

City of San Marcos

*1 Civic Center Drive
San Marcos, CA 92069*



Regular Agenda

Monday, March 20, 2023

6:30 PM

City Council Chambers

Planning Commission

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. [23-2091](#) DRAFT 02/22/2023 PLANNING COMMISSION MINUTES

Recommendation

Recommendation: STAFF RECOMMENDS APPROVAL OF DRAFT 02/22/2023 PLANNING COMMISSION MINUTES

Attachment(s)

Draft.02.22.2023 Planning Commission Minutes

Prepared by: Gina Jackson, Senior Office Specialist

Reviewed by: Joseph Farace, Planning Division Director

Submitted by: Gina Jackson, Senior Office Specialist

Attachments: [Draft 02.22.23 Planning Commission Minutes](#)

PRESENTATION

Community Energy Alliance (CEA) Informational Item

PUBLIC HEARING

2. [TMP-1865](#) MITIGATED NEGATIVE DECLARATION (ND22-010), RESOLUTION PC 23-5027 (GENERAL PLAN AMENDMENT GPA21-0001), RESOLUTION PC 23-5028 (REZONE 21-0001), RESOLUTION PC 23-5029 (CONDITIONAL USE PERMIT CUP21-0001), AND RESOLUTION PC 23- 5030 (VARIANCE V22-0001) LONNIE TABBAA REQUEST FOR APPROVAL OF ENTITLEMENTS TO DEVELOP A 3,800 SQUARE FOOT CONVENIENCE STORE, AUTOMOTIVE FUELING STATION, 3,000 SQUARE FOOT CARWASH, AND 1,200 SQUARE FOOT DRIVE-THROUGH RESTAURANT ON A VACANT PARCEL ON THE SOUTHWEST CORNER OF NORTH LAS POSAS AND WEST MISSION ROADS.

CASE NUMBER:

Mitigated Negative Declaration ND22-010; General Plan Amendment GPA21-0001; Rezone RZ21-0001; Conditional Use Permit CUP21-0001 and Variance V22-0001

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

1. ADOPT Mitigated Negative Declaration (ND22-010);
2. APPROVE Resolution No. PC 23-5027 (General Plan Amendment GPA21-0001) to change the General Plan land use designation of the 1.76 acre project site from Mixed Use 3 (MU3) to Commercial;
3. APPROVE Resolution No. PC 23-5028 (Rezone 21-0001) to change the Zoning designation of the 1.76 acre project site from Mixed Use 3 (MU-3) to Commercial (C);
4. APPROVE Resolution No. PC 23-5029 (Conditional Use Permit CUP21-0001) to develop an 18-pump automotive fueling station, 3,800 square foot convenience store, 3,000 square foot carwash, and a 1,200 square foot drive-through restaurant in the Commercial (C) zone; and
5. APPROVE Resolution No. PC 23- 5030 (Variance V22-0001) reducing the required separation for automotive fueling stations in the Commercial (C) zone.

Attachments: [RESOLUTION NO. PC 23-5027 \(GPA 21-0001\)](#)
[RESOLUTION NO. PC 23-5028 \(R 21-0001\)](#)
[RESOLUTION NO. PC 23-5029 \(CUP 21-0001\)](#)
[RESOLUTION NO. PC 23-5030 \(VAR 22-001\)](#)
[ATTACHMENT A - Vicinity Map](#)
[ATTACHMENT B - Requested Entitlements](#)
[ATTACHMENT C - Site and Project Characteristics](#)
[ATTACHMENT D - Mitigated Negative Declaration \(ND22-010\)](#)
[ATTACHMENT E - Fiscal Impact Study](#)
[ATTACHMENT F - Economic Impact Study](#)
[ATTACHMENT G - General Plan Impact Analysis](#)
[ATTACHMENT H - Variance Justification](#)
[ATTACHMENT I - Public Comments](#)
[ATTACHMENT J - 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 MARCH, 13, 2023, 5:30 P.M.

DATE: MARCH, 13, 2023



GINA JACKSON, PLANNING COMMISSION SECRETARY