

City of San Marcos General Plan Advisory Committee (GPAC)

Meeting #9 Notes

August 30, 2010
6:00 PM

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY WILL MAKE EVERY REASONABLE ATTEMPT TO ACCOMMODATE ANY ATTENDEE OR PARTICIPANT AT THIS MEETING NEEDING SPECIAL ASSISTANCE BEYOND WHAT IS NORMALLY PROVIDED. PLEASE CONTACT THE PLANNING DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT AT (760) 744-1050 AT LEAST 48 HOURS PRIOR TO THIS MEETING TO INFORM US OF YOUR PARTICULAR NEEDS AND TO DETERMINE IF ACCOMMODATION IS FEASIBLE. PLEASE ADVISE US AT THE TIME YOU CALL IF SPECIAL ASSISTANCE IS REQUIRED TO ATTEND OR PARTICIPATE IN MEETINGS ON A REGULAR BASIS.

Start Time: 6:00 PM
SAN MARCOS CIVIC CENTER (COMMUNITY SERVICES "MAIN HALL")
3 Civic Center Drive, San Marcos, CA

GPAC ITEMS:

1. **Welcome (6:00 pm)**
Chairman Winn called the meeting to order and requested that staff proceed with the presentation.
2. **Discussion on Preferred Land Use Alternative for Area #10:** Although Staff discuss CA10 on August 23, 2010, CA10 was presented again. No discussion followed and staff resumed with Property Owner Initiated Areas.
3. **Public Comment:** No discussion
4. **Preferred Land Use Alternatives for Property Owners Initiated Areas #11-36.**

GPAC Comments for Property Owner Initiated Areas:

PO11-15:

- Do we have to rezone whole area?
Staff response: Yes, otherwise you are spot zoning for these few parcels.
- What properties would actually be changed?
Staff response: Only those few parcels presented.

PO18:

- Since parcel is linked to biological issues, a light industrial would be best because it would not involve a large area of land for a business.

PO19:

- Due to the proximity of other Specific Plans, this should be a Specific Plan too.
- How much of this land is developable?
Staff Response: Approximately 30 acres.

PO 24:

- Where is the primary access?
Staff's response: Mulberry Drive.
- The main concern is the elimination of Industrial. This would eliminate Industrial.
- Concern that a 3 story structure next to single family may be too high.
- We are having a lot of discussion on this being either light industrial or residential.
- Remember the Guiding Themes, the economic base, leaving it as light industrial achieves this.

PO25:

- What about a commercial designation? There is no commercial serving this area.
- This is not a beautiful area.
- Don't feel that residential is a good fit.
- Industrial or light industrial or commercial may work.
- What is planned for Twin Oaks Valley Road?
Staff response: 6 lane arterial (Richmar Road to Borden Road)

PO26:

- Keep Industrial.
- None of the Study Areas show this as commercial.

PO27:

- Feel that senior housing is the best choice – low traffic impacts.
- Apartments too much traffic.
- There is a lot of congestion in this area, so senior housing would be a better fit, we don't need more apartments.

PO28

- Specific Plan only allows a movie studio.
- Site should not be used for anything other than a movie studio.

PO29:

- Property does have some environmental constraints. Borden Road will reroute traffic flow in area and alleviate some concerns regarding traffic.
- If all three parcels along Woodward Street were built as senior housing, they may be too many senior units in the market. What if it changed to apartment in the future?
- Typically, senior housing relies on reduced parking ratios. All three areas are highly impacted by the creek and require special setbacks.
- Senior parking ratios need to be increased at least 1 space for each residential unit.

PO30

- Wherever we can preserve agricultural land we should preserve it.
- Go back to the Guiding Themes. Keep as agriculture.
- Prefer to keep as much agriculture as possible.
- Keep agriculture here in San Marcos, but let's be consistent.

PO31:

- Need to have neighborhood serving uses without getting into car. Neighborhood commercial will serve neighbors and the nearby park.
- Traffic has increased tremendously, therefore opposed to commercial here. There is ample commercial in the area.
- Keep it as residential.

Po 34, 35, & 36:

- Too much density. Prefer to keep as is.
- Concern with higher density – keep as is.

PO37.

- Don't feel it is an appropriate use.
- Keep industrial.

Public Comments for Property Owners Initiated Areas:

PO11-15:

- Would prefer 15,000 square foot lots surrounding the cemetery.

PO18:

- As Business Park stands today, too many use/buildings would be non-conforming.

PO19:

- Owner agrees to designating property under a Specific Plan. Make an assumption to establish 10 acres of commercial, 10 acres of industrial & 10 acres of residential 20-30 du/ac (not single family residential).

PO 24:

- Site not reliable for industrial. We want a higher density; it should be up to us to show compatibility.
Staff's comment: 20-30 is way too high for this area.
- May it be 3 stories or 2 stories, give us a chance to do residential. We could do either industrial or multi-family.
- Market does not want light industrial there.
- When the project comes forward, it will be opposed if it is anything but light industrial.

PO25:

- Want to put in residential similar to what is across the road. However, I am happy to keep it industrial.
- Per property owner to the north, keep this area as industrial not light industrial or commercial.
- Concerned with loss of industrial, please keep it industrial.

PO26:

- Artisan Industrial will not work. Mixed-use is good due to the proximity of the Sprinter.
- Isn't this parcel landlocked? How can any traffic get access to this site?
Staff Response: Access will be off of Las Posas Road.

PO27:

- Skilled nursing /assisted living a good fit. This land use would also generate jobs.
Staff comment: This would be achievable in either Alternative 1 or 2 pending approval of major conditional use permit.

PO29

- Is there a senior housing designation?
Staff response: Senior housing allowed in MDR1.

PO30:

- Would like an opportunity to transition in the future to commercial.

PO31:

- Some commercial & residential behind it but not sure this makes sense.
- What is neighborhood commercial?
Staff's response: general commercial to serve nearby residents such as a grocery store or a beauty shop.
- What about a wholesale transitioning to retail flower shop.

PO33

- A day care may be viable

5. Wrap Up and Adjournment

6. Next Meeting: #12, November 10th, 2010, 6:00 pm (Business Park & Non-Conforming Regulations.