

DRAFT

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS
1 CIVIC CENTER DRIVE
SAN MARCOS, CALIFORNIA
MONDAY, OCTOBER 3, 2011 - 6:30 PM

CALL TO ORDER

At 6:30 p.m. Chairman Kildoo called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Maas led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: Jacoby, Jones, Kildoo, Maas, Norris, Schaible, Wedge

ABSENT: Minnery, Nelson

Also present were: Planning Division Director, Jerry Backoff; Principal Planner, Karen Brindley; Principal Planner, Garth Koller; Associate Planner, Norm Pedersen; Associate Planner, Susan Vandrew Rodriguez; Principal Civil Engineer, Peter Kuey; Assistant Community Services Director, Holly Malan; Planning Secretary, Lisa Kiss; Deputy City Attorney, Jim Lough;

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 9/6/11

Action:

COMMISSIONER SCHAIBLE MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER WEDGE AND CARRIED BY A UNANIMOUS VOTE.

AGENDA ITEM
1

PUBLIC HEARINGS

2. **Case No:** CUP 11-844 / ND 11-813 (*Continued from 9/6/11*)
Application of: Del Taco, LLC
Request: To construct a 2,452 square foot restaurant with a drive thru.
Location of Property: Northwest corner of Rancho Santa Fe Road & San Marcos Blvd., more particularly described as: Parcel 4 of Parcel Map No. 9761, in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on March 6, 1980, as file No. 80-077806 of Official Records. Assessor's Parcel No.: 221-023-12.

Kildoo: Item #2 tabled.

Backoff/Kildoo: Indicated AT&T was not present yet and received a request to move Item #5 ahead.

5. **Case No:** DZ 09-84 (11M)
Application of: City of San Marcos
Request: Modification of the San Marcos Industrial Park Design Manual to allow screened outdoor storage. Other minor changes to the Design Manual will include allowing proposed development to be processed through the administrative Site Development Plan process; and the ability to administratively modify the Design Manual.
Location of Property: Generally located between Enterprise Street and Barham Drive, west of Hill Street, and east of Trade Street, more particularly described as: A portion of Lot 23 in Block 58 of Rancho Los Vallecitos de San Marcos in the City of San Marcos, according to Map thereof No. 806. Lots 1 through 21 of San Marcos Tract Number 206 in the City of San Marcos, according to Map thereof No. 10078. APNs 220-370-01, 02, 05 through 13, 15 through 18, 20 and 21. Lots 22 through 28 of San Marcos Tract Number 250 in the City of San Marcos, according to Map thereof No. 11228. Lots 49 through 52, Lots 54, 55, 56, 58, 59, 61, 63, 64, 65, 66, 67, 68 in the City of San Marcos, according to Map thereof No. 11517. Lots 29 through 46 and Lots 43-46 of San Marcos Tract Number 251 in the City of San Marcos, according to Map thereof No. 11925. Parcels 1 and 2 of San Marcos Parcel Map Number 434 in the City of San Marcos, according to Parcel Map thereof No. 15127. Parcels 1 and 2 of San Marcos Parcel Map Number 535 in the City of San Marcos, according to Parcel Map thereof No. 18130. Assessor's Parcel No.: 220-201-11; 220-201-20; 220-201-21; 220-201-22; 220-201-23; 220-201-27; 220-201-32; 220-201-36; 220-201-41; 220-201-42; 220-201-43; 220-201-47; 220-201-49; 220-201-52; 220-201-56; 220-201-57; 220-201-63; 220-201-64; 220-201-65; 220-201-66; 220-201-67; 220-201-68; 220-201-69; 220-201-70; 220-201-72; 220-201-73; 220-201-74; 220-201-75; 220-201-79; 220-201-80; 220-201-83; 220-201-84; 220-201-85; 220-201-86; 220-201-87; 220-201-88; 220-201-89; 220-370-01; 220-370-02; 220-370-05; 220-370-06; 220-370-07; 220-370-08; 220-370-09; 220-370-10; 220-370-11; 220-370-12; 220-370-13; 220-370-15; 220-370-16; 220-370-17; 220-370-18; 220-370-20; 220-370-21; 220-370-23; 220-370-24; 220-370-25.

