



MINUTES

Regular Meeting of the Planning Commission

MONDAY, DECEMBER 02, 2024

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Barnett led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: KILDOO, RICO

ABSENT COMMISSIONERS: NONE

Also present were: Planning Division Director Joe Farace; Sustainability Program Manager/Principal Planner Saima Qureshy, Senior Planner Sean del Solar, 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, 11/18/2024

Action:

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

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

INFORMATIONAL REPORT

2. Receive second biennial Climate Action Plan Implementation Monitoring Report

Sustainability Program Manager Saima Qureshy: gave the report.

PUBLIC HEARING

3. Project No: SDP24-0006, TSM24-0002, CUP24-0002

Applicant: Lennar Homes of California

Request: Mixed-Use redevelopment (Sears site) at 1100 W. San Marcos Blvd. Request for entitlements to construct a mixed-use development consisting of 71 residential condominium units, 2,916 square feet of commercial space, and 2,981 square feet of indoor recreational amenity space.

Recommendation: Staff recommends approval

Senior Planner Sean del Solar and Principal Civil Engineer Kyrenne Chua: gave staff presentation.

Applicant Representative, David Shepherd with Lennar: gave applicant presentation.

OPEN PUBLIC COMMENTS

Bill Steiner with Skylark Owner Association: Expressed concerns that Lennar has not completed infrastructure to the Skylark Community after the community opened almost 3 years ago and does not support the proposed project until their previous projects are completed.

Erik Bruvold with San Diego North Economic Development Council: Spoke in support of the proposed project.

Frances Donnelly, resident of San Marcos: Expressed concerns over the parking plan for the proposed project.

Planning Commissioners discussions included: Enforcement on the tandem parking; commercial space size and use; change to mixed-use that is not commercial; standard parking requirements without a Conditional Use Permit; Fiscal and Economic Impact Report; holding developers to a project schedule; concerns with ADA assessable units for a 3-story living unit; concerns with parking at the movie theatre for the residential complex; traffic study; project name; good project, but would have liked to see some affordable housing; good design of the building.

Staff response: The site is Mixed-Use 1 and as a commercial requirement it needs to stay a Mixed-Use 1. The Municipal Code requires a Conditional Use Permit for the tandem parking. A change in the land use requires a Fiscal and Economic Impact study to be done but since site remains Mixed-Use 1 no study is needed. The Conditions of Approval requires that all public improvements be completed prior to the first issuance of Certificate of Occupancy. Project names often change to the marketing names.

Applicant response: To achieve the density, we added the tandem parking which meets the code. We don't know what the use will be and wanted to provide flexibility for a potential applicant. The size was based on the size of the homes above and what will fit for the homeowners. The HOA is required to have a parking management plan that will go through City review. A decision has not been made for the marketing name of this proposed project.

Stephen Cook w/ Intersecting Metrics (applicant's team): There is no on street parking needed for required parking and residents will use their garages. HOA will monitor the on-site parking, as no overnight parking is allowed. The VMT was based on the old uses, because the new uses are not there yet. The residential use will generate less traffic.

Alex Plishner w/ Lennar (applicant's team): The California Building Code for ADA compliance requires an assessable bedroom and bathroom on the first floor.

Action:

COMMISSIONER FLODINE MOVED TO APPROVE PC24-5132 FOR SDP24-0006 WHICH INCLUDES THE ERRATA FOR ITEM B7, PC24-5133 FOR TSM24-0002, AND PC24-5139 FOR CUP24-0002; AND SECONDED BY COMMISSIONER SAULSBERRY. MOTION CARRIED BY A ROLL CALL VOTE.

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

CLOSED PUBLIC COMMENTS

PLANNING DIVISION DIRECTOR COMMENTS: This is the last meeting for 2024. Reminder to reapply for the Planning Commission if your term is up, and we'll see everyone back in 2025. This concludes my comments.

PLANNING COMMISSIONERS COMMENTS: Commissioner Flodine has indicated that this is his last Planning Commission meeting after serving for 13 years, and will not be reapplying and will instead look into other community service opportunities. The other Commissioners wished the best to Commissioner Flodine and thanked him for his service.

ADJOURNMENT

At 8:25 p.m. Chair Rios adjourned the meeting.



FATIMA RIOS, CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:



SONG LEBARON, SR. MANAGEMENT ANALYST
CITY OF SAN MARCOS PLANNING COMMISSION