

# Agenda

## MEETING OF THE PLANNING COMMISSION

**MONDAY, November 7, 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.

## CONSENT CALENDAR

1. APPROVAL OF MINUTES – October 3, 2011

## PUBLIC HEARINGS

2. Case No: CUP 11-854 / ND 11-817

**Application of:** DWO Enterprises, Inc.

**Request:** A Conditional Use Permit to allow the construction of a preschool within the San Elijo Hills Specific Plan Area (SPA).

**Location of Property:** South side of Elfin Forest Road, more particularly described as: Lot 6 of San Marcos Tract No. 400, Phase I, Unit No. 34, according to map thereof No. 15432, in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder on September 19, 2006. Assessor's Parcel No.: 223-820-06.

**Staff Recommendation:** Conditional approval

**Planning Commission Action:** Conditional approval

3. Case No: GPA 09-107 / R 09-144 / SP 09-54 / MFSDP 09-50 / TPM 675 / ND 11-818

**Application of:** Hitzke Development Corporation

**Request:** A Specific Plan to allow the development of a mixed-use project with 84 affordable apartment units and 6,490 s.f. of commercial retail space. In addition, the project proposes a General Plan Amendment to change the land use designation from "Residential 15-20 du/ac" and "Residential 20-30 du/ac" to "Specific Plan Area" and a Rezone from Multi-Family Residential (R-3-6) to Specific Plan Area (SPA).

**Location of Property:** Chinaberry Lane, south of Autumn Drive, more particularly described as: Portion of Lot 11, Block 61 of Rancho Las 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 on December 21, 1895. Assessor's Parcel No.: 220-130-18, 220-130-23, 220-130-28, 220-130-35, 220-130-36, 220-130-43, 220-130-62, 220-130-65, 220-130-67.

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

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

4. Case No: CUP 10-833 / ND 11-816

**Application of:** Urban Villages San Marcos, LLC

**Request:** The proposed project is issuance of a Major Conditional Use Permit (CUP) for a temporary rock crushing operation and related grading in order to prepare the University District San Marcos Specific Plan area for future development. The proposed project includes construction of an access road to Twin Oaks Valley Road, a four-phased grading plan, blasting, rock crushing and export of 1,069,200 cubic yards of material over a two to four year period. The temporary rock crusher would be located approximately 2,300 feet (0.4 mile) from Discovery Meadows and 3,100 feet (0.6 mile) from Discovery Hills, the two major residential developments in the area.

**Location of Property:** The 102-acre project site is located in the City of San Marcos, within the University District San Marcos Specific Plan area. The project site is generally located south of SR-78, west of Twin Oaks Valley Road and east of the H.G. Fenton property.

**Staff Recommendation:** Continue to December 5, 2011

**Planning Commission Action:** Continued to December 5, 2011

## NEW/OLD BUSINESS

5. PRESENTATION – City of San Marcos General Plan & Zoning Ordinance Update

**PLANNING DIRECTOR COMMENTS**

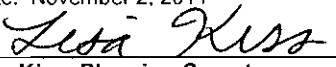
**PLANNING COMMISSIONERS COMMENTS**

**ADJOURNMENT**

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

I, Lisa Kiss, Planning 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 November 2, 2011, prior to 5:30 p.m.

Date: November 2, 2011

  
Lisa Kiss, Planning Secretary