

City of San Marcos General Plan Advisory Committee (GPAC)

Meeting #16 Notes

January 24, 2011
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 at 6:15 PM and requested that staff proceed with the presentation.
2. **Final Decision on Preferred Land Use Plan for Study Areas 1, 2 & 3**
3. **Discussion of Consideration Areas**
4. **Discussion of Property Owner Initiated Areas**
5. **Public Comment / Input**

Bridges:

Finish PP with sustainable indicators relating to: _____/park accessibility/tenant accessibility/building energy/emissions.

Reviewed land ??? Tables

???

GPAC: Will these designations survive?

Staff: Yes, they will survive.

GPAC: For Industrial 3 categories, but final document will not have an M-2. Where will that be explained? Can you have an M-2 GP designation?

GPAC: Park access: Does it include the ??? park?

Staff: Although, it shows M as ???/it includes mixed with open space.

GPAC: Because there is no resident, will those parcels with access to parks be as good as current access to parks?

GPAC: Do these graphs measure progress?

GPAC: Do graphs cover SA/CA/PO?

Staff: No, just SA.

GPAC: Where the graphs limit to SA, it should cover other changes. It means, remove commercial & replace with mixed use. Why is this important?

STAFF: Eventually, entire city will be assessed?

GPAC: Confused on the value of graphs.

Staff: Want to get to a preferred alt. We have a recommended plan we can go with that, or do you have any changes?

Chairman: Open the floor.

Public: Representing Mark Stein, area 3.3 zoned M & GP LM. 14 acres business there for a long time - 200 employees.

Public: Important to recognize businesses have been here for a long time. Don't want to change them from M to LM. It would diminish the value of property. Value will diminish and won't be able to expand. Why is it so important for it to change?

*John Bridges: Errors in SA exhibits.

For the price, leave as M zone.

GPAC: How many people do they employ? 200 up to 400.

Staff: There is an inconsistency between Zone & GP...Don't understand how banks finance. I know the appraisers look for highest value. Staff has clearly said that you can expand Mark Stein to residential and if business leaves site, could be occupied by a more ??? use. Mark Stein, itself is consistent with LM.

Dean: Concern that this property will be down zoned. The rents are higher in I versus LM. If GP has been L1 for a long time, that is the way it should be built.

Staff: It has been LM for a long time. We see opportunities to ????. There are concerns with changing to M, which allows more heavy industrial. We are looking at land use.

Jim Simmons: Bank doesn't look at GP, they

GPAC: What percentages is Mark Stein? What are the signs of other projects?

Sandra: I know that vernal pools in San Marcos. Where are they?

Staff: Identified site (across the street from Grand Plaza).

Sandra: County looking at environmental constraints.

GPAC: Confirm all the land use areas. It is important to understand which properties. (Look at original hand book) Verify the GP. Proof all exhibits.

*I think part of the confusion is lumping zones together.

Susan Wait: Will the current industrial remain industrial? Or, will it be changing to LM to make it light industrial and non-conforming?

Staff: Susan, your property is currently "I" and will remain "I".

Susan Wait: Descanso has a lot of industrial businesses. Would it be better under ??? under future changes?

Rick Gettings: Section 3-4, property owners are in agreement. 3-4 show MU3. Could this be used for institutionalized? Why is there not an FAR for industrial? We have no problems with Mark Stein. Maybe this discussion leads to potential.

Staff: MU3 does indicate that you can have Institutional MU land use. Zoning does not have an FAR. It will be ??? ???.

Hunsaker: Is the mobile home ??? changed?

Staff: Recommended plan ??? the zone and GP to match what's on the ground. What's on the ground?

Hunsaker: One of the charts. When will we have descriptions of zoning? And, a notice to properties being effected?

Staff: That is being done concurrently followed by an environmental document.

Public: When will that happen?

Staff: About six to seven months from hearings.

Nina Patterson: Have some process questions, reviewing the timeline on the web page. When will the exhibits be approved by Commission before it goes to CEQA?

Staff: CC wanted this to be a comment driven plan. Go through the EIR, include the best possible plan, going forward.

Nina: How is the CC being updated?

Staff: CC as a whole doesn't see this. It's on the web. Get the community involved and take forward some hybrid version, then take to CEQA.

Gina: GPAC will go forward under ??? session. (Would like to see residential vs. nonconforming. A lot ??? there ??? of res. Can you clarify a residential property that becomes a nonconforming use?)

Staff: Use Rancho Santa Fe as a nonconforming resident in an O.P. zone.

John: No residential is impacted.

Nina: Do you foresee becoming a nonconforming not being able to expand to 10%?

John: Some provision is being considered for this scenario.

Nina: Environmental Trust, went bankrupt, notice going through for collection, purchase by Terrell McGill. Is the intent that these areas will be preserved or built upon?

John: Properties preserve in participating. It must go through a process and maintain the preservation. Areas are recognized and will e preserved.

Someone is buying these parcels. May be purchased by Indian organization.

Staff: It is a question that should be asked to the regulation agency. They have the final say.

Nina: I was under the impression that were ??? for local or are they stay ???.

Staff: ??? have purchase property to ??? as ???. The regulatory agencies, we think would allow development.

Jon: GPAC will comment on what they prefer. 1-13 & 14, do these include residential?

Staff: Yes, does MU2 allow residential? (vote for "B" for high density)

GPAC: 1-6 remain. Keep ???/industrial. Stay industrial.

Staff: 1-9 staff ??? freeway corridor.

GPAC: Concern with people with use permits that may not be supported for an extension if they zone and findings have change.

Staff: In regards to nonconforming, trying to draft to address this situation.

GPAC: MU2/MU4 is a combination. There were not enough uses in BP within the Heart of The City. If it's limited ??? concerned.

Staff: the flexibility is there.

GPAC: If it's retail that can't broadcast itself. That's a problem.

Dean: Voted for recommended plan by staff.

GPAC: So these are the two options?

Staff: Yes, but there may be changes.

GPAC: Do either one of these address Mark Stein's concern?

Staff: We will carve out the Mark Stein's property from SA1.

GPAC: What is the reasoning getting back to Armorlite?

Staff: ??? building that could be use.

GPAC: 3-4 could be MU3 if they ??? school, move to another location.

Staff: We can deal with that now.

GPAC: 1-2/1-5 never developed. See notes on plans (Dean)

Staff: 1-5, do a ??? site, residential nearby railroad tracks.

GPAC: 2-9, Numbers should have been differently. The MDR or LDR. 2-9 agree with staff.

Jon: Concern with ???

CA: CA1 support staff recommendation (GPAC)

CA6 move to Wednesday

CA2: Public requested to keep it industrial designation.

(GPAC)

Ended w/CA2

6. Wrap Up and Adjournment

7. Next Meeting: #17, January 26, 2011, 6:00 pm {Continued Discussion of Property Owner Initiated Areas}