

# REGULAR PLANNING COMMISSION MEETING AGENDA

**Monday, July 19, 2021 | 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 require members of the public to maintain social distancing and wear a facial covering at all times while in the Council Chamber.

**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 Agendas 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 on the City web site at <https://www.san-marcos.net/> and 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 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. Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in the 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.

## **CONSENT CALENDAR**

### **1. APPROVAL OF MINUTES – June 21, 2021**

## **PUBLIC HEARINGS**

### **2. Project No: SP19-0004, GPA19-0004, R19-0002, CUP19-0011, & ND21-001**

**Applicant:** Carkel San Marcos, LLC - Starbucks

**Request:** Request for a proposed 1,797 square-foot drive-thru coffee shop with an approximately 331 square-foot outdoor dining area on a 0.55-acre property. The project includes a Specific Plan Amendment, General Plan Amendment and Rezone to change the land use designation and zone of the property from San Marcos Creek Specific Plan Area (SPA) to Commercial (C), and a Conditional Use Permit for review of the proposed project design. Project includes the installation of 300 feet of 8-inch sewer pipeline within Bent Avenue.

**Environmental Determination:** Mitigated Negative Declaration (ND21-001) was prepared pursuant to the California Environmental Quality Act (CEQA).

**Location of Property:** Southeast corner of San Marcos Blvd. and Bent Ave., more particularly described as a Portion of Lot 5, Block 68 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895, and a portion of an adjoining unnamed road as vacated and closed to public uses by an order of the Board of Supervisors of San Diego County, a certified copy of which order was recorded January 22, 1927 in Book 1315, Page 107 of Deeds. Assessor's Parcel Number: 219-270-06-00.

### **3. Project No: GPA19-0001, R19-0001, ND19-003**

**Applicant:** City of San Marcos

**Request:** A General Plan Amendment (GPA19-0001) and Rezone (R19-0001) to change the General Plan land use and Zoning designations of an approximately 41-acre portion of the City comprised of 74 residential lots. The General Plan Amendment would change the Agricultural (AG) General Plan land use designation of the project area to Rural Residential (RR) and Very Low Residential (VLDR). Zoning in the project area will also be changed to be consistent with the new General Plan land use designations (RR to Estate Residential (R-1-20) and VLDR to Residential Low (R-1-10)).

**Environmental Determination:** Mitigated Negative Declaration (ND19-003) was prepared



**City of San Marcos**  
1 Civic Center Drive  
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pursuant to the California Environmental Quality Act (CEQA).

**Location of Property:** La Sombra Drive (south of Quail Hill Drive and east of Jugador Court), Baja Way, Sunrise Way, Valencia Avenue, Cima Drive (west of McMahr Road), 1020-1024 Via Vera Cruz, and 1301 Vista Colina Drive, more particularly described as Lots 1-20 of Map No. 9980 in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on January 27, 1981, as file no. 81-025720; Parcels A, B, and C of Parcel Map No. 18744, in the City of San Marcos, County of San Diego, State of California, according to map thereof, filed in the Office of the County Recorder of San Diego County on July 10, 2001, as file no. 2001-0474079 in book of parcel maps; Lots 1-34 of Tract Map No. 8480, in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on February 1, 1977, as file no. 77-039019; Lots 1-15 of Tract Map No. 11663, in the City of San Marcos, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on December 4, 1986, as file no. 86-561599; Sec 22-12-3w\*4.48 AC M/L in PM07746 & PM07337 & PM06131 &IN; and Sec 22-12-3w\*NWQ\*(ex westerly 100 ft) DOC85-379553. Assessor's Parcel No's: 222-080-49-00, 222-080-77-00, 222-360-11-00, 222-360-12-00, 222-360-13-00, 222-360-14-00, 222-360-15-00, 222-360-16-00, 222-360-18-00, 222-360-19-00, 222-360-20-00, 222-360-21-00, 222-360-22-00, 222-360-23-00, 222-360-24-00, 222-360-25-00, 222-360-26-00, 222-360-27-00, 222-360-28-00, 222-360-29-00, 222-360-30-00, 222-360-34-00, 222-360-35-00, 222-360-36-00, 222-360-37-00, 222-420-01-00, 222-420-02-00, 222-420-03-00, 222-420-04-00, 222-420-05-00, 222-420-06-00, 222-420-07-00, 222-420-08-00, 222-420-09-00, 222-420-10-00, 222-420-11-00, 222-420-12-00, 222-420-13-00, 222-420-14-00, 222-420-15-00, 222-420-16-00, 222-420-17-00, 222-420-18-00, 222-420-19-00, 222-420-20-00, 222-420-21-00, 222-420-22-00, 222-420-23-00, 222-420-24-00, 222-420-25-00, 222-420-26-00, 222-420-27-00, 222-420-28-00, 222-420-29-00, 222-420-30-00, 222-420-31-00, 222-420-32-00, 222-420-33-00, 222-420-34-00, 222-540-01-00, 222-540-02-00, 222-540-03-00, 222-540-04-00, 222-540-07-00, 222-540-09-00, 222-540-10-00, 222-540-11-00, 222-540-12-00, 222-540-13-00, 222-540-14-00, 222-540-15-00, 222-540-19-00, 222-540-20-00, and 222-540-21-00.

**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 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 July 12, 2021, prior to 5:30 p.m.

Date: July 12, 2021

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Gina Jackson, Senior Office Specialist