

# REGULAR PLANNING COMMISSION MEETING AGENDA

**Monday, September 20, 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**



**City of San Marcos**  
1 Civic Center Drive  
San Marcos, CA 92069

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### **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 – July 19, 2021**

### **PUBLIC HEARINGS**

#### **2. Project No: MFSDP20-0002 & EX21-014**

**Applicant:** Affirmed Housing Group (Phase 2)

**Request:** Review of a Multi-Family Site Development Plan, including a Density Bonus, for construction of a 96-unit affordable apartment complex on 3.53 acres of an 8.13-acre parcel within the Multi-Family Residential (R-3-10) Zone. This Phase 2 project will replace the existing 30 apartments on the east side of Los Olivos Drive. Phase 1 was previously approved in 2019 for 100 units on the west side of Los Olivos Drive.

**Environmental Determination:** Categorical Exemption (EX21-014) pursuant to the California Environmental Quality Act (CEQA) Section 15332, Class 32 (In-Fill Development Projects).

**Location of Property:** 604 Richmar Avenue, more particularly described as a Portion of Lot 3 in Section 11, Township 12 South, Range 3 West, San Bernardino Base and Meridian, in the City of San Marcos, County of San Diego, State of California according to the Official Plat, except from that portion lying southerly of the center line of that certain right of way granted to the City of San Marcos in deed recorded March 11, 1966 as File No. 42248 of Official Records. Assessor's Parcel Number: 220-032-05-00.

### **PLANNING MANAGER COMMENTS**

### **PLANNING COMMISSIONERS COMMENTS**

### **ADJOURNMENT**



**City of San Marcos**  
1 Civic Center Drive  
San Marcos, CA 92069

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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 September 13, 2021, prior to 5:30 p.m.

Date: September 13, 2021

  
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Gina Jackson, Senior Office Specialist