

# Agenda

## MEETING OF THE PLANNING COMMISSION

**TUESDAY, January 17, 2017, 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  
SEATING OF NEW COMMISSIONERS  
ELECTION OF CHAIRPERSON  
ELECTION OF VICE-CHAIRPERSON  
ROLL CALL**

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### 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** – December 19, 2016

### PUBLIC HEARINGS

2. **Project No:** *Phase 1:* P16-0023 (SDP 16-004, MND 15-005)  
*Phase 2:* P15-0012 (SP15-001, TSM15-002, MFSDP 15-001, MND 15-005)  
**Applicant:** *Phase 1:* University District Holdings II, LLC; and *Phase 2:* CR TOVR Associates, LLC  
**Request:** *Phase 1:* Amend currently approved Site Development Plan (SDP 14-005) addressing proposed changes in SDP 16-004 to the remaining undeveloped portion of Phase 1 (northern portion of project site) proposing up to 13,499 s.f. of office/retail uses and 6,500 s.f. of restaurant uses instead of 19,900 s.f. of commercial office, 19,000 s.f. of medical office, 4,000 s.f. of retail, and a 4,000 s.f. restaurant; and; *Phase 2:* A Specific Plan Amendment to the Heart of the City reducing 6.8 acres of Town Center (TC) and adding 6.8 acres of High Density Multi-Family Residential (HDMFR), a Multi-Family Site Development Plan allowing the maximum development of 118 townhouse condominium units.  
**Environmental Determination:** Mitigated Negative Declaration (ND 15-005) with a Mitigation Monitoring and Reporting Program.  
**Location of Property:** *Phase 1:* Consists of a commercial/retail center on a 4.66 acre site, located at the southwest corner of Twin Oaks Valley Road & San Marcos Boulevard, more particularly described as: Parcels 1 and 2 of Tentative Parcel Map 659, in the City of San Marcos, County of San Diego, State of California, according to Parcel Map 21286 filed in the Office of the County Recorder October 14, 2015. Assessor's Parcel Numbers: 220-190-54-00, 220-190- 55-00 & 220-190-56-00.  
*Phase 2:* Approximately 6.8 acres located south of San Marcos Boulevard and West of Twin Oaks Valley Road, more particularly described as: Parcel 3 of San Marcos TPM No. 659, in the City of San Marcos, County of San Diego, State of California, according to the Parcel Map thereof No. 21286 filed in the County Recorder's Office on December 14, 2015. Assessor's Parcel Numbers: 220-190-57-00, 220-190-58-00 & 220-190-59-00.  
**Staff Recommendation:** \_\_\_\_\_ Recommend approval to City Council  
**Planning Commission Action:** \_\_\_\_\_

### PLANNING MANAGER COMMENTS

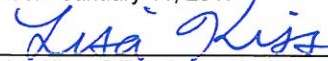
### PLANNING COMMISSIONERS COMMENTS

### 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 January 11, 2017, prior to 5:30 p.m.

Date: January 11, 2017

  
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Lisa Kiss, Office Specialist III