



Agenda

MEETING OF THE PLANNING COMMISSION

MONDAY, November 2, 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** - October 20, 2009

PUBLIC HEARINGS

2. **Case No:** TSM 470 / ND 09-785 (*continued from 9/15/09*)
Application of: 1188 Borden Road and 1200 Venture LLC
Request: The proposed project is requesting 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) waivers or concessions of development standards. The applicant has requested two concessions: a concession of the minimum 10,000 square foot lot size and standard R-1 zone setbacks (to be counted as one concession) and has requested access be provided with a private road instead of a public road, as required by the Tentative Subdivision Ordinance.
Location of Property: North side of Borden Road between El Toro Lane and La Cienega 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: Tabled (per applicant request)
Planning Commission Action: Tabled
3. **Case No:** DP 09-788 - Appeal
Appellant: Leilani Wrbanek
Request: Appeal of Director's Permit 09-788 for the Abayan Large Family Child Care Home.
Location of Property: 647 Atherton, more particularly described as: Lot 22 of City of San Marcos Tract No. 400, Phase 3, Unit #11, according to map 15288, filed in the office of recorder of San Diego County, State of California. Assessor's Parcel No.: 679-260-22.
Staff Recommendation: Deny Appeal
Planning Commission Action: Denied Appeal
4. **Case No:** TA 09-61 / ND 09-791
Application of: City of San Marcos
Request: Landscape Ordinance.
Location of Property: City-wide.
Staff Recommendation: Recommend approval to City Council
Planning Commission Action: Recommended approval to City Council

5. **Case No:** SP 82-01 (09M)/SDP 09-339/CUP 09-805/CUP 09-812/TPM 673/ND 09-793**Application of:** Costco Wholesale

Request: Specific Plan modification involving: 1). Demolition of both the existing +/- 134,818 square foot Costco Warehouse building and the +/- 49,068 square foot Harley Davidson building; 2). The street vacation of a portion of Center Drive in order to construct a new +/- 148,233 square foot Costco Warehouse building; 3). A self-serve membership only 8 island fuel station/a future self service members only car wash (Major CUP 09-805); 4). A members only tire center (Minor CUP 09-812); 5). An interior food center; and a large parking lot with landscape improvements. The proposed new Costco Warehouse building would consist of 139,806 square feet of warehouse area with an adjoining 5,692 square foot tire center, an interior 1,260 square foot food service area, and 1,475 square foot mezzanine totaling 148,233 square feet. The proposed Costco Warehouse building would be an average of 32'-2" high, with an architecturally treated entrance at 36'-0" high. The existing Costco Warehouse and the Harley Davidson building have a total floor area of 183,886 square foot. Therefore, the net effect of the proposed new Costco Warehouse building will result in a total floor area reduction of 35,653 square feet. The proposed self-serving member's only gas station located in the northeast portion of the site includes a 32'x120' pump island canopy which is approximately 17'-8" in height over the 8 multi-product dispensers. There will be three (3) underground 30,000 gallon gasoline storage tanks.

Location of Property: 717 & 725 Center Drive, more particularly described as: All those parcels, identified as San Diego County tax assessor's parcel numbers 226-111-20, 226-111-54, 226-111-55, 226-111-56, 226-111-27 respectively, described as that 9.6 acre parcel of lot 3 block 9 and a portion of lot 10 block 8, in the City of San Marcos, County of San Diego, State of California, according to map thereof no. 806, together with those parcels of 1, 2, 3, & 4 of parcel map no. 14529 of said county; Also, together with the westerly part of Center Drive, approximately 780 feet long strip. Assessor's Parcel No.: 226-111-20, 54, 55 & 56, 226-111-27.

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 November 2, 2009, prior to 5:30 p.m.

Date: October 29, 2009


 Lisa Kiss, Planning Secretary