

MINUTES  
REGULAR PLANNING COMMISSION MEETING  
CITY COUNCIL CHAMBERS  
1 CIVIC CENTER DRIVE  
SAN MARCOS, CALIFORNIA  
MONDAY, MAY 6, 2013 - 6:30 PM

\*\*\*\*\*

CALL TO ORDER

At 6:30 p.m. Chairman Nelson 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: FLODINE, JONES, MAAS, MINNERY,  
NELSON, NORRIS, SCHAIBLE

ALTERNATE COMMISSIONERS IN AUDIENCE: CHINN, KILDOO

ABSENT: NONE.

Also present were: Planning Division Director, Jerry Backoff; Principal Planner, Karen Brindley; Assistant Planner, Sean del Solar, Principal City Engineer, Peter Kuey; Office Specialist III, Lisa Kiss; Deputy City Attorney, Avnet Sidhu; Veronica Tam/City Consultant

ORAL AND WRITTEN COMMUNICATIONS

None.

**CONSENT CALENDAR**

1. APPROVAL OF MINUTES, 4/1/13

Action:

COMMISSIONER JONES MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER NORRIS AND CARRIED BY A UNANIMOUS VOTE WITH SCHAIBLE ABSTAINING.

AGENDA ITEM  
# 1

## PUBLIC HEARINGS

2. **Case No:** CUP 13-001 (P13-0002)  
**Application of:** Weingarten Realty, Inc.  
**Request:** A Conditional Use Permit to allow the modification of an existing drive-thru restaurant and to divide the existing building into two restaurants in the Commercial (C) zone.  
**Location of Property:** 689 S. Rancho Santa Fe Road, more particularly described as: Parcel F of Parcel Map 11996, in the City of San Marcos, State of California, filed in the Office of the San Diego County Recorder. Assessor's Parcel No.: 221-031-43.

Staff Presentation (Sean del Solar):

Described request and location in the Rancho San Marcos Shopping Center, across from San Marcos High School. PowerPoint presentation shown. Project proposes to convert an existing 4,090 s.f. Carl's Jr. Restaurant building from one tenant into two tenant spaces. One side is for the proposed 1,651 s.f. Starbucks drive-thru, and the other, a future 1,722 s.f. restaurant without a drive thru. The remaining 660 s.f. would be outdoor dining. Footprint will not be expanded and trip generation rates are not expected to increase. There are approximately 667 parking spaces on site. Three additional parking spaces are needed. There are 45 unassigned spaces, three can be allocated to meet requirement. Project will incorporate façade improvements, ADA access improvements/path of travel and parking lot restriping. Discussed vehicle queue. Project will eliminate front vehicle queue so it won't interfere with circulation of parking area. Site plan and Elevations shown. Several inquiries were received after the initial Notice of Application. There was no formal opposition expressed. Staff recommends approval.

Flodine: Indicated he visited the location and his concern is queuing. Based on what he saw, it looks like the current order area allows one space. Asked if new site plan is allowing two?

Backoff: Actual order board is at second car. Staff looked at moving menu board further left, however, it was really tight. Commission could consider adding a condition that staff may evaluate with the applicant. There's a utility service door in that area that you'd have to go beyond.

Flodine: Today there is a drive-thru window past the service door at NW corner. Thinks there is adequate parking and is just concerned with queuing. Asked if this site plan is an improvement?

Backoff: At best, maybe by one car length. Staff could work with Engineering.

Flodine: Asked where the current ordering station/speaker box is versus the proposed?

### OPEN PUBLIC HEARING

Gerald Minich, GPA Inc., Architect: Pretty close to where it is currently.

Flodine: Inquired if it could be moved further west to allow one more car?

Maas: Closer to delivery window.

Minich: That would increase the time of the order and queuing time. The further away it is gives more time to create the order.

Nelson: Asked if Starbucks is closing across the street?

Minich: Yes.

Nelson: Timeframe?

Minich: Simultaneously, maybe a month.

Nelson: Inquired what kind of restaurant would want to share this setup?

Minich: Indicated he is not the leasing agent, so not sure, but heard they're talking to a sandwich shop.

Nelson: Asked where they'd park?

Minich: There are 45 spaces and Starbucks doesn't use all that.

Nelson: Asked if color renderings are available?

Minich: Indicated they're conditioned to paint samples on the wall and Commissioner's could go see them.

Nelson: Would prefer it come to our meeting.

Minich: Could send samples. He tried to make rendering look realistic.

Backoff: Commented that the Commission has seen the color elevations in the presentation.

Minich: Can provide a sample board.

Flodine: Asked timeframe?

Mike McGraw, Construction Manager for Starbucks: Anticipate about eight weeks for remodel. It's a 72-hour process to shut down the old store and bring up the new one. It's all based on electronics/computer system.

Nelson: Asked if they'll have same staff?

McGraw: Yes.

Nelson: Inquired if Starbucks are moving towards more drive-thru's?

McGraw: Yes. Prefer drive thru, 1,700-2,000 s.f. Standard new build is 1,750 s.f.

Nelson: Asked if there's a way to get the kids out who hang around?

