

City of San Marcos General Plan Advisory Committee (GPAC)

Meeting #3b Notes

March 16, 2010
6:30 PM

SPECIAL MEETING (#2)

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:

Attendance (Sign-In Sheets Available Upon Request)

1. Welcome

Chairman Glenn Winn called the meeting to order. He welcomed everyone to the fifth meeting of the GPAC. Mr. Winn indicated that a flyer will be included in the City's newsletter and sent to every household regarding the remaining schedule so that all residents have an opportunity to participate.

2. State Legislative History Overview

Discussed the State Legislative History for Assembly Bill 32 adopted in 2006, regarding greenhouse gas regulations and the stricter requirements under Senate Bill 375 requiring development of the region to reach GHG emission targets by 2020. These are requirements that must be considered as the City drafts and updates the General Plan.

3. Regional Comprehensive Plan Overview

The Planning Director presented an overview of the Regional Comprehensive Plan geared to address transportation, housing, land use plan and sustainable community strategies under Senate Bill 375. The Vision of the San Diego Region in establishing a Regional Comprehensive Plan will serve as a long term planning framework whereby connecting transportation and land use using Smart Growth principles. Incentives are granted to Cities that participate are available to help reduce substantial cost for infrastructure which becomes more expensive with uncontrolled urban sprawl. That's where Smart Growth plays a vital role in making practical decisions in keeping the cost

down with infrastructure by implementing compact mixed-use development, smart design and walkable communities, greater choices in housing and preservation of open space & habitat.

4. Recap Past Planning Efforts

A brief definition of Smart Growth was provided and the San Marcos established Smart Growth areas were discussed. Slides were presented to demonstrate the Vision of Smart Growth development principals through photo simulations for a typical “community center” and “urban center.”

5. Property Owner Requested General Plan Consideration Areas

As part of the General Plan update process, the City has been receiving requested land use changes from private property owners within San Marcos. The City will recognize the request only if it comes from the legal owner of the property. To date, there have been seven (7) requests. A large map was provided to the GPAC that identifies the location of each property and a copy of the letter from the property owner describing the requested land use change. Each area was discussed with a brief description of each request. The City established a deadline to accept land use changes from private property owners no later than March 24th, 2010.

GPAC comments:

- Property owners can submit a request for a change, but there is no guarantee for a change.
- Can the GPAC change any other land use areas? It was indicated that the GPAC can recommend a land use change without the property owner’s permission. Ultimate decision will be up to the City Council.
- When does the City Council become involved? After the GPAC and Planning Commission makes a recommendation.
- Because the City is working with SANDAG, does that limit the GPAC? No.
- How will traffic, density, be reconciled with build out?
- University District engineers showed an increase in population/traffic. How will the General Plan update coincide with the University District?
- Road widths (San Marcos Boulevard) will be negotiable? If traffic is an important factor – will population be re-calculated?
- How many more people will be working from home?
- Are we violating the States mandates?

6. SMEDC Invitation

A handout was provided to all GPAC members inviting them to the San Marcos Economic Development Committee on March 17 where there will be a presentation on the General Plan update.

7. Public Input

- Cliff Sumrall asked when private property owners should get involved.
- David Price indicated he would be submitting a letter requesting a change from light industrial to high density senior housing on Woodward.
- In this process, will there be an early indication of supporting the land use change?

- How do we balance zoning & land use – will we see an analysis of the right mixture? What will be the right balance & employee count traveling to your job? Or will it be objective?

8. Wrap-up and Adjournment to Next Meeting

Chairman Winn requested that everyone try to make it to the Economic Development Committee General Plan Update luncheon tomorrow. The Planning Director announced that the GPAC will be receiving a workbook at the end of March. GPAC does not have to digest the entire workbook, AECOM will walk them through it.

The meeting adjourned at 7:39 p.m.