



Agenda

MEETING OF THE PLANNING COMMISSION

MONDAY, December 7, 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 & November 2, 2009

PUBLIC HEARINGS

2. **Case No:** CUP 93-196 (09M)
Application of: Better Buzz Coffee
Request: Conditional Use Permit modification to allow the replacement of a drive-thru kiosk.
Location of Property: 904 W. San Marcos Blvd., more particularly described as: Parcel 3 of Parcel Map 13050. Assessor's Parcel No.: 219-331-32.
Staff Recommendation: Conditional approval
Planning Commission Action: Conditional approval
3. **Case No:** GPA 09-104 / R 09-142 / SP 09-53 / MFSDP 09-49 / TPM 672 / ND 09-794
Application of: National Community Renaissance
Request: Mixed-use development of 6,140 sq. feet of commercial retail and 106 affordable apartment units within a Specific Plan Area (SPA) in the Richmar Neighborhood.
Location of Property: 405 & 419 Autumn Drive, more particularly described as: Lots 1, 2 & 3 of San Marcos Tract No. 216 of Map No. 10345. Portions of Lot 11, Block 61 of Map No. 806, Rancho Los Vallecitos de San Marcos. Assessor's Parcel No.: 220-130-56, 220-130-57, 220-130-60 & 220-130-71.
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 December 1, 2009, prior to 5:30 p.m.

Date: December 1, 2009



Lisa Kiss, Planning Secretary