



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Planning Commission

Tuesday, July 5, 2022

6:30 PM

City Council Chambers

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-1750](#) Draft 06.06.2022 Planning Commission Minutes

Recommendation

Recommendation: Recommend Approval

Attachments: [Draft_6.6.22 Planning Commission Minutes](#)

Public Hearing:**2. [TMP-1738](#) STATE HOUSING LAW ZONING ORDINANCE UPDATES****CASE NUMBER:** Text Amendment (TA) 22-0001

Recommendation: APPROVE Resolution PC 22-4999 recommending that the City Council adopt an ordinance amending San Marcos Municipal Code Title 20 (Zoning) related to implementation of the 2021-2029 Housing Element. An Addendum to the General Plan Final Environmental Impact Report was prepared as part of adoption of the 2021-2029 Housing Element, which found that no new significant impacts would result from the amendments to the Zoning Ordinance needed to implement the 2021-2029 Housing Element.

Attachments: [TA 22-0001 PC RESO 07052022](#)
[Exhibit A - Zoning Housing Updates CLEAN](#)
[Exhibit B - Zoning Housing Updates REDLINES](#)
[Attachment 1 - July 2021 HE Addendum](#)

3. [TMP-1733](#) WOODMONT LAND COMPANY (KIDDIE ACADEMY)**CASE NUMBER:**MITIGATED NEGATIVE DECLARATION (ND) 21-004 & CONDITIONAL USE PERMIT (CUP)
20-0008

Recommendation: * ADOPT a Mitigated Negative Declaration (ND21-004); and
* APPROVE a Conditional Use Permit (CUP20-0008) to establish and operate a preschool on vacant parcel located at the northeast corner of Twin Oaks Valley Road & Windy Way in the Commercial (C) Zone.

Attachments: [Resolution No. PC22-5001 \(CUP20-0008\)](#)
[Attachment A - Vicinity Map](#)
[Attachment B - Requested Entitlement](#)
[Attachment C - Site & Project Characteristics](#)
[Attachment D - Final IS-MND Response to Comments \(ND21-004\)](#)
[Attachment D - Final IS-MND Attachment A - Comment Letters](#)
[Attachment D - Final IS-MND Attachment B - Phase 1 Site Assessment](#)
[Attachment D - Final IS-MND \(ND21-004\)](#)
[Attachment D - Appendix A \(Air Quality\)](#)
[Attachment D - Appendix B \(Biological Assessment\)](#)
[Attachment D - Appendix C \(Cultural Resource Evaluation\)](#)
[Attachment D - Appendix D \(Energy Worksheets\)](#)
[Attachment D - Appendix E \(GHG Worksheets\)](#)
[Attachment D - Appendix F \(Hydrology Study\)](#)
[Attachment D - Appendix G \(Noise Calculations\)](#)
[Attachment D - Appendix H \(Traffic Impact Assessment\)](#)
[Attachment E - Project Plans](#)

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 JUNE 27, 2022, 5:30 p.m.

Date: JUNE 27, 2022

Gina Jackson, Planning Commission Secretary