Staff Presentation (Karen Brindley):

Described request and location. PowerPoint presentation shown. San Marcos Industrial Park (SMIP) is zoned Industrial w/Design Zone overlay. Design Manual was approved

in '85, modified in '87, and allowed streamlined review process of new projects through a SDP with Planning Commission Consent Calendar. Area was primarily vacant at the time of approval and included restriction of no outdoor storage. City wants to make it more business friendly. Crescent Electric has expressed interest in relocating from Vista to San Marcos but needs a site with outdoor storage. Discussed modifications: Allow screened outdoor storage. Cannot exceed wall/fence height of 6 feet. Discussed types of screening and location. Retain Administrative SDP process but remove PC Consent Calendar requirement. Allow future Design Manual modifications to be approved administratively. Update SMIP project map to reflect changes including construction of NCTD Sprinter and expand types of architectural style and materials that can be used for development. Update trash enclosure dimensions and landscape standards to comply with City's Water Efficient Landscape Ordinance. City wishes to modernize the manual, streamline the process and enhance the ability to attract new industrial businesses. Staff recommends approval.

Kildoo: Asked what's considered a minor modification?

Brindley: Currently, it's an administrative process through a SDP for new development. Wish to eliminate the PC Consent Calendar requirement. Staff feels it would reduce processing time.

Kildoo: City wished to eliminate outdoor storage in '85 & '87. Any concerns about allowing it now and possible reaction from community?

Brindley: Indicated several lots have outdoor storage. With provisions built in, screening, etc., staff feels it will adequately address any potential concerns. Two property owners inquired about what the modifications were, but no public comments were received.

Backoff: There has been some illegal screening put in. With the current economy, need to attract users.

Kildoo: Asked if City is requiring them to upgrade?

Backoff: City can now advise them of modification and ask them to upgrade/screen adequately, as opposed to having them just remove fencing.

Norris: Asked if any provisions for SWWPP and storm water runoff?

Backoff: That relates more to new development and TI's. Businesses are currently storing outside now.

Norris: Asked if City polices existing businesses?

Backoff: Not aware of issues there relating to spills.

Norris: Curious if equipment and gas would be stored outside?

Backoff: City does catch some activities through business licenses and fire inspections.

Brindley: Added that the City's Storm Water Department does annual inspections of commercial and industrial properties. If any issues, they can be addressed through those inspections.

OPEN PUBLIC HEARING

Ralph Rischman: Thanked staff for the quick response. Crescent Electric is considering site now that storage issue has been addressed.

CLOSE PUBLIC HEARING

Wedge: Indicated she has no problem with request, it's minor and can be handled within Planning Division.

Action:

COMMISSIONER JACOBY MOVED TO APPROVE DZ 09-84 (11M) AS SET FORTH IN RESOLUTION PC 11-4251; SECONDED BY COMMISSIONER WEDGE AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: JACOBY, JONES, KILDOO, MAAS,
NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

4. **Case No:** CUP 11-864 / ND 11-815

Application of: City of San Marcos

Request: A Major Conditional Use Permit to allow the development of a neighborhood park (Connors Park) in the Richmar Neighborhood.

Location of Property: San Marcos Boulevard nearby Tiger Way (previous elementary school site), more particularly described as: Parcel 2 of Parcel Map 20722 & the westerly 232.20 feet of Parcel 1 of Map 20722. Assessor's Parcel No.: 220-150-33 & 220-150-34.

