

REGULAR PLANNING COMMISSION MEETING AGENDA

Monday, May 18, 2020 | 6:30 PM
City Council Chambers

Pursuant to Governor Newsom's Executive Order N-29-20 dated March 17, 2020, and Executive Order N 33-20 dated March 19, 2020, issued with respect to the COVID-19 pandemic, this Planning Commission meeting will be conducted utilizing teleconferencing and electronic means. In the interest of reducing the spread of COVID-19, members of the public may only call in to hear the meeting and may not be present in the Council Chamber. The public will dial using your phone to 1-866-899-4679 and enter Access Code: 621-591-853

Public Comment: To submit a public comment at the Planning Commission meeting, please email ghenderson@san-marcos.net and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. Email comments on matters not on the agenda must be submitted prior to the time the Chair calls the Oral Communications item. Email comments on any agenda item must be submitted prior to the time the Chair closes public comments on the agenda item. Please be advised that all emailed comments are subject to the same rules as would otherwise apply to speaker comments at any Planning Commission meeting, and that electronic comments on agenda items for this meeting may only be submitted by email. Comments via text message and/or social media (Facebook, Twitter, Instagram, etc.), will not be accepted.

The Planning Secretary will read all email comments, provided that the reading will not exceed three (3) minutes, or such other time as the Commissioners may provide, consistent with its ability to set time parameters for public comment at a Planning Commission meeting. If persons submitting comments do not want their comment to be read out loud at the meeting (not to exceed three minutes), they should note "Do Not Read Out Loud at Meeting" at the top of the email. All emailed comments received by 4:00 p.m. will be provided to the Planning Commission members and included as "Supplemental Information" on the City's website prior to the meeting. Those comments received after 4:00 p.m. and prior to close of public comment on the applicable agenda item will be added to the record and will be shared with the Planning Commission members at the meeting.

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.

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 Agendas are posted on the City website at: 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 on the City web site at <https://www.san-marcos.net/>. Any agenda-related writings or documents provided to the majority of the Planning Commission after distribution of the agenda packet are also made available for public inspection on the City's web site.

Oral and Written Communications: Persons wishing to submit comments on a matter not on the agenda may be heard by the Commission at this time; however, no action will be taken until placed on a future agenda. Please submit your comments via email to ghenderson@san-marcos.net.

AGENDA

CALL TO ORDER – 6:30 PM
PLEDGE OF ALLEGIANCE
ROLL CALL

ORAL COMMUNICATIONS

Any emails or phone calls received prior to 4:00 p.m. will be read in record.

CONSENT CALENDAR

1. **APPROVAL OF MINUTES** – April 20, 2020
2. **APPROVAL OF MINUTES** – May 04, 2020

PUBLIC HEARINGS

3. Project No: CUP19-0007

Applicant: Steven Hinger, Seventh Day Adventist Church

Request: A request for a Conditional Use Permit modification to allow for the operation of a preschool in conjunction with an existing 9,437 square foot assembly use (church) on a 3.45 acre site in the Single Family Residential (R-1-7.5) zone.

Environmental Determination: In accordance with the California Environmental Quality Act (CEQA), the proposed project has been found to be Categorical Exempt pursuant to CEQA Section 15303, Class 3 (New Construction and Conversion of Small Structures) in that the project consists of a new outdoor play area with a perimeter fence. The addition of an outdoor play area, specifically the fence, could be considered a new, small facility or structure.

Location of Property: 363 Woodland Parkway, more particularly described as Portions of Lot 9 in Block 23 of Rancho Los Vallecitos De San Marcos, according to 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 of Rancho Los Vallecitos de San Marcos, Map No. 806.

Assessor's Parcel No.: 220-233-06-00 and 220-233-07-00.

Staff Recommendation: Recommend Approval

Planning Commission Action: _____

4. **Project No:** FEIR19-002, SP18-0002, GPA18-0002, PZ18-0001, R18-0002, MFSDP18-0001, TSM18-0001, CUP18-0006, and GV18-0001.

Applicant: Sunrise Gardens LLC.

Request: A request for approval of a proposed 192 multi-family residential unit project on a 14.4 acres site located within portions of two jurisdictions: the City of San Marcos (APN 228-312-09-00, approximately 3.6 acres) and the County of San Diego (APN 228-312-10-00, approximately 10.8 acres). One of the two project access points is proposed via a private access easement through a property (APN 228-312-05-00 and 228-312-06-00) in the City of Escondido. The project applicant requests a Specific Plan, General Plan Amendment, Prezone, Rezone, Multi-Family Site Development Plan, Tentative Map, Conditional Use Permit, and Grading Variance from the City of San Marcos, to allow project development. The project also proposes a request for Annexation to the City of San Marcos from the County of San Diego on 10.8 acres which requires approval by the Local Agency Formation Commission (LAFCO).

Environmental Determination: Environmental Impact Report (FEIR19-0002) (SCH# 201904049004) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: The project site is located along E. Barham Drive at the southeastern limits of the City of San Marcos, more particularly described as: A portion of Lot 5 and 7, in Section 18, Township 12 South, Range West, partly in the City of San Marcos, and partly in the County of San Diego, as evidenced by Certificates of Compliance Recorded January 10, 2007 as Instrument No. 2007-00198581, and February 2, 2007 as Instrument No. 2007-0074634 of the Official Records, in the County of San Diego; and Parcel 3 of Map No. 9838 in the City of Escondido, County of San Diego, State of California, Filed in the Office of the County Recorder on March 26, 1980, as File No. 80-103462 of Official Records.

Assessor's Parcel Numbers: 228-312-09-00; and 228-312-10-00.

Staff Recommendation: Recommend Approval to City Council

Planning Commission Action: _____

PLANNING MANAGER COMMENTS

PLANNING COMMISSIONERS COMMENTS

ADJOURNMENT

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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 May 11, 2020, prior to 5:30 p.m.

Date: May 11, 2020



Gina Henderson, Senior Office Specialist