

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. 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. [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 Analysi](#)
[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