

# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, APRIL 15, 2024**

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

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### CALL TO ORDER

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

### PLEDGE OF ALLEGIANCE

Commissioner Saulsberry led the Pledge of Allegiance to the Flag.

### ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: BARNETT, CAVANAUGH, RICO, NORRIS, CARROLL, FLODINE, SAULSBERRY

ALTERNATE COMMISSIONERS IN AUDIENCE: KILDOO

ABSENT COMMISSIONERS: RIOS

Also present were: Planning Division Director Joe Farace; Senior Planner Chris Garcia; Principal 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, 02/05/2024

**Action:**

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

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

**2. Groundwurks Inc. obo Scripps Health  
Tentative Subdivision Map (TSM16-001) Time Extension**

**Action:**

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

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

**PUBLIC HEARINGS**

**3. Project No: EIR23-006 and SDP22-0002**

**Applicant:** Hughes SMCC, LLC

**Request:** Request entitlements for the development of a 67,410 square foot light industrial building.

**Location of Property:** South Pacific Street, approximately 750 feet south of Linda Vista Drive.

**Recommendation:** Staff recommends Planning Commission approval

**Chris Garcia, Senior Planner and Kyrenne Chua, Principal Civil Engineer:** gave staff presentation.

**Terry Matthew w/ CCI:** gave applicant presentation.

## **PUBLIC COMMENTS**

**Chase Preciado with Lozeau Drury LLP/SAFER:** asked the Commission to deny the project, because the Environmental Impact Report does not meet the requirements of CEQA.

**Bryan Thornhill:** asked if CEQA defines feasible.

**Planning Commissioner discussions included:** Public access to conservation section of property and bike lane; project alignment with the General Plan; number of employment this project will bring to the community; VMT threshold; LOS (Level of Service) before the project; fencing around conservation section; environmental alternative not a CEQA requirement; confirm what the Commission is voting on; what applicant is paying into for future improvements; cross walk between the two facilities for pedestrians crossing the street; glad applicant is choosing to expand and stay in San Marcos; connection to water line on Pacific and trenching to Bradley Park; PV percentage on the roof; battery location; work shifts for proposed business;

**Staff response:** Bike Lane is separate from the conservation section. The bike lane is being added to the street. The conservation portion of the property will not have public access. This project will not have an impact to San Marcos Blvd. and aligns with the General Plan update. VMT threshold numbers are correct and based off an average of per employee traveling to and from the workplace and local places nearby. The LOS number is before the project. No fencing is proposed at this time but expected to be discussed with the Final Habitat Management Restoration Plan with the US Fish and Wildlife Service. As part of the CEQA review, the VMT threshold could not be met, and it was determined there was a significant impact and prepared the EIR. Under the Municipal Code, when an EIR is prepared it is under the review of the Planning Commission. The applicant will be paying into the Community Facilities District to address any potential citywide impacts to traffic in addition to a fair share contribution for the construction of the traffic light signal at Linda Vista and Pacific Street.

**Applicant response:** The new project will add approximately 60 employees. The two facilities will be separate operations and employees will not be walking back and forth to each location. The battery and PV configuration will be submitted on the building plan submittal. The roof space is limited due to other



mechanicals required on the roof and Fire Department access. It's anticipated the PV will produce roughly 50% of the power. The business will have multiple shifts from day to evening.

**Dudek response:** Two alternatives were addressed; No Project No Development and Reduced Development Alternative. The Reduced Development Alternative as indicated in the EIR would reduce the VMT but still require other mitigation measures.

**Deputy City Attorney response:** In the public resources code, feasible means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic and environmental and social and technical logical factors.

### **CLOSED PUBLIC HEARING**

#### **Action:**

COMMISSIONER BARNETT MOVED TO APPROVE RESOLUTION PC 24-5097 FOR EIR23-006, AND RESOLUTION PC 24-5098 FOR SDP22-0002 BASED ON ALL INFORMATION PRESENTED TO THE COMMISSION, FROM THE COMMENT LETTERS PRESENTED, AND THE ERRATA IN THE EIR; AND SECONDED BY COMMISSIONER SAULSBERRY. MOTION CARRIED BY A ROLL CALL VOTE.

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

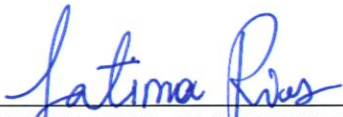
**PLANNING DIVISION DIRECTOR COMMENTS:** The Capalina project presented to the Commission in February was approved by City Council on March 26<sup>th</sup>, 4-0. There are no definite dates for the next meeting.

#### **PLANNING COMMISSIONER COMMENTS:**

None

**ADJOURNMENT**

At 7:28 p.m. Vice Chair Norris adjourned the meeting.

  
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FATIMA RIOS, CHAIRPERSON  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**

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