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## Special Meeting

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 - PLANNING DIRECTOR

## 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.

Attachments: Draft\_02.06.23 Planning Commission Minutes\_20230213

## PUBLIC HEARING

2. RESOLUTION PC 22-5016 FOR THE NORTH CITY WEST TENTATIVE SUBDIVISION MAP (TSM19-0002) TO ALLOW DEVELOPER NORTH CITY COMMUNITY PARTNERS, LLC (SHEA HOMES) THE SUBDIVISION AND CONSOLIDATION OF 24 PARCELS INTO SEVEN NEW LOTS LOCATED NORTH OF DISCOVERY STREET, WEST OF TWIN OAKS VALLEY ROAD, SOUTH OF HIGHWAY 78, AND WITHIN THE UNIVERSITY DISTRICT SPECIFIC PLAN AREA

Attachments: Vicinity Map\_TSM19-0002 Attachment A  
Requested Entitlement\_TSM19-0002 Attachment B  
Project Characteristics Data Table\_TSM19-0002 Attachment C  
Tentative Subdivision Map\_TSM19-0002 Attachment D  
TSM19-0002 Resolution with Conditions

## 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 FEBRUARY, 14, 2023, 5:30 P.M.

DATE: FEBRUARY 14, 2023

GINA JACKSON, PLANNING COMMISSION SECRETARY