

REGULAR PLANNING COMMISSION MEETING AGENDA

Tuesday, September 5, 2017 | 6:30 PM
City Council Chambers

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.

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.

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CONSENT CALENDAR

- 1. APPROVAL OF MINUTES** – August 21, 2017
- 2. AT&T Mobility** – LP16-00028, A Landscape Permit for a previously approved Wireless Telecommunication Facility (CUP12-004/P12-0023) located at 2080 Golden Eagle Trail, APN: 679-040-01-00

PUBLIC HEARINGS

- 3. Project No:** P16-0039: GPA16-002, R16-002, CUP16-006, ND 17-004

Applicant: Metropolitan Area Advisory Committee on Anti-Poverty (MAAC)

Request: The MAAC Headstart preschool expansion project proposes a General Plan Amendment (GPA) from Medium Density Residential 2 (MDR2) to Public/Institutional (PI), Rezone (R) from Residential (R-3-10) to Public Institutional (P-I), and a Conditional Use Permit (CUP), to regulate the preschool expansion and operation, on 0.64 acres. The facility expansion will involve reconfiguration of an existing onsite play equipment to accommodate the construction of a three classroom 2,661 square foot addition, resulting in a 7,193 square foot facility which has seven classrooms. The building expansion will cross over a property line; a lot line consolidation of Assessor Parcels 220-320-04-00 and 220-320-23-00 will be processed to combine the parcels. The project also includes reconstruction and expansion of an existing parking lot from twelve (12) to twenty-eight (28) parking spaces on 0.35 acres (Assessor Parcel Numbers 220-320-00-07 and 220-320-08). The new parking lot is proposed on parcels owned by both MAAC and the City, and a parking agreement will be executed for shared parking use by MAAC and the City (to serve Richmar Park). The City owned parcel (220-320-00-08) is currently zoned Public Institutional (P-I) and designated "Park" in the General Plan and no change is proposed.

Environmental Determination: Mitigated Negative Declaration (ND 17-004) was prepared and circulated for public review pursuant to the California Environmental Quality Act (CEQA).

Location of Property: 139 Gosnell Way, more particularly described as Lots 6, 7, 10, and portions of lot 8 and 9 of Richland Terrace, Map 5516, filed in the Office of the County Recorder of San Diego California, January 15, 1965. Assessor's Parcel Numbers: 220-320-04-00, 220-320-07-00, 220-320-08-00 and 220-320-23-00.

Staff Recommendation: Recommend approval to City Council

Planning Commission Action: _____

PLANNING MANAGER COMMENTS

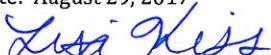
PLANNING COMMISSIONERS COMMENTS

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 and on the City website on August 29, 2017, prior to 5:30 p.m.

Date: August 29, 2017



Lisa Kiss, Office Specialist III