

City of San Marcos

*1 Civic Center Drive
San Marcos, CA 92069*



Regular Agenda

Monday, November 6, 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-2001](#) DRAFT 10/02/2023 PLANNING COMMISSION MINUTES

Recommendation

Recommendation: APPROVE DRAFT 10/02/2023 PLANNING COMMISSION MINUTES

Attachments: [Draft_10.02.23 Planning Commission Minutes](#)

INFORMATIONAL ITEM

2. [TMP-2002](#) City of San Marcos Affordable Housing Programs Update

Recommendation: Note and File

PUBLIC HEARING

3. [TMP-1992](#) RESTAURANT ROW SPECIFIC PLAN

CASE NUMBER:

MITIGATED NEGATIVE DECLARATION (ND) 23-011, SPECIFIC PLAN (SP) 22-0004, GENERAL PLAN AMENDMENT (GPA) 22-0002, REZONE (R) 22-0002, TENTATIVE SUBDIVISION MAP (TSM) 22-0003, SITE DEVELOPMENT PLANS (SDP) 22-0006 (PRIVATE DEVELOPMENT), AND SDP 23-0004 (PUBLIC PARK)

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

1. ADOPT Mitigated Negative Declaration (ND23-011);
2. APPROVE Resolution No. PC 23-5074 to adopt the Restaurant Row Specific Plan (SP22-0004) to establish development guidelines and serve as the primary land use, policy, and regulatory document for the 10.5-acre project site;
3. APPROVE Resolution No. PC 23-5075 for a General Plan Amendment (GPA22-0002) to change the General Plan land use designation of the project site from Mixed Use 1/MU 1 (20-30 du/ac) and Light Industrial/LI to Specific Plan Area;
4. APPROVE Resolution No. PC 23-5076 for a Rezone (R22-0002) to change the zoning designation of the project site from Mixed-Use 1 (MU-1) and Light Industrial (L-I) to Specific Plan Area (SPA);
5. APPROVE Resolution No. PC 23-5077 for a Tentative Subdivision Map (TSM22-0003) to subdivide the 10.5-acre project site into three lots, dedicate right-of-way, and to create up to 202 residential and 30 commercial condominium units;
6. APPROVE Resolution No. PC 23-5078 for a Site Development Plan (SDP22-0006) to provide for the orderly development of the specific plan area with 202 residential units and 10,400 square-feet of mixed-use commercial space; and
7. APPROVE Resolution No. PC 23-5079 for a Site Development Plan (SDP23-0004) to develop a 1.1-acre neighborhood public park.

Attachments: [Resolution PC 23-5074 - SP22-0004](#)
[Resolution PC 23-5075 - GPA22-0002](#)
[Resolution PC 23-5076 - R22-0002](#)
[Resolution PC 23-5077 - TSM22-0003](#)
[Resolution PC 23-5078 - SDP22-0006](#)
[Resolution PC 23-5079 - SDP23-0004](#)
[Attachment A - Vicinity Map](#)
[Attachment B - Requested Entitlement](#)
[Attachment C - Site and Project Characteristics](#)
[Attachment D - Mitigated Negative Declaration \(ND23-011\)](#)
[Attachment D - Tech Appendix A \(AQ-GHG\)](#)
[Attachment D - Tech Appendix B \(Bio Letter Report\)](#)
[Attachment D - Tech Appendix D \(Geotechnical Investigation\)](#)
[Attachment D - Tech Appendix E \(Phase I Env\)](#)
[Attachment D - Tech Appendix F \(Hydrology-Drainage Study\)](#)
[Attachment D - Tech Appendix G \(Hydraulic Analysis\)](#)
[Attachment D - Tech Appendix H \(Noise Report\)](#)
[Attachment D - Tech Appendix I \(LTA\)](#)
[Attachment D - Tech Appendix J \(VMT Impact Letter\)](#)
[Attachment D - Tech Appendix K \(Water Sewer Study\)](#)
[Attachment D - Tech Appendix L \(Fire Response Memo\)](#)
[Attachment D - Tech Appendix M \(Specific Plan\)](#)
[Attachment D - Tech Appendix N \(SWQMP\)](#)
[Attachment D - Tech Appendix O \(Built Environment Memo\)](#)
[Attachment D - Tech Appendix P \(HRTR Report\)](#)
[Attachment D - Tech Appendix Q \(Responses to Comments\)](#)
[Attachment D - Mitigation Monitoring and Reporting Program \(MMRP\)](#)
[Attachment E - Specific Plan](#)
[Attachment F - Public Comment Cards](#)
[Attachment G - Restaurant Row Community Outreach Program](#)
[Attachment H - Public Comment Letters](#)
[Attachment I - Fiscal Impact Analysis](#)
[Attachment J - Economic Impact Analysis](#)
[Attachment K - Land Use, Public Benefits, Infrastructure & Community Service I](#)
[Attachment L - 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 OCTOBER, 30, 2023, 5:30 P.M.

DATE: OCTOBER, 30, 2023



GINA JACKSON, PLANNING COMMISSION SECRETARY