

# Agenda

## MEETING OF THE PLANNING COMMISSION

**MONDAY, May 15, 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**  
**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** – May 1, 2017

**PUBLIC HEARINGS**

**2. Case No:** P16-0038: DA 16-002 (former case number DA 90-04(03mod))

**Applicant:** San Elijo Hills Development Company, LLC

**Location:** San Elijo Hills Specific Plan Area

**Request:** Approve a resolution (i) recommending that the City Council adopt an ordinance approving Amendment No. 2 to the First Amended and Restated Development Agreement and Owner Participation Agreement (Development Agreement) between the City of San Marcos and San Elijo Hills Development Company, LLC, for the San Elijo Hills project; and (ii) concluding that no subsequent environmental review is required for the approval of Amendment No. 2.

**Environmental Determination:** Exempt from California Environmental Quality Act (CEQA) pursuant to the existing approved environmental review documents for the project. The environmental issues associated with the change in use from public institutional to residential in Planning Area V-2 were evaluated in connection with the 2005 Specific Plan Amendment, and the approved Addendum associated with that action, concluded that all impacts had been identified and appropriately addressed by the prior San Elijo Ranch Subsequent Environmental Impact Report (SEIR No. 95-30, State Clearinghouse No. 95051064) and mitigation measures. No supplement to SEIR No. 95-30 and/or the approval of the Addendum is required as there are no changes or additions to the project that have not already been previously identified, evaluated and addressed. The provisions of Section 15162 of the CEQA Guidelines, which addresses subsequent environmental review documents, have not been triggered.

The Planning Commission will review a resolution recommending that the City Council adopt an ordinance (i) approving Amendment No. 2 and authorizing the City Manager and the City Attorney to finalize and execute Amendment No. 2, which extends the term of the First Amended and Restated Development Agreement and Owner Participation Agreement, and further that the City Manager and the City Attorney be given the authority to make non-substantive modifications to the document prior to execution; and (ii) concluding that no subsequent environmental review is required for the project to approve Amendment No. 2 because no supplement to SEIR No. 95-30 and/or the approval of the Addendum is required as there are no changes or additions to the project that have not already been previously identified, evaluated and addressed.

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

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

**3. Case No:** P17-0026 (Text Amendment TA 17-003)

**Applicant:** City of San Marcos

**Request:** Amend zoning and land use regulations under Title 20 of the San Marcos Municipal Code (Performance Standards (Noise) – Section 20.300.070(F); Density Bonus – Chapter 20.305; Walls and Fences – Chapter 20.335; Accessory Dwelling Units – Chapter 20.410 and associated Municipal Code references to second (accessory) dwelling units; and Amendments (Notice and Hearings) – Section 20.530.040).

**Environmental Determination:** Exempt from CEQA because this is not a project within the meaning of Section 15378(a)(1) of the CEQA Guidelines. If the Text Amendment is found to be subject to CEQA, it is exempt pursuant to General Rule Section 15061(b)(3) because it can be seen with certainty that there is no possibility of a significant effect on the environment.

The Planning Commission will review proposed updates to Title 20 of the San Marcos Municipal Code (Zoning Ordinance) governing noise standards, density bonus, walls and fences, accessory dwelling units, and amendment procedures to modify the Zoning Ordinance and the San Marcos General Plan.

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

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

**PLANNING MANAGER COMMENTS**

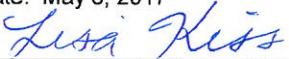
**PLANNING COMMISSIONERS COMMENTS**

**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 May 8, 2017, prior to 5:30 p.m.

Date: May 8, 2017



Lisa Kiss, Office Specialist III