

# REGULAR PLANNING COMMISSION MEETING AGENDA

**Monday, March 2, 2020 | 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](http://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**  
**SEATING OF NEW COMMISSIONERS**  
**ELECTION OF CHAIRPERSON**  
**ELECTION OF VICE-CHAIRPERSON**  
**ROLL CALL**

## **ORAL COMMUNICATIONS**

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

## **CONSENT CALENDAR**

### **1. APPROVAL OF MINUTES – December 16, 2019**

#### **2. TE19-0004**

**Applicant:** Discovery SL, LLC

**Request:** Approve Resolution PC 20-4844 (Time Extension 19-0004) granting a 2-year time extension for a previously approved Tentative Subdivision Map (TSM16-003) for the mapping of three (3) residential lots for 220 single-family detached residential condominium units on a 39-acre property in the Discovery Village South Specific Plan Area, one (1) lot for use as a detention basin and one (1) remainder lot.

**Environmental Determination:** No additional environmental clearance is needed for the requested time extension as Mitigated Negative Declaration (ND16-001) was previously adopted for Tentative Subdivision Map (TSM16-003) and no new environmental information or documentation was presented in review of the requested time extension revealing any new unidentified environmental impacts which had not been previously mitigated.

**Location of Property:** East of Craven Road and south of the future Discovery Street extension.

**Assessor's Parcel Numbers:** 221-142-07; 221-070-19; 221-070-20; 221-080-11; 221-080-12; 221-080-18; 221-080-19; 221-080-23; and 221-080-24.

**Staff Recommendation:** Recommend Approval

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

#### **3. TE20-0001**

**Applicant:** H.G. Fenton Company obo Scripps Health

**Request:** Approve Resolution PC 20-4845 (Time Extension 20-0001) granting a 2-year time extension for a previously approved Tentative Subdivision Map (TSM16-001) for the mapping of 12 lots for future building pads, open space enhancement and preservation, public park site, storm water detention basins and potential school site and a remainder lot on a 41-acre property in the University District Specific Plan Area.

**Environmental Determination:** The project is within the scope of the Final Environmental Impact Report (FEIR) for the University District Specific Plan and 2014 and 2017 Addendum to the FEIR (State Clearing House No. 20088101083) pursuant to the California Environmental Quality Act (CEQA) and no new environmental information or documentation was presented in review of the requested time extension revealing any new unidentified environmental impacts which had not been previously mitigated.

**Location of Property:** East of Bent Avenue and north of the future Discovery Street extension within the University District Specific Plan Area.

**Assessor's Parcel Numbers:** 221-142-07; 221-070-19; 221-070-20; 221-080-11; 221-080-12; 221-080-18; 221-080-19; 221-080-23; and 221-080-24.

**Staff Recommendation:** Recommend Approval

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

**4. PA20-0001**

**Applicant:** El Dorado II, LP

**Request:** Resolution PC 20-4846 (Planning Activity 20-0001) for the summary vacation of right-of-way for the portion of Richmar Avenue located within the previously approved Tentative Subdivision Map (TPM18-0002).

**Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), the proposed summary vacation is deemed Categorically Exempt (EX20-050) pursuant to Section 15305 Class 5 (Minor Alterations in Land Use Limitations), in that this is a minor realignment of right-of-way.

**Location of Property:** Portion of Richmar Avenue

**Assessor's Parcel Numbers:** 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:** \_\_\_\_\_

**5. PA20-0002**

**Applicant:** Promenade at Creekside

**Request:** Resolution PC 20-4850 (Planning Activity 20-0002) for the summary vacation of right-of-way for a portion of the intersection of Grand Avenue and Creekside Drive located within the previously approved Tentative Subdivision Map (TPM14-001).

**Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), the proposed summary vacation is deemed Categorically Exempt (EX20-053) pursuant to Section 15305, Class 5 (Minor Alterations in Land Use Limitations), in that this is a minor realignment of right-of-way.

**Location of Property:** Portion of the intersection of Grand Avenue and Creekside Drive.

**Assessor's Parcel Number:** 219-270-69-00

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

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



**City of San Marcos**

1 Civic Center Drive  
San Marcos, CA 92069

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**PUBLIC HEARINGS**

No items to be heard at this time

**PLANNING MANAGER COMMENTS**

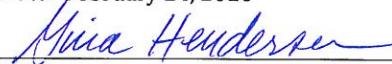
**PLANNING COMMISSIONERS COMMENTS**

**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 February 24, 2020, prior to 5:30 p.m.

Date: February 24, 2020

  
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Gina Henderson, Senior Office Specialist