

PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET

Agenda # 2

- Attachment "D" - Addition (#2)
- New Correspondence - Grant e-mail 8/23/12
- New Correspondence - Hoover e-mail 8/23/12

Date 8/23/12

Time 4:45

Kiss, Lisa

From: Brindley, Karen
Sent: Thursday, August 23, 2012 4:07 PM
To: Kiss, Lisa
Subject: FW: Additional zoning questions

Please print for hand out at the PC tonight

From: Don Grant [mailto:dgrant@breb.com]
Sent: Thursday, August 23, 2012 13:29 PM
To: Backoff, Jerry
Cc: Brindley, Karen; Dean Tilton; Marianne Hoover
Subject: Additional zoning questions

Jerry,

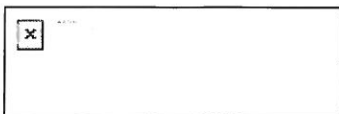
Page 20.400-6, Section 20.400.060, paragraph 1(a) Limiting overnight parking of work vehicles to 25% of the floor area or 5 vehicles, whichever is less is counter intuitive to allowing Contractor Offices and Services in L-I and I zones. They should be allowed in these zones and have the ability to park more than 5 vehicles or greater than 25% of the floor area without having to comply with the "outdoor storage" requirement (which is only allowed in the I-2 zone). We are talking about overnight parking of work vehicles.

Page 20.400-6, Section 20.400.060, paragraph 1(b) "overnight parking of work vehicles shall not be permitted for multi-tenant L-I zone buildings" is too restrictive. If the company can comply with the other requirements, I think they should be able to park their work vehicles overnight.

Don

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Kiss, Lisa

From: Brindley, Karen
Sent: Thursday, August 23, 2012 4:09 PM
To: Kiss, Lisa
Cc: Backoff, Jerry
Subject: FW: Response to Public Draft Review

Please print for distribution to the PC tonight

From: Marianne Hoover [<mailto:mhoover@hoovertaylor.com>]
Sent: Wednesday, August 22, 2012 14:24 PM
To: Backoff, Jerry; Brindley, Karen
Subject: Response to Public Draft Review

Hi Jerry & Karen,

Thanks for the redline document, it has helped immensely. I have a few more concerns, requests and questions as follows:

Section 20.400.220 Vehicle Storage. Request item 1 & 2 be restored. Fleet parking of 1 -2 vehicles is common in business in LI & I zones for businesses such as florist, bakeries, food processing.

Table 20.230-2. Along with LI zone, allow Temporary Use Permit for Parking Lot Sales in I & I-2 Zones. There is a contradiction between Table 20.230-2 and Table 20.455-1, one table permits in I & I2 zone and the other table does not.

What is the process & timeline for Temporary Permit?

Request Outdoor Farmer's market to be allowed in I Zones. The reasoning is that it would be compatible with parking lot sales and food processing which is allowed in the I Zone.

Request Building Material Storage & Sales Yard to be Permitted in I zone.

Please allow Web Sales in I Zone as the business is a good fit and location for offices that ship merchandise.

Request for financial and time relief when a DP or CUP is required for new businesses in San Marcos. The permits maybe necessary but the requirements, costs and time needed to obtain permits are challenging for businesses. Could the City make a new permit designation for businesses that are looking to lease space? Maybe a "New Business Director's Permit" that could be processed quickly for businesses of a straightforward nature.

Table 20.415-2 Worm Farms: Request to allow 1 bin in R-2, R-3 & MU as it can fit in under a sink or closet. Worm farms provide composting for green table waste, reduce landfill and do not smell.

Thanks for all your hard work to put the draft together.

Marianne Hoover

Property Manager

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