



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



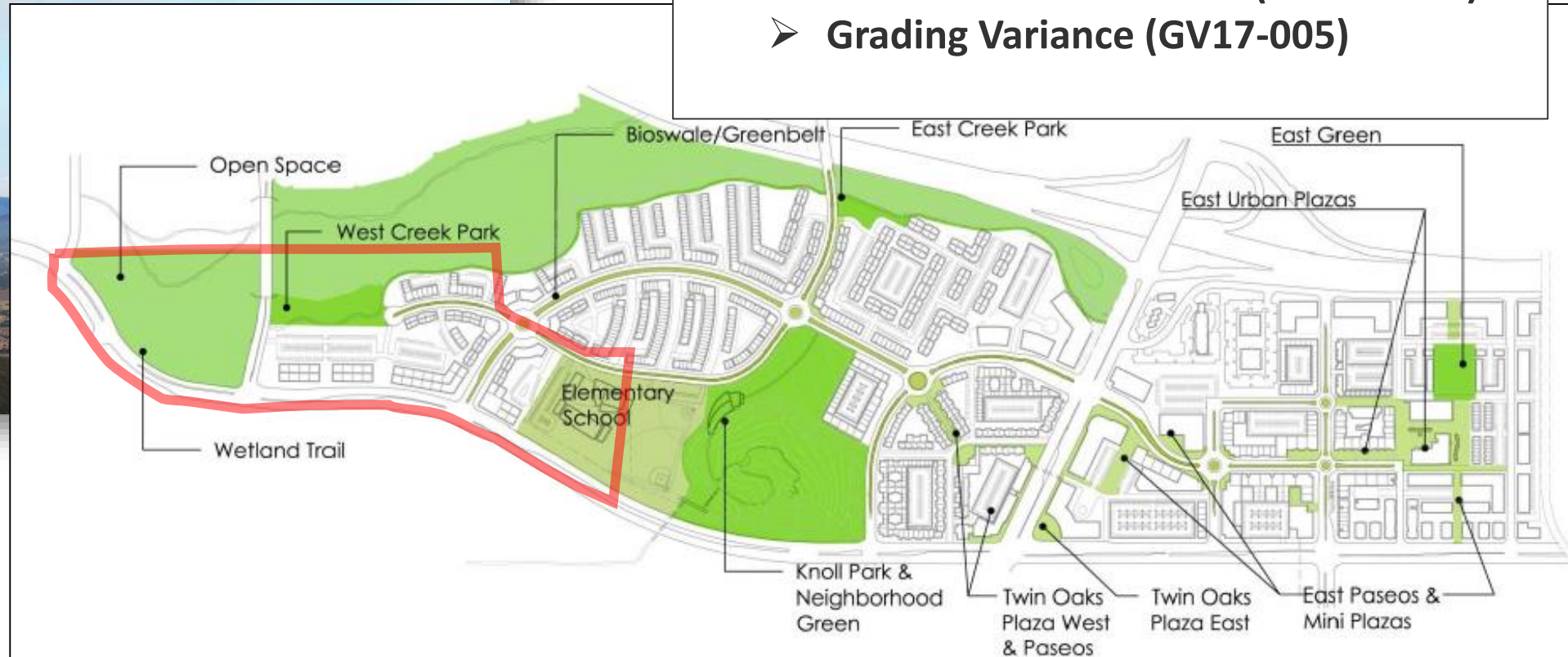
Background – Approved Project



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



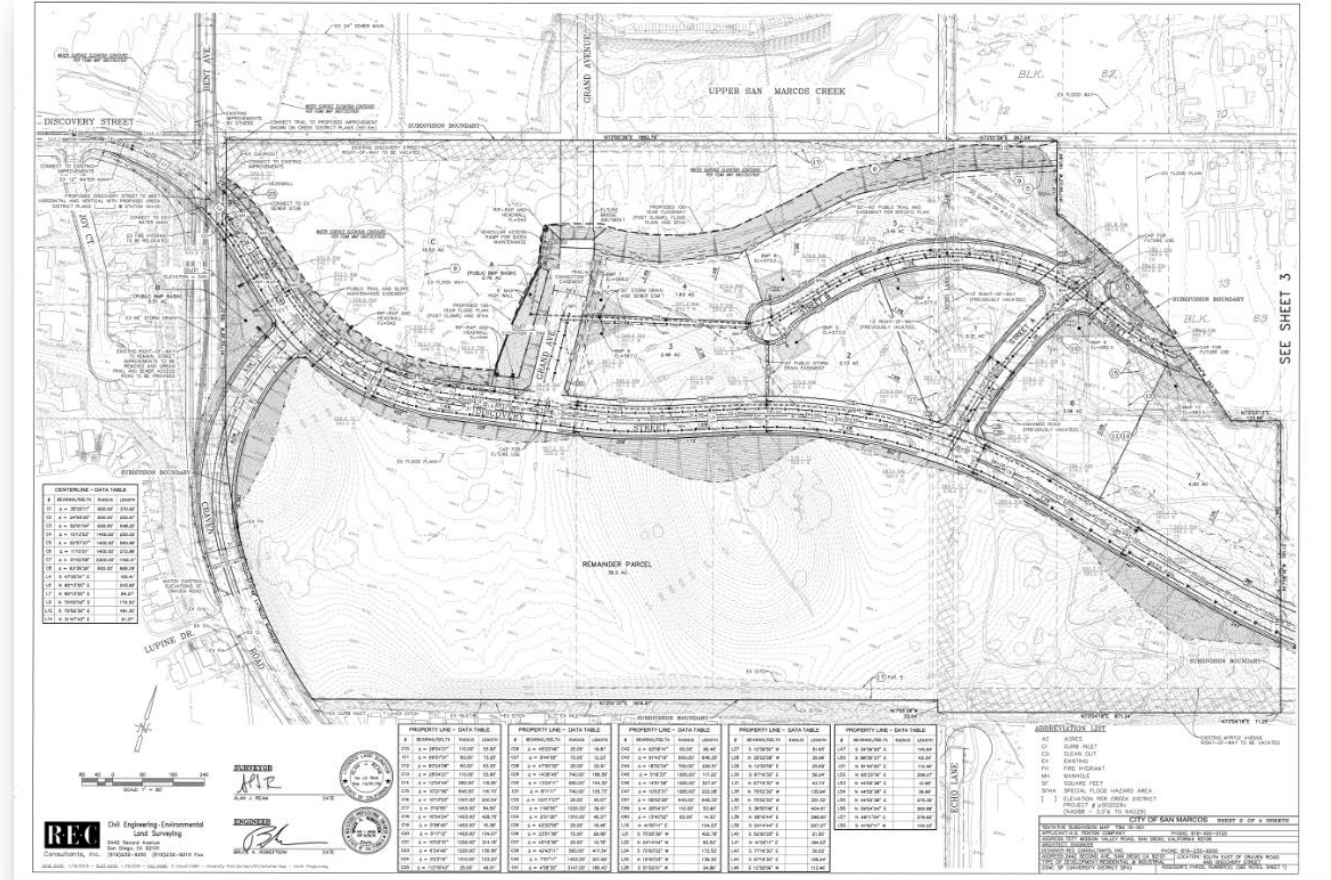
- February 15, 2018 Planning Commission meeting
- Commission recommended approval to City Council
- TSM along with:
 - Conditional Use Permit (CUP17-004)
 - Grading Variance (GV17-005)

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



Recommendation

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



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