



# Agenda

## MEETING OF THE PLANNING COMMISSION

**MONDAY, December 15, 2014, 6:30 PM**  
Special 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.

## AGENDA

Call to Order – 6:30 PM  
Pledge of Allegiance  
Roll Call

**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.

## CONSENT CALENDAR

**1. APPROVAL OF MINUTES** – November 3, 2014

**PUBLIC HEARINGS**

**2. Case No:** CUP 12-897

**Application of:** United Methodist Church/Applied Scholastics Academy

**Request:** A Conditional Use Permit for the operation of a private school from existing facilities located in the Office Professional Zone.

**Location of Property:** 800 W. Mission Avenue, more particularly described as: Portion of fractional section 10, Township 12 South, Range 3 West, San Bernardino Meridian in the City of San Marcos. Assessor's Parcel No.: 220-021-20-00.

**Staff Recommendation:** Conditional approval

**Planning Commission Action:** Conditional approval

**3. Case No:** P14-0014: SDP 14-005, TPM 14-002, CUP 14-008, ND 14-009

**Application of:** University District Holdings II, LLC "Corner@2Oaks"

**Request:** A Site Development Plan, Tentative Parcel Map, and Conditional Use Permit to allow Phase 1 construction of 19,000 square feet (s.f.) of standard commercial office, 19,000 s.f. of medical office, 4,000 s.f. of retail, 4,000 s.f. of restaurant and a 116-room hotel. Phase 2 is in the southern portion of the project site and includes 35,000 s.f. of office, 15,000 s.f. of retail and 5,000 s.f. of restaurant. The project also includes adoption of Mitigated Negative Declaration (the environmental review document) and Mitigation Monitoring and Reporting Program.

**Location of Property:** Southwest corner of Twin Oaks Valley Road & San Marcos Blvd., more particularly described as: Lots 24 and 25 in Block 62 of Rancho Los Vallecitos de San Marcos per Map 806 in the City of San Marcos, County of San Diego, State of California. Assessor's Parcel No.: 220-190-11, 23, 24, 28, 37, 40, 41, 43, 47, 51 & 53.

**Staff Recommendation:** Conditional approval

**Planning Commission Action:** Conditional approval

**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 December 9, 2014, prior to 5:30 p.m.

Date: December 9, 2014

  
Lisa Kiss, Office Specialist III