

# REGULAR PLANNING COMMISSION MEETING AGENDA

**Monday, November 6, 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](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.

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## CONSENT CALENDAR

1. **APPROVAL OF MINUTES** – October 9, 2017 and October 16, 2017

## PUBLIC HEARINGS

2. **Project No.:** P17-0015: SP17-003, GPA17-002, R17-001, TSM17-003, MFS17-002, GV17-003, CUP17-006, ND17-005

**Applicant:** Brookfield Residential Properties (Dave Bartlett)

**Request:** Approval to construct 220 residential condominium units on 23.22 acres located at the southwest corner of South Twin Oaks Valley Road and South Village Drive. In order to move forward with the project, the applicant must obtain approval of a General Plan Amendment to modify the permitted General Plan land use designations onsite from Heart of the City Specific Plan "MU-4 Mixed Use (Nonresidential)" and Park (P) to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre); Specific Plan Amendment to modify the permitted specific plan land use designations on 22.94 acres of the project site from Heart of the City Specific Plan "MU-4 Mixed Use (Nonresidential)" to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre); Rezone to modify the permitted zoning designation on 0.28 acres of the project site from Public Institutional (P-I) to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre); a Tentative Subdivision Map and Multi-Family Site Development Plan to construct 220 residential condominium units; a Conditional Use Permit to allow use of a temporary rock crusher during project construction; and, a Grading Variance to allow for slopes in excess of 20 feet. The project also includes adoption of a Mitigated Negative Declaration (the environmental review document).

**Location of Property:** The project site is located at the southwest corner of South Twin Oaks Valley Road and South Village Drive. Address: 0 Twin Oaks Valley Road, Assessor's Parcel Numbers: 222-170-36-00, 222-170-37-00 & 222-190-02-00.

**Environmental Determination:** A Mitigated Negative Declaration (ND17-005) was prepared for this project and circulated for public review pursuant to the California Environmental Quality Act (CEQA).

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

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

## PLANNING MANAGER COMMENTS

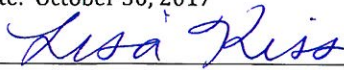
## PLANNING COMMISSIONERS COMMENTS

## 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 October 30, 2017, prior to 5:30 p.m.

Date: October 30, 2017

  
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Lisa Kiss, Office Specialist III