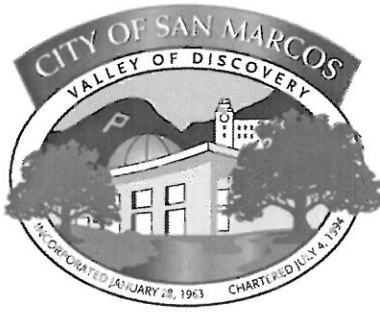




MINUTES

Regular Meeting of the Planning Commission

MONDAY, AUGUST 4, 2014

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:30 p.m. Chairman Flodine 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, JONES, KILDOO, MAAS, MINNERY, NORRIS, SCHAIBLE

ALTERNATE COMMISSIONERS IN AUDIENCE: JACOBY

ABSENT: PENNOCK

Also present were: Planning Division Director, Jerry Backoff; Deputy City Attorney, Felix Tinkov; Associate Planner, Norm Pedersen; Office Specialist III, Lisa Kiss

ORAL AND WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 6/30/14 & 7/7/14

Action:

COMMISSIONER KILDOO MOVED TO APPROVE CONSENT CALENDAR AS PRESENTED; SECONDED BY COMMISSIONER MINNERY AND CARRIED BY A UNANIMOUS VOTE, WITH JONES ABSTAINING FROM APPROVAL OF 7/7/14 DUE TO HIS ABSENCE.

PUBLIC HEARINGS

AGENDA ITEM

#



2. Case No: P12-0014: ROZ 14-002/ND14-003

Application of: Dream Design Builders

Request: Modification of the Ridgeline Overlay Zone (ROZ) to allow a building footprint expansion to exceed 1,000 sq. ft. for an existing single family residence in the Agricultural (A-1) and Ridgeline Overlay Zone (ROZ).

Location of Property: Valborg Drive, east of Attebury Drive, more particularly described as: Parcel 4 of Parcel Map No. 3724. Assessor's Parcel No.: 222-121-09.

Staff Presentation (Norm Pedersen):

PowerPoint presentation shown. Site is accessed via Questhaven, to Attebury to Valborg Drive. Property is located at the end of a private road. Site was previously developed with a 3,518 s.f. home with a basement, carport, pool & accessory structures. The structures were demolished except for the basement and retaining walls. The project proposes a 6,692 s.f. two-story home with a basement, 1,628 s.f. garage, swimming pool, putting greens, outdoor lighted tennis courts, bocce ball and benched retaining walls up to 15 feet in total height. A Director's Permit is currently being processed for outdoor lighting of the tennis court. The property is zoned Agricultural (A-1) and Ridgeline Protection & Management Overlay Zone (ROZ). No primary or secondary ridgelines are on site. The closest ridgeline is a primary which slopes down from Frank's Peak and terminates on the adjacent property to the north. (Pointed out ridgelines). Properties in the area are large lots with estate homes or undeveloped. The Ridgeline Ordinance intent is to preserve ridgelines in their natural state and minimize visual & physical impacts to natural view sheds. It establishes site & architectural design standards. Section 20.260.030 limits expansion of an existing building footprint to 1,000 s.f. & total footprint area of 4,500 s.f. The project proposes a 3,128 s.f. expansion to a total footprint area of 6,382 s.f. Because it exceeds the threshold, a modification of the ROZ standards is required to be approved by the Planning Commission. The existing pad elevation will remain the same for reconstruction. Terraced pads will be graded, including retaining walls. Single & benched retaining walls up to 5 ½ ft. and 15 ft. high, will be visible on the west side. Height of new home will be less than the 28 ft. limit. The new home will block tennis court & its lighting from direct view from San Elijo Road. Site is not located within the view shed of any "viewing platform" of the ROZ, but is visible from San Elijo Road at the summit. The proposal will not affect the silhouette of the ridgeline because no primary or secondary ridgelines are located on site. Photos/Views shown. Discussed architecture. Compatible with surrounding area, will include earth-tone colors and blend with natural terrain. Discussed biological resources. 5.62 acres of Southern Mixed Chaparral habitat exists on site which will not be impacted. A wildlife corridor runs through Frank's Peak area which is contiguous to project. The ravine along eastern property line will not be impeded by the project. Applicant must install a fence along east side to prevent disturbance of wildlife corridor. Sensitive plant species will be flagged for avoidance by a biologist. Adjacent property to the west is also owned by project applicant. Discussed Fuel Management Zone. Includes a 150' fuel management zone, fire sprinkler system, fire resistance construction, emergency vehicle driveway turn-around and annexation into City's CFD's (Fire & Police). No public comments were received. Discussed Staff Memo/handout with minor changes. Applicant may propose another type of fencing for wildlife corridor separation to be approved by a qualified biologist and Planning Division. Staff recommends approval of resolution and Negative Declaration 14-003.

OPEN PUBLIC HEARING

Jeff Tuller, Applicant: He feels the house meets the objective of maintaining the beauty of the ridgelines and is well received by the neighbors.



Steve Walton, representing Dream Design Builders: Feels staff has covered everything.

Doug Logan, Neighbor on Deadwood Drive: Commented that he's very much in favor of the project.

Nora Logan, Neighbor: Indicated that she and other neighbors are supportive. They are happy to see the Tuller's home get built.

CLOSE PUBLIC HEARING

Flodine: Commented that he drives over San Elijo Road every day and is concerned about the lighting of the tennis court. He understands there will be a Director's Permit (DP) for it. The new school will be going in, changing the landscape there and will also have lighting. The quality of the home's design & architecture is great. He'd like City staff to have some sort of monitoring/enforcement to make sure Frank's Peak is not lit up at night.

Backoff: Commission can direct staff to include as part of Director's Permit.

Flodine: Asked if specific condition needs to be identified?

Jones: Inquired if he's suggesting monitoring on a regular basis, and if that is typically done?

Backoff: Replied that it's not typically done and they could add a requirement for down-lit or shielded lighting. Believes applicant desires that anyway.

Kildoo: Indicated its part of the current resolution.

Backoff: Staff would enforce that as part of the DP so it doesn't cause impacts.

Norris: Commented that he likes the outlet in the garage for their future electric vehicle.

Tuller: It will be used.

Action:

COMMISSIONER KILDOO MOVED TO APPROVE ROZ 14-002 AS SET FORTH IN RESOLUTION PC 14-4426; WITH MODIFICATIONS AS PER STAFF'S MEMO/HANDOUT DATED 8/4/14; SECONDED BY COMMISSIONER NORRIS AND CARRIED BY THE FOLLOWING ELECTRONIC VOTE;

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

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE



PLANNING DIRECTOR COMMENTS

None.

PLANNING COMMISSIONERS COMMENTS

None.

ADJOURNMENT

At 6:53 p.m. Chairman Flodine adjourned the meeting.

ERIC FLODINE, CHAIRMAN
CITY OF SAN MARCOS

ATTEST:

LISA KISS, OFFICE SPECIALIST III
SAN MARCOS PLANNING COMMISSION