

# **City of San Marcos**

*1 Civic Center Drive  
San Marcos, CA 92069*



## **Regular Agenda**

**Monday, June 5, 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](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**

## **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-1910](#) Draft 05/15/2023 Planning Commission Minutes

### **Recommendation**

**Recommendation:** Staff recommends approval of Draft 05/15/2023 Planning Commission Minutes

Attachment(s)  
05/15/2023 Draft Planning Commission Minutes

Prepared by: Gina Jackson, Senior Office Specialist  
Reviewed by: Joe Farace, Planning Division Director  
Submitted by: Gina Jackson, Senior Office Specialist

**Attachments:** [Draft\\_05.15.23 Planning Commission Minutes\\_20230523](#)

**PUBLIC HEARING**

2. [TMP-1900](#) MERITAGE HOMES REQUEST FOR ENTITLEMENTS TO DEVELOP 120 RESIDENTIAL CONDOMINIUMS ON A 7.6-ACRE SITE LOCATED AT LAS POSAS ROAD AND PALM ROAD

**CASE NUMBER:**

ENVIRONMENTAL IMPACT REPORT (EIR22-002), SPECIFIC PLAN (SP21-0003), GENERAL PLAN AMENDMENT (GPA21-0007), REZONE (R21-0003), MULTI-FAMILY SITE DEVELOPMENT PLAN REVIEW (MFSDP21-0001) AND TENTATIVE SUBDIVISION MAP (TSM21-0003)

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

1. APPROVE Resolution PC 23-5026 to certify Final Environmental Impact Report (FEIR22-002) (SCH No. 2022040440) and adopt Findings and Overriding Considerations for Significant and Unavoidable Impacts related to Transportation;
2. APPROVE Resolution PC 23-5021 (Specific Plan SP21-0003) to adopt the Gran Vista Specific Plan to establish development guidelines and serve as the primary land use, policy, and regulatory document for the project;
3. APPROVE Resolution PC 23-5022 (General Plan Amendment GPA21-0007) for a land use change of 7.6 acres from "Commercial" to "Specific Plan Area";
4. APPROVE Resolution PC 23-5023 (Rezone R21-0003) for a zone reclassification of 7.6 acres from Commercial (C) to Specific Plan Area (SPA);
5. APPROVE Resolution PC 23-5024 (Multi-Family Site Development Plan MFSDP21-0001) for design review of a residential condominium complex, including site plan, grading, landscaping, floor plans, and architectural elevations;
6. APPROVE Resolution PC 23-5025 (Tentative Subdivision Map TSM21-0003) for a 120-unit condominium map.

**Attachments:** [SP21-0003\\_Meritage Homes- PC- EIR reso](#)  
[SP21-0003\\_Meritage Homes- PC- SP reso](#)  
[SP21-0003\\_Meritage Homes- PC- SP reso Exhibit A Specific Plan](#)  
[SP21-0003\\_Meritage Homes- PC- GPA reso](#)  
[SP21-0003\\_Meritage Homes- PC- R reso](#)  
[SP21-0003\\_Meritage Homes- PC- MFSDP reso](#)  
[SP21-0003\\_Meritage Homes- PC- TSM reso](#)  
[SP21-0003\\_Staff Report\\_Attach A-C](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx A- NOP Letter and NOP Commer](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx B- Air Quality and GHG](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx C- Biology](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx D- Cultural Resources](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx E- Geotechnical](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx F- Phase 1 ESA](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx G- Drainage](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx H- SWQMP](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx I- Noise](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx J- Fire](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx K-1- VMT Analysis](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx K-2- Local Transportation Analysis](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx L- Water Sewer](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx M- Specific Plan](#)  
[SP21-0003\\_Staff Report\\_Attach D- EIR Appx N- Response to Comments](#)  
[SP21-0003\\_Staff Report\\_Attach E- public comments](#)  
[SP21-0003\\_Staff Report\\_Attach F- architecture](#)  
[SP21-0003\\_Staff Report\\_Attach F- landscape plans](#)  
[SP21-0003\\_Staff Report\\_Attach F- site and grading plans](#)  
[SP21-0003\\_Staff Report\\_Attach F- tentative subdivision map](#)  
[SP21-0003\\_Staff Report\\_Attach G- GPA analysis](#)  
[SP21-0003\\_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 MAY 25, 2023, 5:30 P.M.

DATE: MAY 25, 2023

GINA JACKSON, PLANNING COMMISSION SECRETARY