

# Agenda

## MEETING OF THE PLANNING COMMISSION

**MONDAY, April 7, 2014, 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.

**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 18, 2013

**PUBLIC HEARINGS**

2. **Case No:** P13-0035: GPA 13-008 & R 13-005

**Application of:** The Oakcreek Project Owner, LLC

**Request:** Rezone via a General Plan Amendment, 14 acres from light industrial to multi-family (17 du/ac) within a General Plan designated commercial area. Plan calls for 232 for sale condo units and 7,200 s.f. of commercial with three entrances, two of which are to be gated. Entrances off of Las Flores, South Santa Fe and Norman Strauss. Residential is a mix of three product types: a Hillside home, a 2-story plan and a 3-story plan.

**Location of Property:** 2972 S. Santa Fe Avenue, more particularly described as: Being Parcel A and B of Parcel Map 15693, a portion of Lot 8 of Map 11661, Lots 11 and 12 of Map 11661, all as recorded in the City of San Marcos, County of San Diego, State of California in official records. Together with a portion of Parcel 4 of Parcel Map 15693, a portion of No Name Street, as shown in record of survey Map No. 520 and a portion of Las Flores Drive formerly F Street as shown record of survey Map 520, all as recorded in the County of San Diego, State of California in official records. Assessor's Parcel No.: 217-161-17 thru 19, 217-560-11, 24, 43 & 45.

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

**Planning Commission Action:** Recommended denial to City Council

3. **Case No:** (P13-0062) SP 13-006, TSM 13-004, ND 14-001 (*continued from 3/24/14*)

**Application of:** Hanson Aggregates Pacific Southwest, Inc.

**Request:** The project proposes a Specific Plan Amendment to the Heart of the City Specific Plan. The project would develop 346 residential units, 22.24 acres of non-residential mixed use (business park), 38.43 acres of active park and the necessary infrastructure to support the proposed development. The project also preserves 129.29 acres of open space and includes a biological mitigation area. Discretionary actions for the project include approval of: Specific Plan Amendment, a Tentative Subdivision Map and Mitigated Negative Declaration (the environmental review document).

**Location of Property:** West of Twin Oaks Valley Road, south of the terminus of Santa Barbara Drive, east of Stoneridge Way and north of South Lake, more particularly described as: Parcel 2 of Parcel Map No. 18890, in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, January 22, 2002 as instrument No. 02-0054221 of official records. Assessor's Parcel No.: 222-080-09, 222-080-59, 222-180-27, 222-190-13, 222-190-14, 222-170-28, 221-091-212 and 679-020-04.

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

**Planning Commission Action:** Recommended approval to City Council

4. **Case No:** P13-0045: GPA 13-004, SP 13-002, MFSDP 13-001, SDP 13-003, TPM 13-003, ND 13-009

**Application of:** El Dorado II, LP – Todd Cottle

**Request:** A General Plan Amendment, Specific Plan, Multi-Family Site Development Plan, Site Development Plan, Tentative Parcel Map and Mitigated Negative Declaration (the environmental review document) for a proposed mixed-use project consisting of 120 unit affordable family apartments, 1,850 square feet of community center/leasing office, 1,000 square feet laundry facility and 7,000 square feet of commercial space spread over nine buildings located on 3.8 acres. This project is located in the Richmar Specific Plan Area and is proposed to be developed under the design criteria established in the El Dorado II Specific Plan document.

**Location of Property:** 304 W. Mission Road (Mr. Taco), 312-318 (Hair Salon/Barber Shop/Tax Preparer), 320 (vacant), 330 (vacant), 340 (vacant) & 350 (vacant) and 303 Richmar Road (12 unit apartment), 331 (17 unit apartment), 343 (La Fiesta Grande Market), & 363 (vacant), San Marcos, more particularly described as: Portion of Lot 1, Block 50 of Rancheros Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806 filed in the County Recorders of San Diego County, December 21, 1895. Assessor's Parcel No.: 220-100-08, 09, 10, 12, 14, 29, 56, 59, 62, 63, 64, 66 & 67

**Staff Recommendation:** Continue to 4/28/14

**Planning Commission Action:** Continued to 4/28/14

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**PLANNING DIRECTOR COMMENTS**

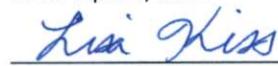
**PLANNING COMMISSIONERS COMMENTS**

**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 April 4, 2014, prior to 5:30 p.m.

Date: April 4, 2014

  
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Lisa Kiss, Office Specialist III