

# REGULAR PLANNING COMMISSION MEETING AGENDA

**Monday, March 07, 2022 | 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](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**

**SEATING OF NEW COMMISSIONERS**

**ELECTION OF CHAIRPERSON**

## ELECTION OF VICE-CHAIRPERSON

### **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** – February 07, 2022
2. **Project No:** TE21-0002  
**Applicant:** Groundwurks Inc. obo Scripps Health  
**Request:** Tentative Subdivision Map (TSM16-001) Time Extension  
**Environmental Determination:** Reliance on certified Final Environmental Impact Report for University District Specific Plan.  
**Location of Property:** East of Bent Avenue and north of the future Discovery Street extension  
**Assessor's Parcel Number(s):** 221-142-07; 221-070-19, 221-070-20; 221-080-11, 221-080-12, 221-080-18, 221-080-18, 221-080-19, 221-080-23, 221-080-24  
**Recommendation:** Staff recommends approval

### **PUBLIC HEARINGS**

3. **Project No:** CUP21-0004 and EX21-030  
**Applicant:** Loma San Marcos, LLC  
**Request:** A Conditional Use Permit (CUP) renewal to allow the continued partial operation of a full-service entertainment production facility and phased expansion of the operation into the existing 179,535 square foot facility, comprised of a 61,650 square feet of youth sports film production studio, a 9,750 square feet of media office space, and 108,135 square feet of storage. The CUP renewal will also continue to allow further development of the site, in conformance with the Loma San Marcos Specific Plan.  
**Environmental Determination:** This project (CUP Renewal) continues to comply with the previously adopted Final Mitigated Negative Declaration (ND03-681) and the adopted 2018 Addendum. The proposed continued operation of the facility, and phased future expansion, will be within the scope of the impacts identified in ND03-681 and this CUP Renewal is exempt from CEQA, pursuant to Section 15301, Class 1 (Existing Facility with No Expansion).

**Location of Property:** 1601 San Elijo Road, more particularly described as all or portion of the northwest quarter of Section 33, Township 12 South, Range 3 West, San Bernardino Base and Meridian, in the City of San Marcos and County of San Diego, State of California according to official

plat thereof. Assessor's Parcel No.'s: 223-080-41-00 & 223-080-42-00

**Recommendation:** Staff recommends approval

**4. Project No:** CUP19-0010, V19-0001, and ND21-006

**Applicant:** Hollandia Dairy, Inc.

**Request:** A Conditional Use Permit (CUP19-0010) to demolish and reconstruct an approximately 27,372 square foot portion of the existing facility and add approximately 48,755 square feet of new building area. The applicant has also requested a Variance (V19-0001) to maintain an existing reduced building setback of 48 feet to the centerline of Mulberry Drive.

**Environmental Determination:** A Mitigated Negative Declaration (ND21-006) was prepared for this project and circulated for a public review period from December 6, 2021 to January 5, 2022.

**Location of Property:** 662 E. Mission Road, more particularly described as: PARCEL A: PARCEL 2 OF PARCEL MAP NO. 19153, 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, FEBRUARY 6, 2003.

PARCEL B: PARCEL 2 OF PARCEL MAP NO. 18519, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE RECORDERS OFFICE OF SAID COUNTY ON AUGUST 4, 2000, TOGETHER WITH ALL THAT PORTION OF PARCEL MAP NO. 19538, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE RECORDERS OFFICE OF SAID COUNTY ON JULY 29, 2004, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE BOUNDARY OF SAID PARCEL MAP NO. 19538 DESIGNATED THEREON AS NORTH 88°37'42" WEST, 359.83 FEET; THENCE ALONG THE BOUNDARY OF SAID PARCEL MAP 19538, SOUTH 01°05'26" WEST, 35.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 01°05'26" WEST, 46.93 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 86°03'59" EAST, 87.31 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE LEAVINGS SAID BOUNDARY, NORTH 58°27'40" WEST, 101.15 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 2 OF PARCEL MAP NO. 18519, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE RECORDERS OFFICE OF SAID COUNTY ON AUGUST 4, 2000, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



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

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BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 01°05'26" WEST, 35.29 FEET; THENCE LEAVING SAID EAST LINE, NORTH 67°15'19" WEST, 96.83 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2, DISTANT THEREON NORTH 88°37'42" WEST, 90.00 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, SOUTH 88°37'42" EAST, 90.00 FEET TO THE POINT OF BEGINNING.

SAID LAND IS DESCRIBED AS PARCEL 2 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JUNE 20, 2006 AS FILE NO. 2006-0435587, OFFICIAL RECORDS. Assessor's Parcel No: 218-180-48-00

**Recommendation:** Staff recommends approval

**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 February 28, 2022, prior to 5:30 p.m.

Date: February 28, 2022

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Gina Jackson, Senior Office Specialist