

**DRAFT**

MINUTES  
REGULAR ADJOURNED PLANNING COMMISSION MEETING  
CITY COUNCIL CHAMBERS  
1 CIVIC CENTER DRIVE  
SAN MARCOS, CALIFORNIA  
THURSDAY, JUNE 7, 2012 - 6:30 PM (Adjourned from 6/4/12)

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**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Commissioner Schaible led the Pledge of Allegiance to the Flag.

**ROLL CALL**

The Secretary called the roll:

PRESENT: COMMISSIONERS: FLODINE, KILDOO, MAAS, NELSON,  
NORRIS, SCHABILE, WEDGE

ALTERNATE COMMISSIONERS IN AUDIENCE: JONES

ABSENT: MINNERY.

Also present were: Planning Division Director, Jerry Backoff; Principal Civil Engineer, Peter Kuey; Associate Planner, Norm Pedersen; Assistant Planner, Sean del Solar; Office Specialist III, Lisa Kiss; Deputy City Attorney, Jim Lough

**ORAL AND WRITTEN COMMUNICATIONS**

None.

**CONSENT CALENDAR**

1. **APPROVAL OF MINUTES, 5/7/12**

Action:

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

AGENDA ITEM  
#

## PUBLIC HEARINGS

Nelson: Announced that Item #3 was continued to 7/2/12 at the request of the applicant.

2. **Case No:** CUP 12-885

**Application of:** Calvary Chapel Mission Hills in San Marcos

**Request:** A Conditional Use Permit to allow the operation of a church facility within an existing Business Park in the Commercial (C) zone in the Richland Neighborhood.

**Location of Property:** 456 E. Mission Road, Suite 100, more particularly described as: Parcel 1 of Map 17839, in the City of San Marcos, County of San Diego, State of California, filed in the office of the County Recorder San Diego County on April 17, 1997. Assessor's Parcel No.: 220-210-44.

Staff Presentation (Sean del Solar):

Described request and location. PowerPoint presentation shown. Church proposes to operate in a 4,800 s.f. suite of an existing 21,600 s.f. multi-tenant building. Parking is sufficient with approximately 100 parking spaces on site. Weekday activities shall be limited to no earlier than 5:30 PM and no more than 45 people. Services limited to Sunday's and occasional Saturday programs. They're conditioned to remove stored RV's, junk, debris and Astroturf. Staff recommends approval of a 5-year term. Applicant is present and in agreement with conditions. Public Notices were mailed out and a nearby business contacted staff regarding possible parking impacts. Commissioners were given a copy of the e-mail memo confirming issues have been addressed. Church has agreed to modify operations if any issues arise.

Wedge: Asked why limited to 45 people?

Del Solar: Parking availability and code.

Wedge: Referred back to minutes and item at last meeting. She was informed at that meeting that the City doesn't regulate the number of people in a building. City gives them the number of parking spaces they can use. Families may carpool. She understands if it's Fire regulating the number but doesn't understand the 45 limit.

Backoff: This is different; it's a larger assembly-type use. Believe this is near what their membership number is. Church may expand and need to find a larger space in five years.

Del Solar: Clarified that the 45 limit is for weekdays/evenings when other users are operating.

Wedge: Asked if they could have 60 people on a Sunday?

Del Solar: Yes.

OPEN PUBLIC HEARING

Applicant: Okay with conditions.

Nelson: Inquired why Astroturf is there?

Del Solar: Church hasn't commenced operation yet. Turf will be removed and parking spaces restored.

Flodine: CUP doesn't mention a maximum. Asked about building capacity, is there still a cap?

Del Solar: Yes, Fire and Building will review, set a max occupancy and a sign will be posted.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER WEDGE MOVED TO APPROVE CUP 12-885 AS SET FORTH IN RESOLUTION PC 12-4297; SECONDED BY COMMISSIONER SCHAIBLE AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: FLODINE, KILDOO, MAAS, NELSON, NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

3. **Case No:** CUP 95-279 (12M)

**Application of:** Emerald Family Holdings, LLC

**Request:** A Conditional Use Permit Modification to remove the educational use of facilities and allow the continued operation of a special event venue.

**Location of Property:** 134 Woodland Parkway, more particularly described as: Portion of lot 10 and 11 in Block 22 of the Rancho Los Vallecitos De San Marcos, according to Map thereof No. 806 recorded December 21, 1895 in the Office of the County Recorder of San Diego County. Assessor's Parcel No.: 220-240-73.

*Item #3 continued to 7/2/12.*

4. **Case No:** CUP 12-879 / ND 12-819

**Application of:** Verizon Wireless

**Request:** Conditional Use Permit to allow the installation and operation of a wireless antenna facility, including ground-mounted equipment within a 680 sq. ft. building/enclosure and a 40 ft. high mono-tree with 12 panel antennas (designed to resemble a broad-leaf tree) within the Twin Oaks Valley Specific Plan Area (SPA). The proposed facility would be located next to the existing mono-trees adjacent to the driving range.

