

# Agenda

## MEETING OF THE PLANNING COMMISSION

**MONDAY, January 3, 2011, 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](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.

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**CONSENT CALENDAR**

1. **APPROVAL OF MINUTES** – November 1, 2010

**PUBLIC HEARINGS**

2. **Case No:** CUP 10-835, MFSDP 10-51, TSM 479, R 10-146, GV 10-85, ND 10-806

**Application of:** San Marcos 7, LLC

**Request:** A Planned Residential Development consisting of 50 condominium units and 8 single family lots on a 7-acre property in the multi-family residential (R-3-10) and single-family residential (R-1-7.5) zones.

**Location of Property:** 258 Bouger Road, more particularly described as: Parcel 3 of Parcel Map No. 14571, in the City of San Marcos, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, December 4, 1986 as File No. 86-562568 of official records. Southwesterly half of Lot 9, in Block 23 of Rancho Los Vallecitos de 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, December 21, 1985. Excepting therefrom Lot 10 of City of San Marcos Tract No. 409, in the City of San Marcos, County of San Diego, State of California, according to the Map thereof No. 14118, filed in the office of the County Recorder of San Diego County, December 21, 2000. Assessor's Parcel No.: 220-233-09 & 220-460-22.

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

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

3. **Case No:** PZ 10-20/PZ 10-21/PZ 10-22/GPA 10-108A/GPA 10-108B/GPA 10-108C/ND 10-807

**Application of:** City of San Marcos

**Request:** The proposed project consists of the following actions:

1. A General Plan Amendment to add .675 acres from the City of Carlsbad public road right-of-way to the City of San Marcos public road right-of-way.
2. A General Plan Amendment in the City of San Marcos for 1.072 acres of right-of-way land in the City of Carlsbad to a Light Industrial designation in the City of San Marcos.
3. A General Plan Amendment in the City of Carlsbad to add .696 acres of public right-of-way to the City of Carlsbad from the City of San Marcos.
4. A Prezone of 1.072 acres from roadway right-of-way in the City of Carlsbad to Light Industrial (LM) in the City of San Marcos.
5. A Prezone of .696 acres from the City of San Marcos right-of-way to the City of Carlsbad right-of-way.
6. A Prezone of 12.46 acres to Open Space designated as Rural Residential (.125-1 du/acre) and Light Industrial in the City of San Marcos.
7. A vacation of 1.072 acres of public road right-of-way upon annexation to the City of San Marcos, and a boundary adjustment of said area to existing adjacent parcel numbers: 223-030-62, 223-651-11, 223-030-95 and 223-030-46.
8. A 1.702 acre detachment from the jurisdictional boundary of the City of Carlsbad and annexation to the jurisdictional boundary of the City of San Marcos.
9. A .696 acre detachment from the City of San Marcos jurisdictional boundary and annexation to the City of Carlsbad jurisdictional boundary.
10. A 4.093 acre annexation to the City of San Marcos Fire Protection District.
11. A 12.66 acre annexation to the City of San Marcos from the County of San Diego.
12. A .675 acre City of San Marcos Sphere of Influence Amendment and annexation to the City of Carlsbad Sphere of Influence.
13. A 1.702 acre Sphere of Influence Amendment from the City of Carlsbad and annexation to the City of San Marcos Sphere of Influence.
14. A 1.346 detachment from County Service Area 83 - San Dieguito Local Parks
15. A 1.346 detachment from County Service Area 107 - Elfin Forest Fire Department

A majority of the project areas will not involve any physical change. Only Area 1 will result in the potential for some minor alteration of already disturbed and/or paved project area to use as landscape or hardscape (pavement, parking lot, etc.) as accessory to existing light industrial uses located adjacent to the project area resulting from the vacation and boundary change in the City of San Marcos upon annexation of 1.027 acres to four separate parcels.

**Location of Property:** The project consists of three project areas located within the western and southwestern areas of the City. The first area (Area 1) is an approximately 2.39 acre area of road right-of-way located along Rancho Santa Fe Road (north of Melrose Drive to south of La Costa Meadows Drive) straddling the boundaries of the cities of San Marcos and Carlsbad. The second area (Area 2) is an approximate 11.32 acre property of upland habitat acquired by the City to provide mitigation for the Rancho Santa Fe Road improvements (La Costa Meadows Drive to Island Drive) and remnant right-of-way resulting from the realignment of Rancho Santa Fe Road located north of Area 1 on the east side of Rancho Santa Fe Road, north of Calle Venudo. The third area (Area 3) is an approximate 1.35 acre area of area located north of the San Elijo Road realignment, and including the segment of San Elijo Road located in the County, with City segments on each side located on north of San Elijo Road between Old Creek Ranch Development, just east of Rancho Santa Fe Road, and San Elijo Hills Development whereupon San Elijo Road terminates at the eastern boundary, more particularly described as: Map 7736, Lot 1, PM12104 (EX ST) PAR A, PAR A PER DOC06-660435 IN PAR B OF MAP 14508, 17.70 AC M/L IN LOT 8 of MAP 14508, PAR B OF DOC01-505017 IN NEQ SEC, PAR E OF DOC03-0670399 IN W H OF, Lot 1 of MAP 7736, LOT 5 PAR A PER DO06-66-435 IN PAR B OF MAP 14505, (EX ST) PAR A PM 12104&IN POR OF, SEC 19-12-3W\*SE1/4\*EXC RS 454/ & / EXC MAP 4443/ NE 1/4 OF, (EX ST) PAR 55 PER ROS 4009 IN NWQ, SEC 20-12-3W\*NWQ\*(EX ST&D05-573044)PAR 56 PER ROS 4009 INI, SEC 28-12-3W\*SW1/4\*W 100 FT LYING S OF RS 441 IN SW, PAR A OF DOC01-505017 IN NEQ SEC, SEC 33-12-3W\*NWQ\*(EX ST) W 100 FT OF N 100 FT OF NWQ, 17, SEC 20-12-3W\*NWQ8(EX ST&DOC05-33507&573044&901855)PAR57R )S4009 INI, DOC 2001-050507 AS R/W, DOC 2003-0670399 AS R/W, DOC 2004-0037355 AS R/W, DOC 2000-0444541 AS R/W, DOC 2003-0991381 AS R/W, County Highway R/W per DO C73-252590 OF O.R., That POR R/W on PM 12104m, southerly end of R/W continuous, together w/POR of roadway adjacent to the west line of Lot 1 Map 7736. Assessor's Parcel No.: 222-143-29, 222-042-14, 222-042-17, 222-042-20, 223-040-05, 223-080-01, 223-080-47, 223-070-26, 223-070-27, 223-030-62, 223-651-11, 223-030-95, 223-030-46.

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

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

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## PLANNING DIRECTOR COMMENTS

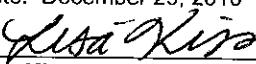
## PLANNING COMMISSIONERS COMMENTS

## ADJOURNMENT

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

I, Lisa Kiss, Secretary 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 29, 2010, prior to 5:30 p.m.

Date: December 29, 2010

  
Lisa Kiss, Planning Secretary