



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.

SEATING OF NEW COMMISSIONERS

ELECTION OF CHAIRPERSON

ELECTION OF VICE-CHAIRPERSON

CONSENT CALENDAR

1. [TMP-2027](#) DRAFT 12.04.2023 PLANNING COMMISSION MINUTES

Recommendation

Recommendation: APPROVE Draft 12.04.2023 Planning Commission Minutes

Attachments: [Draft 12.04.23 Planning Commission Minutes](#)

PUBLIC HEARING

2. [TMP-1867](#) EXEMPTION NO. EX 23-054 and RESOLUTION NO. PC 23-5069 - CROWN CASTLE, RENEWAL OF CONDITIONAL USE PERMIT FOR WIRELESS FACILITIES

CASE NUMBER:

CONDITIONAL USE PERMIT (CUP) 22-0004

Recommendation: * ADOPT Exemption EX23-054 and find the project can rely on previously adopted Mitigated Negative Declaration ND 03-662.
* APPROVE Conditional Use Permit renewal, CUP22-0004 to allow for continued operation of an existing wireless telecommunication facility located at the Twin Oaks Valley Golf Course.

Attachments: [Resolution PC 23-5069 \(CUP22-0004\)](#)

[Attachment A-C - Vicinity Map, Requested Entitlement, Site & Project Character](#)

[Attachment D - Aerial Photo](#)

[Attachment E - Project Plans](#)

[Attachment F - Photo Simulations](#)

3. [TMP-2023](#) A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PLACE OF ASSEMBLY LOCATED AT AN EXISTING RESIDENCE WITHIN THE ESTATE (R-1-20) ZONE.

CASE NUMBER:

CONDITIONAL USE PERMIT (CUP) 22-0003

Recommendation: ADOPTION and APPROVAL of the following, in the order set forth below:

1. ADOPT Notice of Exemption (EX23-060); and
2. APPROVE Resolution No. PC 23-5081 (Conditional Use Permit CUP22-0003) to allow a small place of assembly at an existing residence located in the Estate (R-1-20) Zone.

Attachments: [RESOLUTION NO. PC 23-5081 \(CUP22-0003\)](#)

[Attachment A - Vicinity Map](#)

[Attachment B - Requested Entitlement](#)

[Attachment C - Site and Project Characteristics](#)

[Attachment D - Notice of Exemption \(EX23-060\)](#)

[Attachment E - Statement of Operations](#)

[Attachment F - Project Plans](#)

4. [TMP-2024](#) CAPALINA APARTMENTS - REQUEST ENTITLEMENTS FOR A RESIDENTIAL AND COMMERCIAL DEVELOPMENT CONSISTING OF 119 MULTI-FAMILY APARTMENTS AND 4,000 SQUARE FEET OF COMMERCIAL SPACE.

CASE NUMBER:

ENVIRONMENTAL IMPACT REPORT (EIR23-003), GENERAL PLAN AMENDMENT (GPA22-0003), REZONE (R22-0003), AND SITE DEVELOPMENT PLAN REVIEW (SDP22-0007).

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

1. APPROVE Resolution PC 23-5091 to certify Environmental Impact Report (EIR22-003);
2. APPROVE Resolution PC 23-5088 (General Plan Amendment GPA22-0003) for a land use change of 2.51 acres/project site from Mixed Use 3 (MU3) to Mixed Use 2 (MU2);
3. APPROVE Resolution PC 23-5089 (Rezone R22-0003) for a zone reclassification of 2.51 acres/project site from Mixed-Use 3 (MU-3) to Mixed Use (MU-2) designation; and
4. APPROVE Resolution PC 23-5090 (Site Development Plan SDP22-0003) to allow the construction of the proposed mixed-use project of 119 apartments and 4,000 square feet of commercial space, utilizing the State of California's Density Bonus provisions.

Attachments: [GPA22-0002_Capalina Apartments- PC- EIR reso](#)
[GPA22-0003_Capalina Apartments- PC- GPA reso](#)
[GPA22-0003_Capalina Apartments- PC- R reso](#)
[GPA22-0003_Capalina Apartments- PC- SDP reso](#)
[Attachment A-C_Vicinity Map Entitlements Site Characteristics](#)
[Attachment D_EIR](#)
[Attachment D_AppxA1-Project-Plans](#)
[Attachment D_AppxA2-Landscape-Plan](#)
[Attachment D_AppxB1-Initial-Study](#)
[Attachment D_AppxB2-NOP](#)
[Attachment D_AppxB3-NOP-Comments](#)
[Attachment D_AppxC-Air-Quality](#)
[Attachment D_AppxD1-Biology](#)
[Attachment D_AppxD2-Rare-Plant](#)
[Attachment D_AppxE-Archaeological](#)
[Attachment D_AppxF-Energy-Use-Letter](#)
[Attachment D_AppxG-Geotechnical](#)
[Attachment D_AppxH-GHG](#)
[Attachment D_AppxI-CAP](#)
[Attachment D_AppxJ-Phase1_ESA](#)
[Attachment D_AppxK-Hydrology](#)
[Attachment D_AppxL-SWQMP](#)
[Attachment D_AppxM-VMT](#)
[Attachment D_AppxN-LTA](#)
[Attachment D_AppxO-Noise](#)
[Attachment D_AppxP-SMUSD-Response](#)
[Attachment D_AppxQ1-Water-Sewer-Study](#)
[Attachment D_AppxQ2-Water-Wastewater-Fees](#)
[Attachment E_Architecture](#)
[Attachment E_Grading](#)
[Attachment E_Landscaping](#)
[Attachment F_GPA Analysis](#)
[Attachment G_Fiscal and Economic Analysis](#)
[Attachment H_Density Bonus Justification](#)
[Attachment I_Public Comments](#)

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 JANUARY, 29, 2024, 5:30 P.M.

DATE: JANUARY 29, 2024

GINA JACKSON, PLANNING COMMISSION SECRETARY