



PLANNING COMMISSION

Discovery Village North - TSM Time Extension

March 7, 2022

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

Request

TE21-0002 – Discovery Village North:

- **2-Year Time Extension for a previously approved Tentative Subdivision Map (TSM16-001) for 12 lots within the University District Specific Plan**
- **2nd Time Extension request – PC approved first request on March 2, 2020 for 2-years**

Vicinity Map



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Background – Approved Project



UNIVERSITY DISTRICT | San Marcos

Heart of the City Specific Plan Amendment

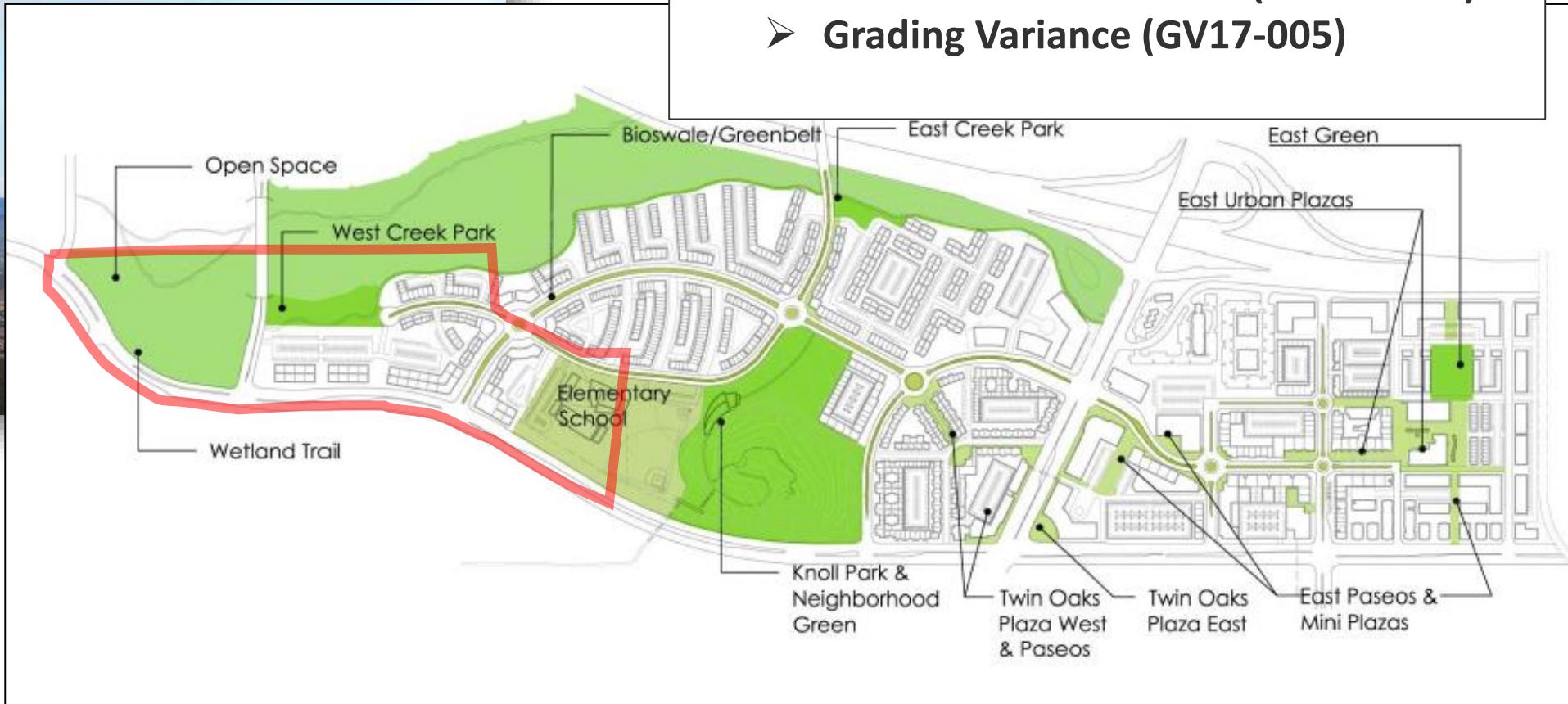
Administratively Amended March 2014, November 2016, and August 2017

