

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS
1 CIVIC CENTER DRIVE
SAN MARCOS, CALIFORNIA
THURSDAY, SEPTEMBER 13, 2012 - 6:30 PM

CALL TO ORDER

At 6:30 p.m. Vice-Chairman Schaible called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Minnery led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: Flodine, Kildoo, Maas, Minnery, Norris, Schaible, Wedge

ALTERNATE COMMISSIONERS IN AUDIENCE: Jones

ABSENT: Nelson

Also present were: Planning Division Director, Jerry Backoff; Assistant Planner, Sean del Solar; Office Specialist III, Lisa Kiss; Deputy City Attorney, Avneet Sidhu

ORAL AND WRITTEN COMMUNICATIONS

None.

Schaible: Announced that Item #3, City of San Marcos' request for a CUP for a rock crusher at the former Hanson site has been tabled and removed from agenda. It will be re-noticed and re-advertised when it's ready to move forward.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 8/6/12

Action:

COMMISSIONER WEDGE MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER MAAS AND CARRIED BY A UNANIMOUS VOTE WITH KILDOO ABSTAINING.

AGENDA ITEM
#

PUBLIC HEARINGS

2. **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.

Staff Presentation (Sean del Solar):

Request to modify and renew CUP to eliminate educational uses, update parking requirements and continued operation of a special event venue. (PowerPoint presentation shown). At the center of the unique, 4.4 acre project site, is the 2,752 s.f. "Old Richland Schoolhouse" on top of a hill. Since the private school left the site a few years ago, the school house has been used as a showroom and bridal retreat during weddings and events. Directly in front is an outdoor event area. (Photo's shown). Area has non-fixed seating and can accommodate a number of different types of events. Pavilion tent is to the north. Max capacity is 400. Food is prepared off site and catered to the location. Staff inspected and found issues that need to be addressed: 1). Paving in lower parking lot is damaged. Applicant has agreed to submit a "Repair and Maintenance Plan" for review and approval. After approval, the applicant can commence work as specified by plan, 2). Fire alarm upgrade required, 3). Perform striping for ADA access improvements, 4). Apply for permits for new signage. 5). Ensure parking occurs properly on site. There are no specific regulations in the off-street parking ordinance that establish requirements for the project. Discussed parking availability. There are three parking areas (shown), with a total of 67 spaces. There are 90 additional in the adjacent Diamond Environmental lot, for a total of 157. Due to the condition of the contractor's storage yard that separates the two sites, it requires use of a valet service and ten spaces would be needed for those services. Applicant's parking survey found an average of 3 guests per vehicle and that larger events had more carpooling. Discussed Parking Management Plan. Staff developed a tiered approach, less than 200 would be self-parked. If event is larger than 200, they must use the valet service and Diamond lot. The operation of the facility for over 17 years has been without incident. Staff received informational inquiries, wanting to know where project was, etc., with no opposition expressed. Staff recommends approval. Applicant has expressed consent.

Kildoo: Asked if Maintenance Repair Plan has been submitted?

Del Solar: No, they have 90 days to submit.

Backoff: Indicated staff met with applicant to discuss area's that need upgrading. They understand what is needed.

Kildoo: Asked for details of the Parking Management Plan?

Del Solar: Minimum requirements are in C. 14. a.-g., on page 4 of resolution.

Kildoo: Want to make sure what we read there is what staff is talking about?

Del Solar: Yes.

Flodine: Inquired if the parking survey was performed by a representative of the applicant or a third party?

Backoff: Prepared by applicant's manager who runs the events.

Flodine: Concerned with the site constraints. Has a problem with 200 as the mark for valet service. Not sure how they came up with three per car as average. It doesn't make sense. Believes it will be mostly couples arriving for weddings.

Backoff: Their study showed more carpooling with the larger events. Will defer to operator to discuss.

Schaible: Item C. 8. requires that handrail installation be done according to CA Building Codes, but Item C.9 handrail replacement doesn't. Asked if that should also be according to CA Building Codes?

Backoff: It was discussed with Building Department and there may be exceptions because it's a historical building. Didn't want to lose the character of building, so didn't add it. Commission could add if they desire.

Schaible: Asked City Attorney if Commission approves something that doesn't require compliance with CA Building Codes, could there be any liability if there's an accident or lawsuit?

Sidhu: Probably not. When inspections are done, Code Compliance is held to standards of City's Municipal code. So the conditions wouldn't limit the standards that are already in place.

OPEN PUBLIC HEARING

Rick Gittings, Applicant's representative: They understand that the Parking Management and Maintenance Plans will be submitted. Staff did challenge them on the 400 occupancy load. The Sherman's are very particular about the events they plan there. Most are planned months in advance, they encourage carpooling and all events are valet parked, whether 200 or 400. They do not want any parking problems and have not had any parking complaints. They will do whatever is necessary for ADA compliance.

CLOSE PUBLIC HEARING

Kildoo: Facility has been around for many years. It's well-built and maintained and valuable to the community. Is a little concerned about parking, but feels better with assurance of valet parking.

Norris: It sounds like valet will be at every event. Asked if ever an issue with people walking to the lots afterward and not taking a shuttle?

OPEN PUBLIC HEARING

Gittings: Not aware of people wandering off site.

Norris: Asked what would happen if they ran out of parking?

Gittings: Indicated it doesn't happen. They are invitation only events and they ensure there are parking spaces for all who may show up.

Norris: Asked how many total parking spaces?

Gittings: 147 with all three sites.

Norris: Never reached that?

Gittings: To best of his knowledge they've never exceeded that.

Norris: Asked if there's a Plan B?

Gittings: Indicated they'd look at other nearby parking areas, but because they don't own them, they wouldn't use unless an emergency. They're well planned events and have not had to do so.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER NORRIS MOVED TO APPROVE CUP 95-279 (12M) AS SET FORTH IN RESOLUTION PC 12-4288; SECONDED BY COMMISSIONER WEDGE AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

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

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

3. **Case No.:** CUP 12-894 / ND 12-820

Applicant: City of San Marcos

Description of the Project: A request for a Major Conditional Use Permit for the Rancho Coronado Phase 1 Grading Operation Rock Crusher to allow construction of: 1). School Pad; 2). Roadway Improvements; 3). Future Park Pad; 4). Trail Improvements; 5). Spillway Realignment; and 6). South Lake Access and Parking Lot.

Location: Within the southwestern portion of the Heart of the City Specific Plan. The project site property is bounded to the east by Twin Oaks Valley Road, the previously reclaimed areas of the Hanson Aggregate Mining Operation ("Hanson Operation") to the north, undeveloped land on the west, and the Vallecitos Water District (VWD) reservoir (future South Lake Park) to the south, in the Barham/Discovery Hills neighborhood.

Schaible: (Announced earlier that item was tabled).

PLANNING DIRECTOR COMMENTS

Backoff: Thanked Commission for diligence on Zoning Ordinance Update.

PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 6:51 p.m. Vice-Chairman Schaible adjourned the meeting.

Jim Schaible, Vice-Chairman
SAN MARCOS PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS PLANNING COMMISSION