

REGULAR PLANNING COMMISSION MEETING AGENDA

Monday, December 3, 2018 | 6:30 PM

City Council Chambers

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." Any member of the public may address the Commission on items on the Consent Calendar. Please complete a "Request to Speak" form as noted above and indicate which item number you wish to address.

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.

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.

AGENDA

CALL TO ORDER - 6:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

ORAL COMMUNICATIONS

Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided.

PLANNING COMMISSION AGENDA
December 3, 2018
Page 2 of 3

CONSENT CALENDAR

1. APPROVAL OF MINUTES – October 15, 2018

PUBLIC HEARINGS

2. Project No: TA18-0001

Applicant: City of San Marcos

Request: The Planning Commission will review proposed revisions regulating the business of massage, including proposed revisions to Title 5 of the San Marcos Municipal Code and Title 20 (Zoning Ordinance), but will only consider and make a recommendation to the City Council on the proposed Title 20 zoning and land use regulations that are within the scope of the Planning Commission's jurisdiction.

Environmental Determination: A Notice of Exemption (EX18-032) was prepared for this project in that the proposed Text Amendment is not defined as a "project" within the meaning of Section 15378 of California Environmental Quality Act (CEQA) Guidelines. Further, even if the proposed Text Amendment were defined as a project, the project would be exempt pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility it would result in a significant effect on the environment.

Location of Property: City-wide

Staff Recommendation: Recommend approval to City Council

Planning Commission Action: _____

3. Project No: CUP18-0008

Applicant: Klauss Schmitt

Request: The applicant is requesting approval of a Conditional Use Permit renewal to allow the operation of a used automotive sales facility.

Environmental Determination: The City of San Marcos has found the project to be Categorically Exempt (EX18-037) pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) in that this is an existing facility with no expansion.

Location of Property: 1650 Grand Avenue, more particularly described as being a portion of lots 25 through 32 in block 78 of Rancho Los Vallecitos de San Marcos, according to the map thereof no. 806 filed in the Office of the County Recorder of the County of San Diego, State of California, on December 21, 1895.

Assessor's Parcel No.: 219-097-34-00

Staff Recommendation: Recommend approval to City Council

Planning Commission Action: _____



City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

PLANNING COMMISSION AGENDA
December 3, 2018
Page 3 of 3

4. Project No: SP18-0006, SDP18-0002, TPM18-0002, & ND13-009 Addendum

Applicant: El Dorado II, LP

Request: Specific Plan Amendment, Site Development Plan, and Tentative Parcel Map for a 3.68-acre mixed-use development including the new construction of 72 affordable apartment units and 1,970 square feet of commercial space; remodel of an existing 12-unit affordable apartment building (303-305 Richmar Ave.); and a 0.56-acre community open space with playground equipment, picnic area, and small soccer field in the El Dorado Specific Plan Area (SPA). Project includes the demolition of 3 existing buildings.

Environmental Determination: Addendum of Mitigated Negative Declaration (ND13-009) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: West side of Pleasant Way, between Mission Rd. and Richmar Ave, including 304 W. Mission Rd., 303-305 Richmar Ave., 331 Richmar Ave., and 343 Richmar Ave., more particularly described as Lot 2, Block 50 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 County Recorder of San Diego County, December 21, 1895. Assessor's Parcel Nos.: 220-100-08-00, 220-100-09-00, 220-100-10-00, 220-100-12-00, 220-100-14-00, 220-100-29-00, 220-100-56-00, 220-100-59-00, 220-100-62-00, 220-100-63-00, 220-100-64-00, 220-100-66-00, and 220-100-67-00.

Staff Recommendation: Recommend approval to City Council

Planning Commission Action: _____

PLANNING MANAGER COMMENTS

PLANNING COMMISSIONERS COMMENTS

ADJOURNMENT

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

I, Gina Henderson, Senior Office Specialist 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 and on the City website on November 26, 2018, prior to 5:30 p.m.

Date: November 26, 2018

Gina Henderson, Senior Office Specialist