staff response: The applicant will be installing speed limit signs. The grade is too steep to install vertical barriers. Speed controllers will be out there to maintain the speed limits. An acoustic study will be done for the building permit. Fire Department requirements is for a concrete driveway. Requirement of special event permit, the applicant is required to mail a notification of the event to the residents who share the driveway. Striping on the shoulder may tell people they can park on the shoulder. We looked at other striping options, but research showed that speed limit signs will be more effective.

Applicant representative response: The anticipated timeline the new location will be ready will be close to the 10-year timeline. The occupancy limit was based on a small assembly. There is a condition stating that no parking is allowed on Linda Vista. Traffic monitors will be monitoring the parking. Once the chanting concludes the windows and doors will be open to the garage. The applicant will work with the user numbers and the limits and educate the members on speed limits and safe driving on the shared road.

Action:

COMMISSIONER SAULSBERRY MOVED TO APPROVE RESOLUTION PC 23-5081 FOR CUP22-0003; AND SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY A ROLL CALL VOTE.

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| AYES: | COMMISSIONERS: BARNETT, KILDOO, NORRIS, RIOS, CARROLL, FLODINE, SAULSBERRY |
| NOES: | COMMISSIONERS: NONE |
| ABSENT: | COMMISSIONERS: CAVANAUGH |
| ABSTAIN: | COMMISSIONERS: NONE |

4. Project No: GPA22-0003, R22-0003, SDP22-0007, EIR23-003

Applicant: Capalina SMA, LLC

Request: Request for a General Plan Amendment, Rezone, and Site Development Plan, for a residential and commercial development consisting of 119 apartments and 4,000 square feet of commercial space on an existing 2.51-acre vacant lot.

Location of Property: North side of Capalina Road between Rancho Santa Fe Road and Pacific Street.

Recommendation: Recommend approval to City Council

Chris Garcia, Senior Planner and Jonathan Quezada, Assistant Engineer: gave the presentation.

Jon Rilling, applicant: gave the applicant presentation.

Planning Commissioner discussions included: Thoughtful and comprehensive planning for this project; great opportunity to provide housing; parking ratio; lighting on Capalina; assigned parking; camera system install on property; onsite guest parking; zoning and land use designation; mini dorms; setback design; ADA units and elevators; access from Mission Rd.

Staff response: The project is conditioned to provide street lighting on both driveways, that will provide adequate lighting for street parking. State law establishes the parking ratio for this type of use, and guest parking is not required, proposed commercial uses appropriate for location and type of use. The project only has vehicular access from Capalina Rd. There is not any access from Mission Rd.

Applicant response: Ranges from 1 to 1.5 per bedroom, 5 shared spaces, 8 along the street. There will be parking assignments, but the EV spots will not be assigned. A manager will be onsite to regulate the parking. There is a streetlight across the street of the proposed easterly entrance and further to the west on Capalina. Yes, there will be cameras installed throughout the property and security patrol in the evening. The amenities offered are the retail component for the zoning and land use designation. The leases will define how many occupants are allowed to live in a unit. All units are ADA accessible and elevators will be available. There will be fencing along Mission Road with only one pedestrian access gate that will require a key fob to open.

Punam Prahald, Deputy City Attorney response: Under federal law of the Fair Housing Act the City cannot regulate how many people live in a dwelling unit. It falls under the definition of a family.

Action:

COMMISSIONER SAULSBERRY MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL RESOLUTION PC 23-5088 FOR GPA22-0003, RESOLUTION PC 23-5089 FOR R22-0003, RESOLUTION PC 23-5090 FOR SDP22-0003, AND RESOLUTION PC 23-5091 FOR EIR23-003; AND SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY A ROLL CALL VOTE.

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| AYES: | COMMISSIONERS: BARNETT, KILDOO, NORRIS, RIOS, CARROLL, FLODINE, SAULSBERRY |
| NOES: | COMMISSIONERS: NONE |
| ABSENT: | COMMISSIONERS: CAVANAUGH |
| ABSTAIN: | COMMISSIONERS: NONE |

PLANNING DIVISION DIRECTOR COMMENTS: Restaurant Row was approved 5-0 at the December 4th City Council meeting. The parking situation was addressed with Cocina de Charro and added 12 additional parking spaces on the east side of the park. On-street parking may be added. The applicant continues

working with Fish House Vera Cruz to resolve their parking issues. There will not be Planning Commission meetings in February, and we may have something in March. This concludes my comments.

PLANNING COMMISSIONER COMMENTS: Commissioner Kildoo expressed that it's great to be back on the commission. Chair Rios congratulated and welcomed new commissioners, and asked if there is any safety training for the commission.

ADJOURNMENT

At 9:07 p.m. Chair Rios adjourned the meeting.



KEVIN NORRIS, VICE CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:



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