



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-1979](#) DRAFT 07/17/2023 PLANNING COMMISSION MINUTES

Recommendation: APPROVE 07/17/2023 Planning Commission Minutes

Attachment(s)

Draft_07.17.23 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_07.17.23 Planning Commission Minutes_20230718](#)

2. [TMP-1958](#) PLANNING COMMISSION RESOLUTIONS PC23-5052 THROUGH PC23-5054 RECOMMENDING TO CITY COUNCIL THE SUMMARY VACATION AND ABANDONMENT OF PUBLIC RIGHT-OF-WAY FOR A PORTION OF DIAMOND STREET, AND DRAINAGE EASEMENTS, ALL WITHIN THE BOUNDARY OF TENTATIVE PARCEL MAP 20-0001 FOR THE DIAMOND STREET INDUSTRIAL PROJECT

CASE NUMBERS:

Summary Vacations VAC 23-0014 through VAC 23-0016

Attachments: [Attachment A - Aerial Easement Exhibit](#)

[1. Resolution PC 23-5052 \(VAC23-0014\)](#)

[1. Resolution PC 23-5052 \(VAC23-0014\) Exhibit A & B](#)

[2. Resolution PC 23-5053 \(VAC23-0015\)](#)

[2. Resolution PC 23-5053 \(VAC23-0015\) Exhibit A & B](#)

[3. Resolution PC 23-5054 \(VAC23-0016\)](#)

[3. Resolution PC 23-5054 \(VAC23-0016\) Exhibit A & B](#)

3. [TMP-1971](#) PLANNING COMMISSION RESOLUTION PC23-5059 RECOMMENDING TO CITY COUNCIL THE SUMMARY VACATION AND ABANDONMENT OF PUBLIC RIGHT-OF-WAY FOR A PORTION OF FORMER DISCOVERY STREET WITHIN THE BOUNDARY OF TENTATIVE SUBDIVISION MAP 19-0002 FOR THE NORTH CITY WEST PROJECT

CASE NUMBERS:

Summary Vacation VAC 23-0017

Attachments: [Attachment A - Aerial Easement Exhibit](#)

[1. Resolution PC23-5059 \(VAC23-0017\)](#)

[1. Resolution PC23-5059 \(VAC23-0017\) Exhibit A & B](#)

PUBLIC HEARING

4. [TMP-1962](#) MITIGATED NEGATIVE DECLARATION (ND23-013), RESOLUTION PC 23-5055 GENERAL PLAN AMENDMENT (GPA22-0005), RESOLUTION PC 23-5056 REZONE (R22-0004), RESOLUTION PC 23-5057 TENTATIVE SUBDIVISION MAP (TSM22-0005), AND RESOLUTION PC 23-5058 MULTIFAMILY SITE DEVELOPMENT PLAN (MFS22-0006) PICO INVESTMENTS 7, LLC. REQUEST FOR APPROVAL OF ENTITLEMENTS TO DEVELOP A 16-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON A TWO PARCEL SITE AT 236 AND 244 PICO AVENUE, NORTH OF SAN MARCOS BLVD. AND SOUTH OF MISSION ROAD.

CASE NUMBER:

General Plan Amendment (GPA22-0005); Rezone (RZ22-0004); Tentative Subdivision Map (TSM22-0005); Multifamily Site Development Plan (MFS22-0006); and Mitigated Negative Declaration (ND23-013)

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

1. ADOPT Mitigated Negative Declaration (ND23-013);
2. APPROVE Resolution No. PC 23-5055 General Plan Amendment (GPA22-0005) to change the General Plan land use designation for a 0.33-acre portion of the project site from Commercial to Medium High Density Residential (MHDR) 20.1-30.0 du/ac;
3. APPROVE Resolution No. PC 23-5056 (Rezone 22-0004) to change the Zoning designation of the 0.33-acre portion of the project site from Commercial (C) to Multifamily Residential (R-3-6);
4. APPROVE Resolution No. PC 23-5057 Tentative Subdivision Map (TSM22-0005) to consolidate two parcels and create up to 16 residential condominiums; and
5. APPROVE Resolution No. PC 23- 5058 Multifamily Site Development Plan (MFS22-0006) to provide for the orderly development of a 16-unit residential development.

Attachments: [RESOLUTION NO. PC23-5055 \(GPA22-0005\)](#)

[RESOLUTION NO. PC23-5056 \(R22-0004\)](#)

[RESOLUTION NO. PC23-5057 \(TSM22-0005\)](#)

[RESOLUTION NO. PC23-5058 \(MFS22-0006\)](#)

[A - Vicinity Map](#)

[B - Requested Entitlements](#)

[C - Site and Project Characteristics](#)

[D - Mitigated Negative Declaration \(ND23-013\)](#)

[E - Fiscal Impact Study](#)

[F - Economic Impact Study](#)

[G - General Plan Impact \(Land Use\) Analysis](#)

[H - Project Plans](#)

5. [TMP-1969](#) MARCOS SPECIFIC PLAN - REQUEST ENTITLEMENTS FOR A COMMERCIAL AND RESIDENTIAL DEVELOPMENT CONSISTING OF 56,924 SQUARE FEET OF COMMERCIAL SPACE, SEVEN LIVE-WORK UNITS, AND 102 MULTI-FAMILY CONDOMINIUMS.

