
REGULAR PLANNING COMMISSION MEETING AGENDA

Monday, February 5, 2018 | 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
SEATING OF NEW COMMISSIONERS
ELECTION OF CHAIRPERSON
ELECTION OF VICE-CHAIRPERSON
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 – December 4, 2017

PUBLIC HEARINGS

2. **Project No:** P16-0005: DA16-001, TSM16-001, CUP17-004, GV17-005 (Fenton – Discovery Village North)

Applicant: H.G. Fenton Development Co. LLC

Request: This action consists of a Development Agreement (DA16-001) to rescind and terminate Development Agreement (DA91-05) associated with the adopted Scripps Heath Care Campus Specific Plan (SHCCSP) located on 80 acres on both sides of the future Discovery Street road alignment. Removal of the Development Agreement is needed in order to proceed with entitlements on the site. Entitlements include; Tentative Subdivision Map (TSM16-001) with the intent to create 12 new lots for future development on 87.46 acre site. The project site would be graded to create building pads on the north side of the future Discovery Street within the University District Specific Plan. Pending the TSM approval, in addition to building pads this site would install drainage infrastructure and build roads. A 15.5 acre portion of the site, consisting of the San Marcos Creek, will remain in open space. A Conditional Use Permit (CUP17-004) is requested to allow the operation of a temporary rock crusher and a Grading Variance (GV17-005) to allow slopes to exceed 20 feet in height. Pending review and approval under a future Site Development Plan, this site could be used for office flats, townhouse flats, freeway commercial, future park site and a potential elementary school per the adopted University District Specific Plan. Discovery Street would be constructed as part of this action from Bent Avenue to Twin Oaks Valley Road.

Environmental Determination: The project is within the scope of the Final Environmental Impact Report (FEIR) for the University District Specific Plan and the 2014 and 2017 Addendum to the FEIR for the University District Specific Plan (State Clearinghouse No. 2008101083) pursuant to the California Environmental Quality Act (CEQA).

Location of Property: The project site is located directly east of Bent Avenue and north of the proposed extension of Discovery Street, more particularly described as All or Portions of Lots 1 and 2 of Block 67, and Lots 8, 9, 10, 11, 12 and 13 of Block 63 of Rancho Los Vallecitos De San Marcos, according to Map Thereof 806 and Parcel A of Map No. 16595. Assessor Parcel Numbers: 221-080-18, 221-080-24, 221-080-19, 221-080-11, 221-070-20, 221-142-07, 221-080-23, 221-080-12, 221-070-19-00.

Staff Recommendation: Recommend approval to City Council

Planning Commission Action: _____

3. **Project No:** P16-0037: GPA17-003, SPA16-002, TSM16-003, SDP17-006, GV17-004, MND16-001 (Fenton – Discovery Village South)

Applicant: H.G. Fenton Development Co LLC

Request: Planning Commission recommendation to the City Council to construct up to a maximum of 220 condominium single-family homes on 39 acres within the Scripps Health Care Campus Specific Plan, proposed as Discovery Village South. A General Plan Amendment (GPA 17-003) is required to change the land use from Scripps Health Care Campus Specific Plan to Discovery Village South Specific Plan. A Specific Plan (SP 16-002) and Site Development Plan (SDP 17-006) would be required to establish the development design standards; a Tentative Subdivision Map (TSM 16-003) would be required to establish up to 220 residential condominium lots; and a Grading Variance (GV 17-004) would be required to allow slopes to exceed 20 feet in height. Under the proposed Discovery Village South Specific Plan, the proposed residential development introduces two housing product types. "Type A" is a compact single-family detached home with two stories (35-foot maximum height). "Type B" is a single-family detached home, designed in a motor court configuration with two-stories (35-foot maximum height). The project site would be accessed by two street

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connections to Discovery Street, an un-built section of the City's Mobility Element, which would be constructed concurrent with the grading of the proposed project. The extension of Discovery Street was previously approved for development (with a certified Environmental Impact Report (EIR)) under the University District Specific Plan Area, as a part of the Discovery Village North Project (immediately north of the proposed project site). The proposed homes would not be completed until a large portion of the Discovery Street extension is completed. Other uses proposed within the project site include natural open space, recreational space, community amenity space, and associated circulation, which would be dispersed throughout the community. A homeowners' association (HOA) would maintain these common recreational areas, and proposed private streets.

Environmental Determination: A Mitigated Negative Declaration (MND16-001) was prepared for this project and circulated for public review pursuant to the California Environmental Quality Act (CEQA).

Location of Property: The project site is located directly southeast of Bent Avenue and the proposed extension of Discovery Street; it is bounded on the west by Craven Road, the south by the Discovery Meadows development, and to the southeast by the Kaiser Permanente Medical Center, more particularly described as All or Portions Of Lots 1 and 2 of Block 67, and Lots 8, 9, 10, 11, 12 and 13 of Block 63 of Rancho Los Vallecitos De San Marcos, according to Map Thereof 806 and Parcel A of Map No. 16595. Assessor Parcel Numbers: 221-080-18, 221-080-24, 221-080-19, 221-080-11, 221-070-20, 221-142-07, 221-080-23, 221-080-12, 221-070-19-00.

Staff Recommendation: Recommend approval to City Council _____

Planning Commission Action: _____

PLANNING MANAGER COMMENTS

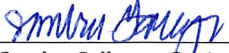
PLANNING COMMISSIONERS COMMENTS

ADJOURNMENT

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

I, Sandra Gallegos, Senior Office Specialist 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 January 29, 2018, prior to 5:30 p.m.

Date: January 29, 2018



Sandra Gallegos, Senior Office Specialist