Staff Presentation (Susan Vandrew Rodriguez):

Described request and location. PowerPoint presentation shown. Construct and operate a 4.6 acre park in the Richmar Neighborhood. Discussed background: City and SMUSD reconfigured lots lines/ownership and San Marcos Elementary School was reconstructed in '10. The Historical Society Building was relocated to Walnut Grove Park and in '11, City received State Grant money for final design and construction. The park construction is to be completed in '12. Several public workshops were held from Dec. '09 to June '11. Community Services Commission recommended Planning Commission approval in May '11 and City Council approved contract award for Design Consultant in March '11. In June '11, City Council named it Connors Park after prominent resident Mary Connors. Discussed park amenities: Covered and uncovered picnic areas, two multi-sport courts, one half-court basketball court, a multi-use sports field with lights for nighttime play, restrooms and parking. Park will provide recreational

opportunities to the multi-family uses in the area and joint use playfields to the elementary school. Lighting spillage was analyzed and is equal to security-type lighting. Lights will turn off at 10:45 pm. Staff recommends conditional approval and adoption of final MND.

Schaible: Inquired why they're adding a skate park if there's on-going problems with the one at Hollandia Park?

Backoff: A lot of children use it and there's still a need in the community.

Holly Malan, Assistant Community Services Director: Clarified that it's a smaller, skate plaza, more of a designated area. It's nothing like what is at Hollandia. Also have one at Buelow Park and it has not been a problem there.

Schaible: Asked if City requires helmets and whether it's enforced?

Malan: Yes, try to enforce.

Norris: Commented he doesn't see a baseball field.

Malan: There's a multi-use field. Will have some Pop Warner scheduled uses and open times but more for pick-up games.

Schaible: Asked about covered parking and any thoughts on solar?

Vandrew: Clarified its covered picnic areas, and open, uncovered parking.

Malan: School is also available for overflow parking.

Kildoo: Community Services works very hard and puts time and energy into the parks. It's why the City is referred to as "San Parkos."

Wedge: Commented it's a great plan and believes it will be more utilized than any other park in the City.

Schaible: Asked how far City parks maintenance gets stretched with new parks and if any new taxes?

Malan: Public Works is aware of park.

Backoff: Commented that they've hired additional maintenance workers rather than replacing retiring management position.

Malan: Artificial turf field requires no mowing.

Maas: Asked how they decide if there's on-site housing?

Malan: All larger parks have them. The caretaker for this park will live in the affordable housing to the north, not right at the park.

Jacoby: Inquired how close to Boys & Girls Club and whether they'll use?

Malan: Yes, they're very close.

OPEN PUBLIC HEARING

None.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER JACOBY MOVED TO APPROVE CUP 11-864 AS SET FORTH IN RESOLUTION PC 11-4252; SECONDED BY COMMISSIONER SCHAIBLE AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: JACOBY, JONES, KILDOO, MAAS,
NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

3. **Case No:** CUP 05-679 (11M)

Application of: AT&T Mobility

Request: Modification of a Conditional Use Permit to allow an equipment upgrade of an existing unmanned digital communications antenna facility on a mono-tree at a single-family residence in the Agricultural (A-1) Zone.

Location of Property: 598 Felicia Lane, more particularly described as: Remainder Parcel of Parcel Map No. 18135. Assessor's Parcel No.: 226-011-095.

Backoff: Indicated the property owner is present to represent applicant.

Staff Presentation (Norm Pedersen):

Described request and location. PowerPoint presentation shown. Modification will allow for equipment upgrade at a single family residence, north of Hollandia Park, at the top of hill. Photos shown. Disguised as a broad-leaf tree and the height of existing mono-tree will not increase. There will be 12 new antennae's, with new faux leaves installed, plus two additional equipment cabinets in the existing enclosure. This will significantly improve data speed to accommodate current and future generation communications. Zoned Agricultural. Not closely visible to any neighboring residences, streets or park. Will look similar to what it does now. In accordance with FCC regulations and verified by City's telecommunications consultant. Staff recommends conditional approval.

Jacoby: Asked the size of the panels?

Pedersen: Six to seven feet in length, same as the existing. They're installing newer technology.

Kildoo: Inquired about visibility?

Pedersen: It was approved in 2006 for up to 12 panels, but they only installed 6.

Backoff: It's not in a prominent location.

Jones: Asked if a hearing would be needed if they were just adding 6 more panels?

Backoff: Yes, because it's a modification.