CASE NUMBER:

SPECIFIC PLAN (SP22-0003), GENERAL PLAN AMENDMENT (GPA22-0001), REZONE (R22-0001), MULTI-FAMILY SITE DEVELOPMENT PLAN REVIEW (MFSDP22-0002), TENTATIVE SUBDIVISION MAP (TSM22-0002), CONDITIONAL USE PERMIT (CUP22-0002), TENTATIVE PARCEL MAP (TPM22-0001), SITE DEVELOPMENT PLAN (SDP22-0003), AND MITIGATED NEGATIVE DECLARATION (ND23-012).

Recommendation: Recommend to the City Council to ADOPT or APPROVE the following in the order set forth below:

1. ADOPT Mitigated Negative Declaration (ND23-012);
2. APPROVE Resolution PC 23-5060 (Specific Plan SP22-0003) to adopt the Marcos Specific Plan to establish development guidelines and serve as the primary land use, policy, and regulatory document for the project site;
3. APPROVE Resolution PC 23-5061 (General Plan Amendment GPA22-0001) for a land use change of 12.06 acres/project site from Commercial (C) to Specific Plan Area (SPA);
4. APPROVE Resolution PC 23-5062 (Rezone R22-0001) for a zone reclassification of 12.06 acres/project site from Commercial (C) to Specific Plan Area (SPA);
5. APPROVE Resolution PC 23-5063 (Multi-Family Site Development Plan MFSDP22-0002) to address the design of a residential project including site plan, grading, landscaping, floor plans, and architectural elevations for 102 residential condominiums;
6. APPROVE Resolution PC 23-5064 (Tentative Subdivision Map TSM22-0002) to create one development parcel by merging four existing parcels and to establish 102 residential condominiums;
7. APPROVE Resolution PC 23-5065 (Conditional Use Permit CUP22-0002) to allow and regulate a variety of land uses allowed by the Marcos Specific Plan;
8. APPROVE Resolution PC 23-5066 (Tentative Parcel Map TPM22-0001) to create one development parcel and two open-space parcels by merging eight existing parcels; and
9. APPROVE Resolution PC 23-5067 (Site Development Plan SDP22-0003) to allow the construction of 56,924 square feet of commercial space and seven live-work units.

Attachments: [SP22-0003_Marcos Specific Plan- PC- SP reso Exhibit A Specific Plan](#)
[SP22-0003_Marcos Specific Plan- PC- GPA reso](#)
[SP22-0003_Marcos Specific Plan- PC- R reso](#)
[SP22-0003_Marcos Specific Plan- PC- MFSDP Reso](#)
[SP22-0003_Marcos Specific Plan-PC-TSM reso](#)
[SP22-0003_Marcos Specific Plan- PC- CUP reso](#)
[SP22-0003_Marcos Specific Plan- PC- TPM reso](#)
[SP22-0003_Marcos Specific Plan- PC- SDP reso](#)
[SP22-0003_Staff Report_Attach A-C](#)
[SP22-0003_Staff Report_Attach_D_Mitigated Negative Declaration](#)
[SP22-0003_Staff Report_Attach_D_Appx A_Specific Plan](#)
[SP22-0003_Staff Report_Attach_D_Appx_B_Air Quality_GHG](#)
[SP22-0003_Staff Report_Attach_D_Appx_C_Biological Resources](#)
[SP22-0003_Staff Report_Attach_D_Appx_D_Cultural Resources](#)
[SP22-0003_Staff Report_Attach_D_Appx_E_Geotechnical Evaluation](#)
[SP22-0003_Staff Report_Attach_D_Appx_F_Phase I Environmental](#)
[SP22-0003_Staff Report_Attach_D_Appx_G_Noise Tech Report](#)
[SP22-0003_Staff Report_Attach_D_Appx_H-1_Local Transportation Analysis](#)
[SP22-0003_Staff Report_Attach_D_Appx_H-2_Vehicle Miles Traveled Analysis](#)
[SP22-0003_Staff Report_Attach_D_Appx_I_Preliminary Drainage Study](#)
[SP22-0003_Staff Report_Attach_D_Appx_J_SWQMP West](#)
[SP22-0003_Staff Report_Attach_D_Appx_K_SWQMP East](#)
[SP22-0003_Staff Report_Attach_D_Appx_L_Water and Sewer Study](#)
[SP22-0003_Staff Report_Attach_D_Appx_M_Response to Comments](#)
[SP22-0003_Staff Report_Attach_D_Appx_N_MMRP](#)
[SP22-0003_Staff Report_Attach E- Specific Plan](#)
[SP22-0003_Staff Report_Attach F- Architecture West](#)
[SP22-0003_Staff Report_Attach F- Landscape West](#)
[SP22-0003_Staff Report_Attach F- Grading Plan West](#)
[SP22-0003_Staff Report_Attach F- TSM West](#)
[SP22-0003_Staff Report_Attach F- Architecture East](#)
[SP22-0003_Staff Report_Attach F- Landscape East](#)
[SP22-0003_Staff Report_Attach F- Grading Plan East](#)
[SP22-0003_Staff Report_Attach F- TPM East](#)
[SP22-0003_Staff Report_Attach F- Off-Site Improvements](#)
[SP22-0003_Staff Report_Attach G_GPA Analysis](#)
[SP22-0003_Staff Report_Attach H- Fiscal and Economic Analysis](#)
[SP22-0003_Staff Report_Attach I_Parking Analysis](#)

[SP22-0003_Staff Report_Attach J_Draft Parking Management Plan](#)

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 SEPTEMBER 11, 2023, 5:30 P.M.

DATE: SEPTEMBER 11, 2023

GINA JACKSON, PLANNING COMMISSION SECRETARY