McGraw: It takes a good manager to manage the process and not drive them away.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER FLODINE MOVED TO APPROVE CUP 13-001 (P13-0002) AS SET FORTH IN RESOLUTION PC 13-4342; SECONDED BY COMMISSIONER MAAS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

AYES: COMMISSIONERS: FLODINE, JONES, MAAS, MINNERY  
NELSON, NORRIS, SCHAIBLE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

Backoff: Asked for confirmation vote on Minutes?

Nelson: All in favor?

Commissioners: Aye. (Schaible abstained – was absent).

3. **Case No:** 2013-2021 Housing Element (5<sup>th</sup> Cycle)

**Application of:** City of San Marcos

**Request:** The project consists of an update to the Housing Element (5<sup>th</sup> Cycle, 2013-2021) of the General Plan, which provides an assessment of the existing and projected housing needs of all economic segments of the community. The Element presents goals, policies, and implementation programs for the preservation, improvement, and development of housing and also identifies sites that have capacity to accommodate new development of various housing types.

**Location of Property:** City-Wide

Backoff: Introduced consultant.

Staff Presentation (Veronica Tam/Veronica Tam & Associates):

Reminded Commission that she gave presentation to them a couple months ago discussing the Draft Housing Element that was being submitted to CA Dept. of Housing & Community Development (HCD). PowerPoint presentation shown. It's one of seven state-required elements of General Plan. Requires review & certification by State HCD. Assesses local housing need. Identifies constraints to housing development. Plans for provision of housing based on the Regional Housing Needs Assessment (RHNA). Periodic Updates required by State law. Adjusts housing policy to reflect changes in the community. Discussed timeline & Public Review period. Discussed HCD Certification.

City received HCD Finding of Substantial Compliance, "if adopted as revised," on 3/26/13. Public review period ended 4/30/13. City Council scheduled for 6/11/13. Responds to many State Law changes: Persons with developmental disabilities, rezoning and update schedule, emergency shelters, transitional & supportive housing, existing & projected extremely low-income need, anti NIMBY and no net loss requirement. Discussed main components. Discussed Needs Assessment, Constraints, Resources, Housing Plan, RHNA. San Marcos has 4,183 units or 2.6% of SANDAG Region. It's not a production requirement, only a goal for accommodating housing needs through land use policies and planning/zoning. City must demonstrate the potential capacity to accommodate. Discussed credits for approved/built units since 1/1/10, proposed development sites, vacant land (outside SP areas) and in Creek & University District SP's. Discussed goals and policies, divided into five categories. Discussed Implementing Programs, divided into six categories. Briefly discussed the City's 15 Programs. There are very little resources and funding available at State and Federal level compared to five years ago. Discussed HCD comments: Received very limited comments from State. They were technical in nature. They asked for clarification: Suitability of the Industrial zone for emergency shelters, confirm that City has no distance requirement between residential care facilities, Provide quantified objectives for conservation & preservation activities, Add program to monitor status of affordable units, Modify Program 14, Acknowledge AB162 to address flood hazards & flood management. No comments were received during the public review period after the public workshop. San Diego Housing Federation submitted comments after the public review period ended.

Backoff: Three points were raised by the SD Housing Federation letter. Two were endorsing new bills. CA Homeless & Jobs Act and Clarification of the Palmer decision to allow local jurisdictions to control their inclusionary housing ordinances. Typically staff takes all new legislative actions before the Council and makes a recommendation. Staff will do so later this month, endorsing the first and the Palmer decision, enacted by City of LA, has to do with rentals and inclusionary housing, and would still have to be looked at. The letter encouraged the City to proactively acquire or preserve land near transit for development of affordable housing, and continue to fund affordable housing production. City did some of this when they had redevelopment, along Mission Rd./Richmar area. New General Plan has more mixed-use development close to transit. Palomar Station, Davia Village, Creek and University Districts, bus & shuttle services. There was also a comment regarding boomerang funds coming back to City. Not sure how that will work or if/when the City will get funds.

Veronica Tam: In review of the letter, we didn't feel it warrants any change to the Housing Element.

Nelson: Asked if any questions?

Flodine: Commended staff and team for the very well done Staff Report.

Maas: Seconded Flodine's comment.

Nelson: Commented that it seems like we're creating a bunch of renters. Wish there were more home purchase options.

OPEN PUBLIC HEARING

No speakers.

CLOSE PUBLIC HEARING

Action:

COMMISSIONER NORRIS MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL OF GPA 13-001 AS SET FORTH IN RESOLUTION PC 13-4345; SECONDED BY COMMISSIONER JONES AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE:

Backoff: Reminded Commissioner's they are following the recommendations in terms of both the approval of the addendum to the EIR as well as the adoption. Assume the Commission was acting on what was indicated on the slide.

Nelson: Correct.

AYES: COMMISSIONERS: FLODINE, JONES, MAAS, MINNERY,  
NELSON, NORRIS, SCHAIBLE

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

PLANNING DIRECTOR COMMENTS

Backoff: Passed out City's 50-year anniversary pins.

PLANNING COMMISSIONERS COMMENTS

Nelson: Asked if new Commissioner's get new magnet name tags?

ADJOURNMENT

At 7:10 p.m. Chairman Nelson adjourned the meeting.

---

Dean Nelson, Chairman  
SAN MARCOS PLANNING COMMISSION

ATTEST:

---

Lisa Kiss, Office Specialist III  
SAN MARCOS PLANNING COMMISSION