OPEN PUBLIC HEARING

None.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER WEDGE MOVED TO APPROVE CUP 05-679 (11M) AS SET FORTH IN RESOLUTION PC 11-4245; SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: JACOBY, JONES, KILDOO, MAAS,
NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NEW BUSINESS

6. PRESENTATION – General Plan Update

Backoff: Staff has been working with General Plan Advisory Committee (GPAC) for two years. Glen Winn is the Chairman and Rod Jones is also a member. Staff will guide Commissioner's through the process for the next three months. (Informational binders were provided). Much of the information is available in color on City website. Introduced Principal Planner Garth Koller who is the Project Manager for the General Plan Update, and Principal Planner Karen Brindley is working on the Zoning Ordinance Update portion, which is not as far along in the process.

Koller: Complimented GPAC for a job well done. The number of meetings increased from the original 8 to 22 (to date). PowerPoint shown: In '09, City Council selected 13 regular members and 9 alternates. GPAC was to assist City staff and consultant, AECOM, in engaging and listening to the community, evaluating alternatives and making recommendations. Twelve community workshops were held: Four meetings at four different locations. Discussed why it's being updated: The last comprehensive update of the GP was in '87. Issues need to be addressed, such as, traffic and growth, new

environmental regulations, AB 32 and SB375. Discussed objectives for public participation program: To involve a broad spectrum of community members and transparently communicate research, analysis and recommendations. Meetings were open to the public, conducted community workshop series, produced newsletters and GP updates in the SM 360 magazine, youth program, established GP website and dedicated phone line, held special GP presentations to mobile home park, Palomar Pomerado Health Group, SM Economic Development Committee, two business community meetings, telephone survey w/results and street fairs w/comment cards. Discussed Community Survey: 15 minute survey, 400 registered voters. Results: 79% felt City was going in the right direction.

Backoff: Added that the Consultant said the City had one of the highest ratings they'd seen.

Koller: Residents were asked what they liked most: At the top was natural surroundings, hills, lakes, then small community feeling, recreation and parks, etc. Asked what changes to improve city, etc. (Results available in handout and on website). 67% favored moderate growth. Discussed community workshop input results. Discussed Guiding Theme Development: Used as "vision framework" for updating the GP: 1. A Healthy and Safe Community, 2. A City with Choices, 3. Creating a Vibrant Destination City, 4. Connecting People to Places, 5. Continuing Our Agricultural Heritage, 6. Sustaining Environmental Quality, 7. Building a Greener Community, 8. An Educational and Academic Hub, 9. Strong Local Economy and Employment Base. Discussed Planned Land Use Focus Areas: Study Areas, City Change Areas, Consideration Areas and Property Owner-Initiated Areas. City incorporated area consists of 15,579 acres. Results in a potential change of 7.5%.

Backoff: Indicated that next month they'll discuss actual land use proposals and recommendations and Mobility/Transportation. Commissioners should see the EIR and GP documents in November. There may be three special January Planning Commission meeting dates for just the GP item. Currently discussing dates with City Council.

Kildoo: Commented he's been involved with other cities GP process and this one has been done very well. Thanked committee and staff.

Wedge: Asked if GPAC is paid or volunteer?

Kildoo: Volunteer.

Backoff: Reminded Commissioner's that additional information is available at: www.ourcityyourfuture.com.

PLANNING DIRECTOR COMMENTS

None.

PLANNING COMMISSIONERS COMMENTS

Wedge: Asked why the traffic light at La Cienega at Mulberry is always red, even at 1 AM with no traffic? She has heard many complaints.

Norris: Mentioned the light going west on Mission at San Marcos Blvd. When Sprinter comes by, you have to wait multiple cycles.

Kuey: Indicated he'd research and find out why.

Schaible: Commented City has new "skate park" behind old B of A building on Mission Road.

Backoff: City has met with property owner regarding on-going trash dumping problem. A while back, there was an application for an office building but it never went forward.

ADJOURNMENT

At 7:43 p.m. Commissioner Kildoo adjourned the meeting.

Steve Kildoo, Chairman
SAN MARCOS PLANNING COMMISSION

ATTEST:

Lisa Kiss, Secretary
SAN MARCOS PLANNING COMMISSION