

City of San Marcos General Plan Advisory Committee (GPAC)

Meeting #3a Notes

February 17, 2010
6:30 PM

SPECIAL MEETING (#1)

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: 6:30 PM
SAN MARCOS CIVIC CENTER (VALLEY OF DISCOVERY ROOM)
1 Civic Center Drive, San Marcos, CA

SPECIAL MEETING / GPAC ITEMS:

1. Welcome

Chairman Winn called the meeting to order.

2. San Marcos Creek Specific Plan Overview

Planning Director presented an overview of the San Marcos Creek project to the GPAC. The presentation covered the primary project objectives, the San Marcos Creek "vision," an overview of proposed land uses/building heights/residential distribution/various sub districts (i.e. San Marcos Boulevard, Downtown Core, Creekside, Bent Avenue, Midtown (east & west), open space, Town Center Plaza, Transit Service, district parking, sustainable infrastructure), and related projects.

GPAC comments:

- Where is the workforce housing located?
- How will this existing District be described on the land use map?
- Will we be going to the green roof concept?
- What about solar?
- Where will we store rain water?
- The City predicted that the San Marcos Creek will be constructed within 15 years, are they still on board?
- What about existing businesses in the area?
- Who are the developers in the San Marcos Creek?
- Are there any phasing requirements?
- What do we need to take into consideration establishing policies to require completion of amenities at an earlier stage in development?

- Comment made on the GPAC being more involved in formulating recommendations.
- Request that maps/info. be provided in advance of March 16th GPAC meeting to allow adequate time to review.
- Why were these Study Area's chosen?

3. University District Specific Plan Overview

The Planning Director presented an overview of University District Specific Plan project to the GPAC. The presentation covered University District Mission Statement & Vision and Student Housing, and components of the land use plan, such as Commercial/Retail Core, Mixed-Use Center, Office Park Neighborhood, Residential Neighborhood and Parks/Plazas/Open Space.

GPAC questions:

- Where is the hotel located?
- How many existing parcels are there in the project area?
- What is the projected time from start to finish? Is it similar to the San Marcos Creek?
- Is that a bridge west of Twin Oaks that spans SR-78?
- What about the water quality design for this area?
- Is the City allowing space within the circulation design for water filtration?
- These areas are already developed – if someone bought a property – would they have to build per the Specific Plan?

4. Relationship to Other Specific Plan Areas

The Planning Director presented a slide identifying approximately 27 specific plan area located throughout the city and gave a brief overview regarding Citywide Specific Plans.

GPAC questions:

- Can the GPAC have a copy of the boundaries of the Richmar Specific Plan?

5. GPAC/Public Input

- Will the GPAC be allowed to add to the consideration areas?
- What is the status of the Richmar Specific Plan?

6. Wrap-up and Adjournment to Next Meeting

The Planning Director indicated that staff will provide a large base map identifying property owner requests for the GPAC to review for the next meeting.

Staff requested help from the GPAC members to attend the Street Fair on April 11th and another will be held in the fall, which will give them an opportunity to interact with the general public and their concerns or support for the General Plan update.

The GPAC set the next meeting as March 16, 2010.

The meeting adjourned at 8:42 pm.