



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 6:30pm in the Council Chambers. The Agenda's are posted on the City website at: www.sanmarcos.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 at the Counter I 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 I 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. Please submit your comments via email to gjackson@san-marcos.net.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT:

SPEAKERS ARE LIMITED TO THREE MINUTES. PLEASE COMPLETE A "REQUEST TO SPEAK" FORM AND PLACE IN BASKET PROVIDED.

CONSENT CALENDAR:

1. [TMP-1730](#) Draft 05.16.2022 Planning Commission Minutes

Recommendation: Approve 05.16.22 Planning Commission Minutes
Attachments: [Draft_PC Minutes 05.16.22_Approved](#)

PUBLIC HEARING:

2. 22-1897 University District Specific Plan. Proposed Specific Plan Amendments, General Plan Amendment, Tentative Subdivision Map, and Site Development Plan to amend the University District Specific Plan and allow mixed-use development.

CASE NUMBER:

Specific Plan (SP) 21-0002, Specific Plan (SP) 22-0002, General Plan Amendment (GPA) 21-0005, Tentative Subdivision Map (TSM) 21-0002, Site Development Plan (SDP) 21-0003

Recommendation: Recommend to City Council ADOPTION or APPROVAL of the following, in the order set forth below:

1. ADOPT an Environmental Impact Report Addendum;
2. APPROVE Resolution PC 22-4989 (Specific Plan Amendment SP21-0002) approving various changes to the University District Specific Plan (UDSP) including but not limited to increasing building height, removing State Route 78 "flyover" to Johnston Lane bridge, Discovery Street pedestrian bridge, revising development and design standards, expanding the specific plan boundary, and revising the mix of land uses permitted in the specific plan area;
3. APPROVE Resolution PC 22-4990 (Specific Plan Amendment SP22-0002) approving a boundary change for the Heart of the City Specific Plan, removing Assessor's Parcel Numbers (APNs) 220-202-18-00 and 220-201-90-00 for the inclusion of those parcels into the UDSP;
4. APPROVE Resolution PC 22-4991 (General Plan Amendment GPA21-0005) to amend the land use maps for two parcels to reflect Specific Plan changes in the Land Use Element and to remove both the State Route 78 "flyover" to Johnston Lane bridge and the pedestrian bridge over Discovery Street from the Mobility Element;
5. APPROVE Resolution PC22-4992 (Tentative Subdivision Map TSM21-0002) to allow a 26-unit condominium map consisting of 23 commercial units and three residential units over five lots;
6. APPROVE Resolution PC22-4993 (Site Development Plan SDP21-0003) to allow for construction of a twelve-story mixed-use building consisting of 482 residential units, commercial space, and parking, and a five-story mixed-use building consisting of 73 residential units, commercial and office space, and parking.

Attachments: [Resolution PC 22-4989 \(SP21-0002\)](#)
[Resolution PC 22-4989 \(SP21-0002\) Exhibit C](#)
[Resolution PC 22-4990 \(SP22-0002\)](#)
[Resolution PC 22-4990 \(SP22-0002\) \(Exhibit B\)](#)
[Resolution PC 22-4991 \(GPA 21-0005\)](#)
[Resolution PC 22-4991 \(GPA 21-0005\) Exhibit B](#)
[Resolution PC 22-4992 \(TSM 21-0002\)](#)
[Resolution PC 22-4993 \(SDP 21-0003\)](#)
[Attachment A - Vicinity Map & APNs](#)
[Attachment B - Requested Entitlements](#)
[Attachment C - Site Characteristics](#)
[Attachment D - UDSP Building Height Changes](#)
[Attachment E - Photo- Simulations and Bldg. Height Ex.](#)
[Attachment F - Site Development Plan](#)
[Attachment G - TSM 21-0002](#)
[Attachment H - UDPS-Addendum \(1\)](#)
[Attachment H - AppendixA1-UDSP-Amended](#)
[Attachment H - AppendixA2-HOCS-Amended](#)
[Attachment H - AppendixB-Air-Quality](#)
[Attachment H - AppendixC-Energy-Analysis](#)
[Attachment H - AppendixD-CAP-Checklist](#)
[Attachment H - AppendixE-SDCRAA-Corr.](#)
[Attachment H - AppendixF-Noise-Report](#)
[Attachment H - AppendixG-LTA](#)
[Attachment H - AppendixH-Water-System-Analysis](#)
[Attachment H - AppendixI-Sewer-System](#)
[Attachment I - Fiscal Impact Report 2022 FINAL](#)
[Attachment J - Economic Impact Report 2022 FINAL](#)
[Attachment K - Applicant Public Outreach Summary](#)
[Attachment L - City Workshop Summary](#)
[Attachment M - Public Comments](#)

PLANNING DIRECTOR COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.
CITY OF SAN MARCOS)

I, GINA JACKSON , COMMISSION SECRETARY OF THE CITY OF SAN MARCOS
PLANNING COMMISSION, 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'S WEBSITE ON MAY 26, 2022, 5:30 P.M.

DATE: MAY 26, 2022

GINA JACKSON, PLANNING COMMISSION SECRETARY