



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.

Election of Chairperson

Election of Vice-Chairperson

CONSENT CALENDAR

1. TMP-1844

Attachments: [Draft_12.5.22 Planning Commission Minutes_final_20221214](#)

PUBLIC HEARING

2. [TMP-1845](#) ORDINANCE UPDATE/ TA22-0003 TO IMPLEMENT REQUIREMENTS OF AB1236 TO STREAMLINE EV CHARGING STATIONS PERMIT PROCESS

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

1. Recommend to City Council Approval of Notice of Exemption (EX 22-044);
2. APPROVE Resolution PC 22-5018 (TA22-0003) to recommend to City Council adoption of an Ordinance to update the Municipal Code to implement AB1236, codified as Government Code Section 65850.7. AB 1236.

Attachments: [PC Resolution 22-5018](#)

[Attachment A - Clean version - EVCS Ordinance](#)

[Attachment B - Strikeout-underline - EVCS Ordinance](#)

[Attachment C - EVCS Checklist for Residential](#)

[Attachment D - EVCS Checklist for Multi Family](#)

[Attachment E - EVCS Checklist for Non-Residential](#)

[Attachment F - Notice of Exemption](#)

3. [TMP-1834](#) ORDINANCE AMENDING SAN MARCOS MUNICIPAL CODE CHAPTER 20.465 AND RECOMMENDING APPROVAL OF A CITY COUNCIL POLICY ON SMALL WIRELESS FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY

CASE NUMBER:

TEXT AMENDMENT (TA) 19-0002

Recommendation: APPROVE Resolution PC 22-5017 to:

1. Recommend to City Council Approval of Notice of Exemption (EX 22-043);
2. Recommend the City Council adopt an Ordinance amending San Marcos Municipal Code (SMMC) Chapter 20.465 (Wireless Telecommunications Facilities); and
3. Recommend approval of a City Council Policy on Small Wireless Facilities within the Public Rights-of-Way.

Attachments: [ATTACHMENT A - CLEAN VERSION OF WIRELESS TELECOMMUNICATION](#)

[ATTACHMENT B - STRIKE-OUT/UNDERLINE VERSION WIRELESS TELECO](#)

[ATTACHMENT C - CITY COUNCIL POLICY ON SMALL WIRELESS FACILITIE](#)

[ATTACHMENT D - T-MOBILE COMMENTS ON PROPOSED POLICY](#)

[ATTACHMENT E - CROWN CASTLE COMMENTS ON PROPOSED ORDINAN](#)

[ATTACHMENT F - NOTICE OF EXEMPTION](#)

[RESOLUTION NO. PC 22-5017](#)

4. [TMP-1831](#) MITIGATED NEGATIVE DECLARATION (ND22-008), RESOLUTION PC 22-5008 (GENERAL PLAN AMENDMENT GPA21-0008), RESOLUTION PC 22-5009 (REZONE 21-0004), AND RESOLUTION PC 22-5010 (MULTI-FAMILY SITE DEVELOPMENT PLAN MFSDP21-0002) SANTA FE FLORES LP REQUEST FOR APPROVAL OF ENTITLEMENTS TO DEVELOP A 50-UNIT APARTMENT BUILDING ON THE NORTHWEST CORNER OF SANTA FE AVENUE AND LAS FLORES DRIVE

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

1. ADOPT Mitigated Negative Declaration (ND22-008);
2. APPROVE Resolution PC 22-5008 (General Plan Amendment GPA21-0008) for a land use change of 1.47 acres of "Light Industrial" and 0.80 acres of "Commercial" to "Medium Density Residential 2";
3. APPROVE Resolution PC 22-5009 (Rezone R21-0004) for a zone reclassification of 1.47 acres of Light Industrial (L-I) Zone and 0.80 acres of Commercial (C) Zone to Multi-Family Residential (R-3-10) Zone;
4. APPROVE Resolution PC 22-5010 (Multi-Family Site Development Plan MFSDP21-0002) to allow for the construction of a 50-unit apartment development, utilizing the State of California's Density Bonus provisions, in the Multi-Family Residential (R-3-10) Zone.

Attachments:

[GPA21-0008_Santa Fe Flores- PC- GPA reso](#)
[GPA21-0008_Santa Fe Flores- PC- R reso](#)
[GPA21-0008_Santa Fe Flores- PC- MFSDP reso](#)
[GPA21-0008_Staff Report_Attach A-C](#)
[GPA21-0008_Staff Report_Attach D- MND](#)
[GPA21-0008_Staff Report_Attach D- MND Appx A-Air Quality](#)
[GPA21-0008_Staff Report_Attach D- MND Appx B-Biological Resources](#)
[GPA21-0008_Staff Report_Attach D- MND Appx C-Cultural Resources](#)
[GPA21-0008_Staff Report_Attach D- MND Appx D-Geotechnical](#)
[GPA21-0008_Staff Report_Attach D- MND Appx E-Greenhouse Gas](#)
[GPA21-0008_Staff Report_Attach D- MND Appx F-SWQMP](#)
[GPA21-0008_Staff Report_Attach D- MND Appx G-Hydrology](#)
[GPA21-0008_Staff Report_Attach D- MND Appx H-Water Supply](#)
[GPA21-0008_Staff Report_Attach D- MND Appx I-Noise](#)
[GPA21-0008_Staff Report_Attach D- MND Appx J-Local Transportation](#)
[GPA21-0008_Staff Report_Attach D- MND Appx K-Vehicle Miles Traveled](#)
[GPA21-0008_Staff Report_Attach E- public comments](#)
[GPA21-0008_Staff Report_Attach F- grading plans](#)
[GPA21-0008_Staff Report_Attach F- landscape plans](#)
[GPA21-0008_Staff Report_Attach F- site plan architecture](#)
[GPA21-0008_Staff Report_Attach G- GPA analysis](#)
[GPA21-0008_Staff Report_Attach H- Fiscal and Economic Analysis](#)

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 JANUARY 9, 2023 5:30 P.M.

DATE: JANUARY 9, 2023

GINA JACKSON, PLANNING COMMISSION SECRETARY