



City of San Marcos

1 Civic Center Drive
San Marcos, CA 92069

Planning Commission

Monday, November 7, 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-1812](#) Draft 7/5/2022 Planning Commission Minutes

Recommendation

Recommendation: Staff recommends approval of 7/5/2022 Planning Commission Minutes
Prepared by: Gina Jackson, Senior Office Specialist
Reviewed by: Joseph Farace, Planning Division Director

Attachments: [Draft 7.5.22 Planning Commission Minutes](#)

Public Hearing

2. [22-1999](#) MONTIEL COMMERCIAL: MITIGATED NEGATIVE DECLARATION ND21-005; SPECIFIC PLAN SP19-0001 AND SITE DEVELOPMENT PLAN SDP19-0003

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

1. ADOPT Mitigated Negative Declaration (ND21-005);
2. APPROVE Resolution PC 22-4975 (Specific Plan SP19-0001) to adopt "Montiel Road Commercial Office Building" Specific Plan to allow for the site's development;
3. APPROVE Resolution PC 22-4976 (Site Development Plan SDP19-0003) to allow the construction of a two-story office/commercial building of 32,969 square feet at the project site.

Attachments:

[SP19-0001 PC Resolution](#)

[SP19-0001 Exhibit A Specific Plan](#)

[SDP19-0003 PC Resolution](#)

[SP19-0001 Attachments A-C](#)

[SP19-0001 Attachment D Mitigated Neg Dec](#)

[SP19-0001 Attachment D MND-Appendix A-Air Quality Analysis](#)

[SP19-0001 Attachment D MND-Appendix B-Cultural Resources Survey](#)

[SP19-0001 Attachment D MND-Appendix C-Historic Bldgs Evaluation](#)

[SP19-0001 Attachment D MND-Appendix D-GeoTech Report](#)

[SP19-0001 Attachment D MND-Appendix E-CAP Checklist](#)

[SP19-0001 Attachment D MND-Appendix F-Phase 1 ESA Report](#)

[SP19-0001 Attachment D MND-Appendix G-Hydrology Report](#)

[SP19-0001 Attachment D MND-Appendix H-SWQMP](#)

[SP19-0001 Attachment D MND-Appendix I-Noise Analysis](#)

[SP19-0001 Attachment D MND-Appendix J-Traffic Impact Analysis](#)

[SP19-0001 Attachment D MND-Appendix K-Project Plans](#)

[SP19-0001 Attachment D MND-Appendix L-Specific Plan](#)

[SP19-0001 Attachment E Project Plans](#)

[SP19-0001 Attachment F Specific Plan](#)

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 October, 31, 2022, 5:30 p.m.

Date: October, 31, 2022

Gina Jackson, Planning Commission Secretary