

# REGULAR PLANNING COMMISSION MEETING AGENDA

**Monday, March 5, 2018 | 6:30 PM**

**City Council Chambers**

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**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 – February 5, 2018**

PLANNING COMMISSION AGENDA  
March 5, 2018  
Page 2 of 3

## **PUBLIC HEARINGS**

**2. Project No:** MFSDP 17-0003 MULTI FAMILY SITE DEVELOPMENT PLAN (The Marc)

**Applicant:** DAVIA WEST DEVELOPMENT, DAVIA EAST DEVELOPMENT, INTRACORP COMPANIES

**Request:** The applicant is requesting a modification to a condition of approval to the Davia Village (The Marc) Multi-family Site Development Plan (MFSDP) to remove the occupancy limitation of 885 occupants specified within the Multifamily Site Development Plan Resolution.

**Environmental Determination:** An Addendum to the previously adopted Mitigated Negative Declaration (MND13-003 - State Clearinghouse No. 2013061059) was prepared for the project pursuant to the California Environmental Quality Act (CEQA).

**Location of Property:** The project site is located 1001 Armolite Drive and 130 Bingham Drive, more particularly described as All or Portions of Lots 5 AND Lot 6, Block Number 85 of Rancho Los Vallecitos De San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806 filed in the office of the County Recorder of San Diego County. APN: 219-163-63-00 and 219-163-64-00.

**Staff Recommendation:** Continue the public hearing to March 19, 2018

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

**3. Project No:** P15-0068: General Plan Amendment GPA 15-005/Specific Plan SP15-009/Tentative Subdivision Map TSM15-007/Grading Variance GV15-002/Conditional Use Permit CUP15-008/Site Development Plan SDP16-002/Environmental Impact Report EIR16-001

**Applicant:** ColRich California LLC

**Request:** The project is requesting approval of a General Plan Amendment (GPA15-005) to amend the project site's designation in the Land Use and Community Design Element from "Specific Plan Area/Residential (89 lots)/OS/P" to "Murai Specific Plan Area/Open Space" and to remove the designation and description in the Park, Recreation and Community Health Element of the General Plan of a public park on the project site; a Specific Plan (SP 15-009) to establish development standards specific to the project site and to guide orderly development; the Tentative Subdivision Map (TSM 15-007) for 89 single-family residential lots, access/ private street lots, open space lots, trails, and private park lots; a Grading Variance (GV15-002) to allow manufactured slopes in excess of 20 feet in height without benching within the project area; a Conditional Use Permit (CUP 15-008) to allow for the temporary use of a rock crusher during grading operations; and a Site Development Plan (SDP16-002) to address the design of residential units and plotting of floor plans and elevations within the subdivision.

**Environmental Determination:** An Environmental Impact Report (EIR16-001; State Clearinghouse No. 2016091054) was prepared and circulated for public comment from September 26, 2017 to November 10, 2017 pursuant to California Environmental Quality Act (CEQA)

**Location of Property:** The project site is located west of the northern terminus of Las Posas Road, more particularly described as Portions of Section 34, Township 11 South and Section 3 and Section 4, Township 12 south, all in range 3 west, San Bernardino Meridian, in the City of San Marcos, County of San Diego, State of California.

Assessor's Parcel Numbers: 184-241-03-00, 218-011-10-00, 217-050-36-00, and 217-050-38-00.

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

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



**City of San Marcos**  
1 Civic Center Drive  
San Marcos, CA 92069

PLANNING COMMISSION AGENDA

March 5, 2018

Page 3 of 3

**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 February 22, 2018, prior to 5:30 p.m.

Date: February 22, 2018

A handwritten signature in blue ink that reads "Sandra Gallegos".

Sandra Gallegos, Senior Office Specialist