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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](http://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](mailto:gjackson@san-marcos.net).

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **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-1849](#) Draft 01/17/2023 Planning Commission Minutes

### **Recommendation**

**Attachments:** [Draft 01.17.23 Planning Commission Minutes 20230119](#)

**PUBLIC HEARINGS**

2. [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

**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 30, 2023, before 5:30 P.M.

DATE: JANUARY 30, 2023

GINA JACKSON, PLANNING COMMISSION SECRETARY