Formally Amended June 2014

Original Approval November 2009



- **February 15, 2018 Planning Commission meeting**
- **Commission recommended approval to City Council**
- **TSM along with:**
 - **Conditional Use Permit (CUP17-004)**
 - **Grading Variance (GV17-005)**

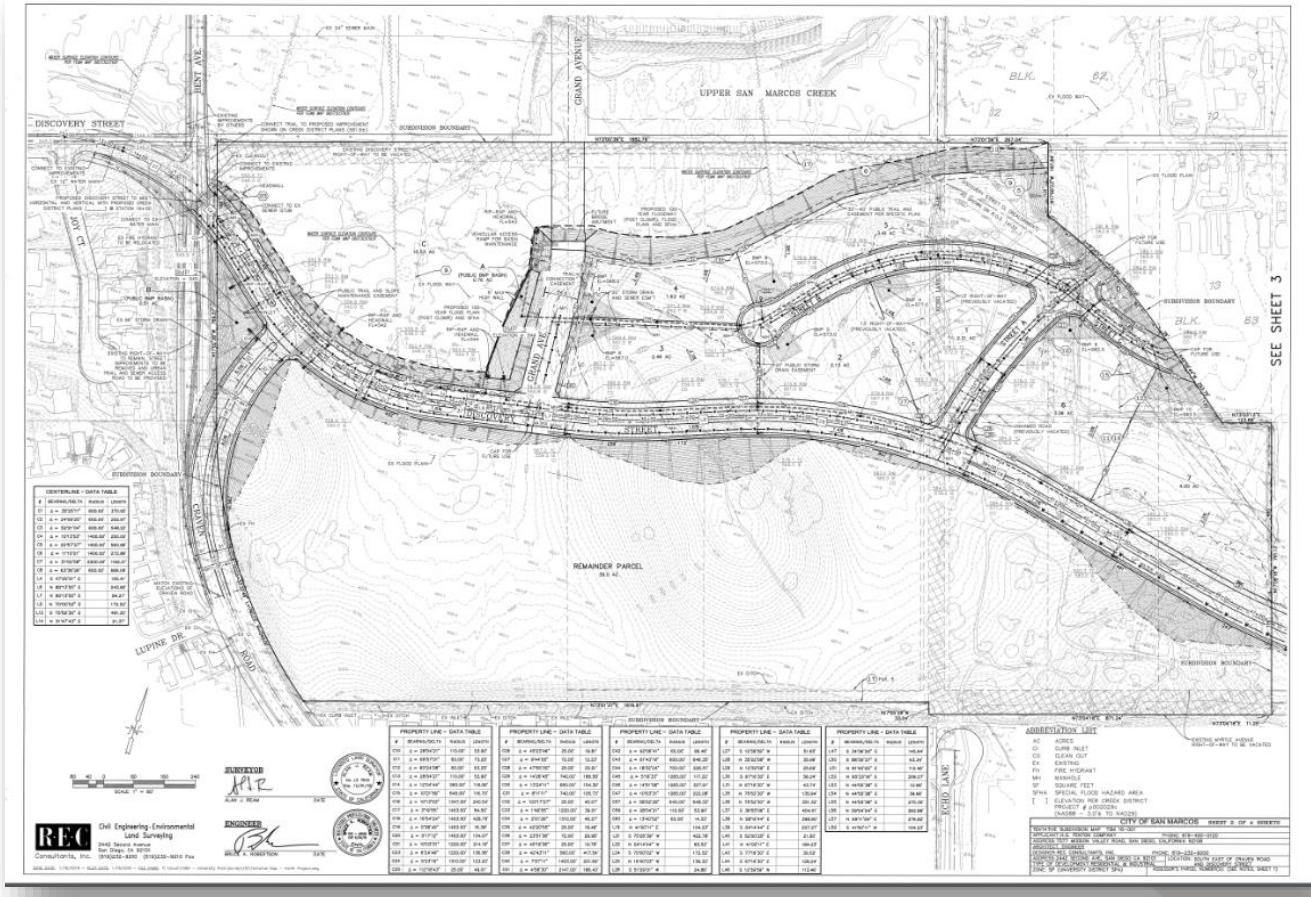


Background - TSM

- **March 13, 2018 City Council approved project**
- **Twelve lots:**
 - Future building pads
 - 15.3 acre open space
 - Park site
 - Detention basins
 - Potential school site lot