**Location of Property:** Twin Oaks Golf Course, 1441 N. Twin Oaks Valley Road, more particularly described as: Parcel A of Parcel Map No. 16247. Assessor's Parcel No.: 182-160-12.

Staff Presentation (Norm Pedersen):

Described request and location at Twin Oaks Golf Course. PowerPoint presentation shown. CUP would allow installation of a wireless broadleaf-type mono-tree facility, located adjacent to four existing mono-trees by other providers. Proposes a 40' tree with 12 panel antennae's, a 240 s.f. equipment building and outdoor emergency backup generator. 40' exceeds the 35' limit but SPA allows deviation when overall impact & design is considered. It will be installed at a lower elevation and won't exceed height of other trees. Equipment building will match other buildings on site. Two GPS antennae's will be attached to the front of equipment building and a block wall enclosure will screen generator. Existing chain link fencing will be relocated to deflect golf balls from driving range. Photo of tree shown. Generator will operate during emergencies and a weekly 15-minute maintenance routine. At full time operation, the project must submit a report substantiating that operation is in compliance with FCC regulations. Applicant requested minor changes which were distributed and outlined in Memo. Staff recommends approval with changes for a 10-year term.

Schaible: Asked if applicant is happy with changes?

Pedersen: Yes.

Nelson: Commented that he was always told that towers would be shared. They just keep adding more. Asked why not now?

OPEN PUBLIC HEARING

Darrell Daugherty, PlanCom, Inc., representative for Verizon: Indicated the earlier version trees don't have the height needed to co-locate. There's a minimum height needed. Keeping them at a lower height at this location is a better decision visually.

Nelson: Inquired if any at this site share facilities or will ever be able to?

Applicant: No, everyone has own facilities at this location. Verizon does share some trees and equipment buildings elsewhere.

Nelson: Asked staff if any in the City share facilities?

Backoff: The tree would need to be much higher to co-locate. Want to be consistent with height of other trees. Co-location might work better inside an architectural tower. Best Buy tower was designed for potential co-location.

Daugherty: Maybe none in San Marcos.

Backoff: Based upon the additional conditions in Memo handout, City agreed to allow GPS on building and they should paint those to match the building so they don't stand out.

Daugherty: Agreed.

Nelson: Inquired if a tree limb sample can be dropped off so Commission can see it?

CLOSE PUBLIC HEARING

Action:

COMMISSIONER SCHAIBLE MOVED TO APPROVE CUP 12-879 AS SET FORTH IN RESOLUTION PC 12-4291 WITH MODIFICATIONS AS PER MEMORANDUM DATED 6/7/12; AND C.1.a. On Sheets A-3 & A-4, under Note 7, the proposed GPS antennas shall be located ~~below the top of the block wall so that all equipment is screened from view on the front of the equipment building, and painted to match the building.~~ SECONDED BY COMMISSIONER KILDOO AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: FLODINE, KILDOO, MAAS, NELSON, NORRIS, SCHAIBLE, WEDGE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

Nelson: Advised Commission that due to a conflict, they'll need to appoint a chair next month for the Emerald Family Holdings item. Vice Chair will be absent.

Lough: Recommended that the temporary appointment be the first item on next agenda. The election of temporary chair is not on this Agenda and item has already been continued. Either include it on the next Agenda or as part of that item.

PLANNING DIRECTOR COMMENTS

Backoff: Announced that the General Plan Update was nominated and won the San Diego section APA award for "Outstanding Planning Project for a Small Jurisdiction." It's now eligible for a State award.

PLANNING COMMISSIONERS COMMENTS

Nelson: Asked if any tenants in the new medical building on Nordahl Road?

Backoff: Perhaps when the hospital opens. Costco is talking to City about car wash which was already approved.

Maas: Commented that the Costco lines here are not as bad as the one in Carlsbad.

Kildoo: Suggested everyone go to the Blues & Rock Festival at Walnut Grove Park this Saturday.

Flodine: Announced that the Farmer's Market at Cal State has expanded to include Sunday's.

Nelson: Asked where someone is supposed to park when taking Sprinter from City Hall location? Indicated he advised his son to park on the 4<sup>th</sup> floor of City's parking structure.

Backoff: NCTD was supposed to build a parking facility on the vacant adjacent pad but did not want to enter into a long-term lease arrangement.

**ADJOURNMENT**

At 7:02 p.m. Commissioner Nelson adjourned the meeting.

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Dean Nelson, Chairman  
SAN MARCOS PLANNING COMMISSION

ATTEST:

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Lisa Kiss, Office Specialist III  
SAN MARCOS PLANNING COMMISSION