

# REGULAR PLANNING COMMISSION MEETING AGENDA

**Monday, November 18, 2019 | 6:30 PM**  
**City Council Chambers**

**Cell Phones:** As a courtesy to others, please silence your cell phone 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 and third Mondays 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). Please note, meetings may be added or cancelled as necessary and will be posted on the City's website calendar.

**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  
November, 18, 2019  
Page 2 of 3

## **CONSENT CALENDAR**

### **1. APPROVAL OF MINUTES – October 09, 2019**

### **2. TA19-0003**

**Applicant:** City of San Marcos

**Request:** The Amendment of San Marcos Municipal Code (Sections 20.425.060 and Table 20.230-2) to allow limited accessory entertainment in Tasting Rooms (breweries, wineries, distilleries, etc.).

**Environmental Determination:** The project is categorically exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15378 of the CEQA Guidelines because there is no potential to result in a physical change in the environment.

**Location of Property:** City Wide. Assessor's Parcel Number: N/A.

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

**Planning Commission Action:** \_\_\_\_\_

## **PUBLIC HEARINGS**

### **3. Project No: FEIR 19-001, GPA 18-0004, SP 18-0003, SP 18-0005, TSM 18-0003, MFSDP 18-0003, CUP 18-0007, GV 18-0002.**

**Applicant:** KB Home Coastal

**Request:** Request for 67 two and three bedroom multi-family condominium units, distributed in nine different buildings on a 3.7-acre site, which would include 160 total parking spaces and common open space area for passive recreational use by residents. The project would be accessible via a new driveway located on Woodward Street and from an existing driveway connected with the neighboring Mission 316 East development off E. Mission Road. The project proposes a General Plan Amendment and Specific Plan Amendments to change the land use designation under the existing Heart of the City Specific Plan from Commercial to Multifamily Residential by adding the 3.7-acre site to the adjacent Mission 316 Specific Planning Area.

**Environmental Determination:** Environmental Impact Report (FEIR 19-001) was prepared pursuant to the California Environmental Quality Act (CEQA).

**Location of Property:** 260 East Mission Road (Northwest corner of Woodward Street and East Mission Road). APN: 220-210-50

**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  
November, 18, 2019  
Page 3 of 3

**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 08, 2019, prior to 5:30 p.m.

Date: November 08, 2019

  
\_\_\_\_\_  
Gina Henderson, Senior Office Specialist