



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

[TMP-2069](#) Draft 02/05/2024 Planning Commission Minutes

Recommendation: Staff Recommends Approval

Attachments: [Draft_02.05.24_Planning Commission Minutes](#)

[TMP-2053](#)

Groundwurks Inc. obo Scripps Health
Tentative Subdivision Map (TSM16-001) Time Extension

CASE NUMBER:

Tentative Subdivision Map Time Extension TE24-0001

Recommendation: APPROVE Resolution PC 24-5099 (Time Extension 24-0001) granting a 2-year time extension for a previously approved Tentative Subdivision Map (TSM16-001) to create 12 lots for future building pads, open space enhancement and preservation, public park site, storm water detention basins, a remainder lot, and a potential school site located on a 41-acre property in the University District Specific Plan Area. This is the third requested time extension for this project and details of the previous time extensions are explained in the introduction section below.

The project is within the scope of the Final Environmental Impact Report (FEIR) for the University District Specific Plan and 2014 and 2017 Addendum to the FEIR (State Clearing House No. 20088101083); therefore, no additional environmental clearance is required for the requested time extension.

Attachments: [TE24-0001 Groundwurks Resolution 04152024](#)

[Attachment A - Vicinity Map](#)

[Attachment B - PC Minutes](#)

[Attachment C - CC Staff Report](#)

[Attachment D - TE Resolution PC 22-4986](#)

[Attachment E - SC Review Map](#)

[Attachment F - CC Reso TSM 16-001](#)

PUBLIC HEARING

[TMP-2049](#)

HUGHES SMCC, LLC - REQUEST ENTITLEMENTS FOR THE DEVELOPMENT OF A 67,410-SQUARE-FOOT LIGHT INDUSTRIAL BUILDING.

LOCATION/APN:

SOUTH PACIFIC STREET, APPROXIMATELY 750 SOUTH OF LINDA VISTA DRIVE

APN: 219-223-20-00/219-223-22-00

CASE NUMBER:

ENVIRONMENTAL IMPACT REPORT (EIR23-006) AND SITE DEVELOPMENT PLAN (SDP22-0002).

Recommendation: APPROVE the following in the order set forth below:

1. APPROVE Resolution PC 24-5097 (Environmental Impact Report EIR23-006) to certify the Environmental Impact Report and adopt Findings and Overriding Considerations for Significant and Unavoidable Impacts related to Transportation; and
2. APPROVE Resolution PC 24-5098 (Site Development Plan SDP22-0002) to allow the construction of a 67,410-square-foot light industrial building.

Attachments:

[EIR23-006 Reso](#)

[SDP22-0002 Reso](#)

[Attachment A-C](#)

[Attachment D FEIR](#)

[Attachment D AppxA-NOP-and-Comments](#)

[Attachment D AppxB-AQ-GHG](#)

[Attachment D AppxC-Biology](#)

[Attachment D AppxD-Archaeological](#)

[Attachment D AppxE-Geotechnical](#)

[Attachment D AppxF-1-Hydrology](#)

[Attachment D AppxF-2-SWQMP](#)

[Attachment D AppxG-Noise](#)

[Attachment D AppxH-Fire](#)

[Attachment D AppxI-1-LTA](#)

[Attachment D AppxI-2-VMT](#)

[Attachment D AppxJ-Water-Sewer](#)

[Attachment D AppxK-Responses-to-Comments](#)

[Attachment D AppxL-MMRP](#)

[Attachment E Architectural Plans](#)

[Attachment E Landscaping Plans](#)

[Attachment E Grading 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 APRIL 08, 2024, 5:30 P.M.

DATE: APRIL 08, 2024

GINA JACKSON, PLANNING COMMISSION SECRETARY