

REGULAR PLANNING COMMISSION MEETING AGENDA

Monday, June 21, 2021 | 6:30 PM
Teleconference

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 1-877-309-2073 and enter Access Code: 729-856-501

Public Comment: To submit a public comment at the Planning Commission meeting, please email gjackson@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 gjackson@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 19, 2021**

PUBLIC HEARINGS

- 2. Project No:** GPA21-0003, State Clearinghouse No. 2011071028

Applicant: City of San Marcos

Request: The project consists of a proposed amendment to the Housing Element of the San Marcos General Plan, which includes an assessment of housing needs, an inventory of resources and constraints relevant to meeting those needs, and an assessment of fair housing issues.

Environmental Determination: The 2021-2029 Housing Element Update would result in no new significant impacts that were not analyzed in the General Plan FEIR (State Clearinghouse No. 2011071028), nor would the proposed Project cause a substantial increase in the severity of any previously identified environmental impacts. The potential impacts associated with proposed Project would either be the same or less than those described in the General Plan FEIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the General Plan FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified. Therefore, in accordance with Section 15164 of the State CEQA Guidelines, the Addendum to the previously certified General Plan FEIR is the appropriate environmental documentation for the proposed Project. In taking action on any of the approvals, the decision-making body must consider the whole of the data presented in the Final EIR and the previously adopted Mitigated Monitoring and Reporting Program.

Location of Property: The proposed Draft 2021-2029 Housing Element will apply citywide. There are no proposed land use changes, or other affects to specific parcels, associated with the Project.

3. Project No: SP20-0001, GPA20-0001, CUP20-0004, V20-0001, and ND20-008

Applicant: Breakers Real Estate (Creekside Assisted Living)

Request: Request for review of a proposed 3-story, 138-unit assisted living and memory-care facility on a 3.78-acre property in the Heart of the City Specific Plan Area – Commercial (SPA-C) Zone. Project includes an amendment of the Heart of the City Specific Plan and a General Plan Amendment to remove the Richmar Specific Plan sub-plan designation of the property and remove the Richmar Avenue bridge from Mobility Element maps; a Conditional Use Permit for review of the project design; and a Variance for setback reduction.

Environmental Determination: Mitigated Negative Declaration (ND20-008) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: Southeast corner of Twin Oaks Valley Road and Richmar Avenue, more particularly described as Portion of Lot 1 and all of Lot 2, Block 60 of Map No. 806, Rancho Los Vallecitos de San Marcos. Assessor's Parcel No: 220-063-03-00 & 220-063-05-00.

PLANNING MANAGER COMMENTS

PLANNING COMMISSIONERS COMMENTS

ADJOURNMENT

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

I, Gina Jackson, 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 June 9, 2021, prior to 5:30 p.m.

Date: June 9, 2021

Gina Jackson, Senior Office Specialist