

REGULAR PLANNING COMMISSION MEETING AGENDA

Monday, October 18, 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 City Clerk 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. 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 – September 20, 2021

PUBLIC HEARINGS

2. Project No: GPA21-0006, State Clearinghouse No. 2011071028

Applicant: City of San Marcos

Request: The project consists of a proposed amendment to the Safety Element of the San Marcos General Plan in accordance with State law addressing new requirements related to potential and existing hazards in the city including fire hazards, climate adaptation, and resiliency planning and the addition of a new Environmental Justice Element to the General Plan, that includes goals and policies promoting a more equitable, safe, and healthy lifestyle for all residents.

Environmental Determination: The Draft Safety Element Update and the addition of a new Environmental Justice Element 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. 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.

Location of Property: The proposed Draft Safety Element and Draft Environmental Justice Element will apply citywide. There are no proposed land use changes, or other affects to specific parcels, associated with the Project.

3. Project No: TSM16-003 and SDP17-006

Applicant: Shea Homes LP

Request: Request for consideration of revisions to conditions of approval for the approved Discovery Village South project relating to the construction of Discovery Street due to increased construction costs and supply chain issues that have resulted in delay. Proposed changes to the conditions of approval provide the applicant the ability to occupy up to 35 units while construction of Discovery Street continues. The proposed changes do not result in a material change to the overall requirements to construct Discovery Street and provide funding for

additional future public infrastructure.

Environmental Determination: The project can rely on previously adopted Mitigated Negative Declaration (MND16-001). The Project is within the scope of the Mitigated Negative Declaration and no new environmental information or documentation was presented revealing any new unidentified environmental impacts that had not been previously mitigated.

Location of Property: The project site is located directly southeast of Bent Avenue and the proposed extension of Discovery Street; it is bounded on the west by Craven Road, the south by the Discovery Meadows development, and to the southeast by the Kaiser Permanente Medical Center, Assessor Parcel Numbers: 221-081-01, 221-081-02, 221-081-03, 221-081-04, 221-081-05.

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 October 11, 2021, prior to 5:30 p.m.

Date: October 11, 2021

Gina Jackson, Senior Office Specialist