



# Agenda

## MEETING OF THE PLANNING COMMISSION

**TUESDAY, September 6, 2016, 6:30 PM**  
Regular Planning Commission Meeting

**City Council Chambers**  
1 Civic Center Drive  
San Marcos, CA 92069

**Cell Phones:** As a courtesy to others, please silence your cell phone or pager during the meeting and engage in conversations outside the Council Chambers.

**Americans with Disabilities Act:** If you need special assistance to participate in this meeting, please contact the City Clerk at (760) 744-1050, ext. 3145. Notification 48 hours in advance will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are available for the hearing impaired. Please see the Secretary if you wish to use this device.

**Public Comment:** Please complete a "Request to Speak" form located at the entrance of the Council Chambers in order to address the Planning Commission on any agenda item. Comments are limited to three minutes, unless you have registered your organization with the City Clerk. If you wish to speak on an item not on the agenda, you may do so under "Oral Communications." Any member of the public may address the Commission on items on the Consent Calendar. Please complete a "Request to Speak" form as noted above and indicate which item number you wish to address.

**Meeting Schedule:** Regular Planning Commission meetings are generally held on the first Monday of each month at 6:30 pm in the Council Chambers. The Agenda's are posted on the City website at: [www.san-marcos.net](http://www.san-marcos.net).

**Agendas:** Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the Counter / Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours. Any agenda-related writings or documents provided to a majority of the Planning Commission after distribution of the agenda packet are available for public inspection at the same time at the Counter / Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours.

**Oral and Written Communications:** Persons wishing to speak on a matter not on the agenda may be heard at this time; however, no action will be taken until placed on a future agenda. Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided.

### **AGENDA**

**CALL TO ORDER – 6:30 PM**  
**PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

### **ORAL COMMUNICATIONS**

Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided.

**CONSENT CALENDAR**

**1. APPROVAL OF MINUTES** – August 15, 2016

**PUBLIC HEARINGS**

**2. Project No.:** P13-0009 (SP 13-001, TSM 13-001, CUP 13-010, ROZ 14-001, PZ 14-001, GPA 15-002, EIR 15-001)

**Applicant:** Farouk Kubba

**Request:** The applicant proposes a Specific Plan Amendment and Tentative Subdivision Map to allow for 189 clustered single-family residential lots and open space on 265.8-acres within the San Marcos Highlands Specific Plan Area (SPA) plus an additional 27.5 acres of contiguous open space. The project also proposes annexation of approximately 124.7 acres from the County of San Diego which requires approval by the Local Agency Formation Commission (LAFCO). A pre-zone from County Zoning (A-70) to Specific Plan Area (SPA) will be required for a 9.7-acre portion of the project site currently in the County.

Additionally, a Ridgeline Development Permit that would allow a portion of the proposed subdivision to be developed in accordance with the Ridgeline Overlay Zone and a Conditional Use Permit for temporary use of a rock crusher(s) during grading operations have been requested. The project includes a General Plan Amendment to modify the acreage and description for the future Buena Neighborhood Park (the project's proposed Park "C") in the Parks, Recreation, and Community Health Element of the General Plan to be consistent with the adopted 1990 Parks Master Plan. The extension of N. Las Posas Road to Buena Creek Road is not proposed as part of this project. The narrow strip of property extending up to Buena Creek Road will be preserved habitat as part of the 210.8 acres of conservation open space for the project.

**Environmental Determination:** Environmental Impact Report (EIR 15-001, State Clearinghouse No. 1999071007) was prepared and circulated for public review from June 23, 2015 to August 24, 2015 pursuant to the California Environmental Quality Act (CEQA).

**Location of Property:** North of Santa Fe Hills at the northern end of N. Las Posas Road, more particularly described as a Portion of Sections 34 & 35, Township 11 South, Range 3 West, San Bernardino Meridian in the County of San Diego, State of California. Assessor's Parcel No.: 182-110-02-00, 182-110-03-00, 182-111-01-00, 184-101-14-00, 184-102-18-00, 184-102-32-00, 182-102-44-00, 184-240-13-00, 184-240-14-00, 184-240-15-00, 184-240-32-00, 184-240-33-00, 184-241-05-00, 184-241-06-00, 184-241-07-00, & 184-241-08-00.

**Staff Recommendation:** Recommend approval to City Council

**Planning Commission Action:** \_\_\_\_\_

**PLANNING MANAGER COMMENTS**

**PLANNING COMMISSIONERS COMMENTS**

**ADJOURNMENT**

STATE OF CALIFORNIA      )  
COUNTY OF SAN DIEGO      ) ss.  
CITY OF SAN MARCOS      )

I, Lisa Kiss, Office Specialist III of the Planning Commission of the City of San Marcos, hereby certify that I caused the posting of this agenda in the glass display case at the north entrance of City Hall on August 25, 2016, prior to 5:30 p.m.

Date: August 25, 2016



Lisa Kiss, Office Specialist III