



Agenda

MEETING OF THE PLANNING COMMISSION

TUESDAY, October 20, 2009, 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 five minutes. Please complete a "Request to Speak" form and place in basket provided.

CONSENT CALENDAR

1. **APPROVAL OF MINUTES -** September 15, 2009

PUBLIC HEARINGS

2. **Case No:** CUP 08-782 / ND 09-783 *(continued from 8/3/09)*
Application of: North County Supply (Gabe Castano)
Request: Conditional Use Permit to allow the outdoor storage and sales of building, construction and landscaping supplies and equipment in the Industrial Zone.
Location of Property: 1440 and 1450 Descanso Avenue, more particularly described as: A portion of Lot 4, Block 102, Rancho Los Vallecitos De San Marcos, in the City of San Marcos, County of San Diego, State of CA, according to the map thereof No. 806, filed in the office of the County Recorder of San Diego, December 21, 1895. Assessor's Parcel No.: 219-122-11, 219-122-12.
Staff Recommendation: Conditional approval
Planning Commission Action: Conditional approval

3. **Case No:** SP 82-01 (09M #2) / CUP 09-811 / ND 09-792
Application of: SD Taco Bell Inc. & Shamolian
Request: A Specific Plan Modification, SP 82-01 (09M #2), and Conditional Use Permit, CUP 09-811, for the demolition of an existing 3,143 square foot commercial building and construction of a new 2,490 s.f. Taco Bell drive-thru restaurant on an existing pad within the Nordahl Marketplace (previously Vallecitos Town Center). The Specific Plan Modification will also include building facade improvements to two other existing commercial buildings in the center.
Location of Property: 703, 705 & 707 Center Drive, more particularly described as: Parcel Map 14529, PAR 13 & PAR 14. Assessor's Parcel No.: 226-111-39 & 226-111-40.
Staff Recommendation: Recommend approval to City Council
Planning Commission Action: Recommended approval to City Council

4. **Case No:** GPA 08-103 / R 08-140 / SP 87-29 (08M #23) / EIR 08-43
Application of: City of San Marcos
Request: The site lies within the Heart of the City Specific Plan area within the Barham Drive/Discovery Community Plan and is designated "Business Park," "Neighborhood Commercial" and "Specific Plan-Health Care Campus." The proposed amendment would change the land use designation to Mixed Use and would rezone the area from Specific Plan Area-Business Park and Neighborhood Commercial to Specific Plan Area-University District Mixed Use. The allowable uses would consist of 2,600 mixed-use residential units, 800 student housing units, 450 hotel rooms, 638,000 s.f. of general office and 300,000 s.f. of medical office, 1 million s.f. of retail and 30,000 s.f. of community/civic uses. Some variations of these could occur as stipulated by the Specific Plan as long as the total yields are not exceeded. The project would include infrastructure improvements to Twin Oaks Valley Road and East Barham Drive/Discovery Street and potential construction of Grand Avenue bridge/road connection to Discovery (if not implemented by the Scripps/H.G. Fenton development). The project would also include offsite improvements, including a flyover structure over SR-78 connecting the project site to San Marcos Boulevard. Offsite intersection

improvements would also be required, including additional lanes and signal improvements at San Marcos Boulevard/Grand Avenue. In addition, two pedestrian bridges are proposed to connect the project site with offsite uses to the south of Discovery Street and East Barham Drive as well as an internal pedestrian bridge over Twin Oaks Valley Road.

Location of Property: Generally located on approximately 194 acres on both sides of Twin Oaks Valley Road bordered by SR-78 on the north, East Barham Drive and the extension of Discovery Street to Craven Road on the south, Industrial Street on the east and San Marcos Creek on the west.

Staff Recommendation: Recommend approval to City Council

Planning Commission Action: Recommended approval to City Council

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 October 20, 2009, prior to 5:30 p.m.

Date: October 15, 2009



Lisa Kiss, Planning Secretary