 - Remainder lot
- **Termination of a Development Agreement**

TSM Time Extension

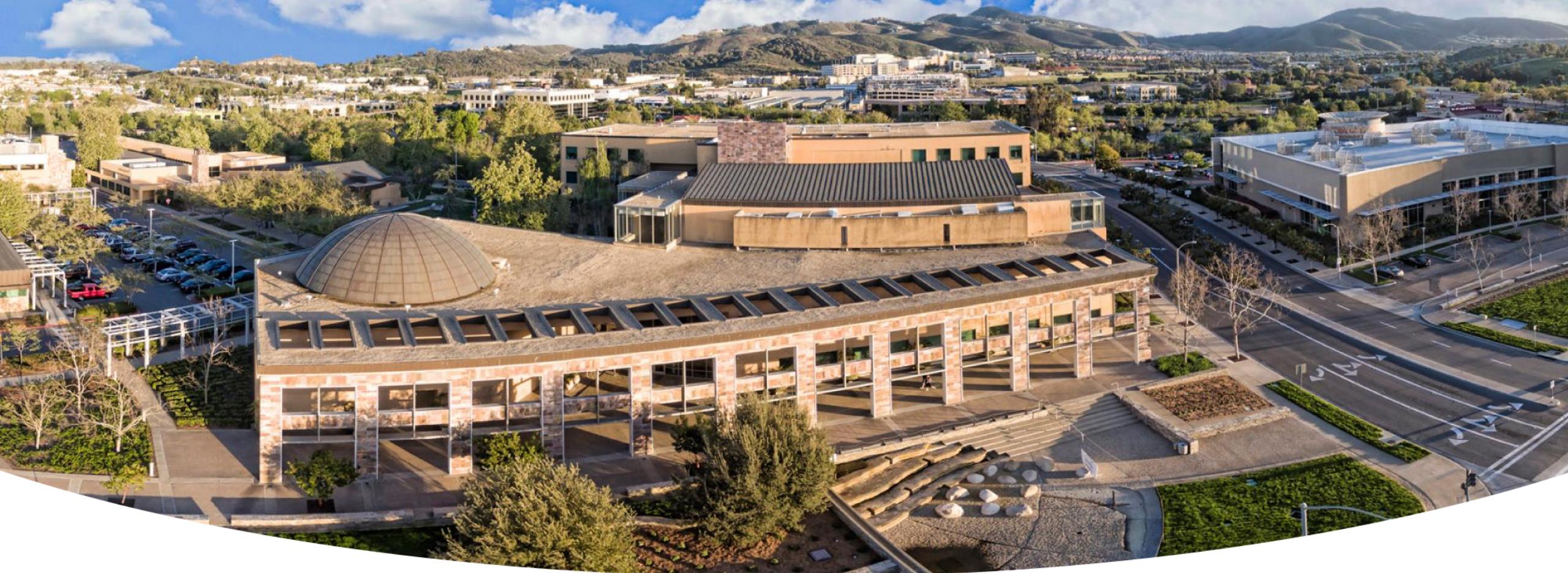
- 2nd Time Extension Request
- TSM will expire March 13, 2022
- Developing plan for site
- COVID caused shift in resources for Scripps
- Continued San Marcos Unified School District outreach



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Recommendation

- Approval of Resolution PC 22-4986 for Time Extension (TE21-0002)



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