

Agenda

MEETING OF THE PLANNING COMMISSION

MONDAY, December 3, 2012, 6:30 PM

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." Please complete a "Request to Speak" form as noted above.

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.

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 5, 2012

PUBLIC HEARINGS

2. Case No: TSM 470 / ND 12-821

Application of: 1188 Borden Road LLC and 1200 Venture LLC

Request: The proposed project is a request to subdivide three parcels into twenty-two (22) single family residential lots (Tentative Subdivision Map 470). The applicant is also requesting a 35% density bonus, as permitted by Government Code §65915. The maximum allowed density per the existing General Plan is sixteen (16) lots. The applicant has indicated that two (2) lots will be set aside for very low income residents, thus entitling the applicant to seek the 35% density bonus per the State Density Bonus law (Government Code 65915). Because the applicant will provide two very low income lots within the subdivision, this also entitles the applicant to request two (2) concessions of development standards as well as waivers of development standards. The applicant has requested two concessions and development standard waivers: a concession to allow private street access instead of a public street access, as required by Title 19 of the San Marcos Municipal Code; and the ability to use a combination of retaining wall and wood fencing along the perimeter and property lines (instead of a design requiring all solid decorative wall). The applicant has also requested a waiver of the minimum 10,000 square foot lot size development standard required in the R-1 zone as well the reduced R-1 zone setbacks.

Location of Property: 1188 Borden Road, more particularly described as: Parcels 1, 2, 3 of Lot 2, Block 29 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 recorder of San Diego County, December 21, 1895.

Assessor's Parcel No.: 224-040-11; 224-040-28; 224-040-29.

Staff Recommendation: Conditional approval

Planning Commission Action: Conditional approval

PLANNING DIRECTOR COMMENTS

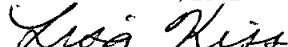
PLANNING COMMISSIONERS COMMENTS

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 November 27, 2012, prior to 5:30 p.m.

Date: November 27, 2012



Lisa Kiss, Office Specialist III