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**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](http://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](mailto: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-2116** DRAFT 04/15/2024 PLANNING COMMISSION MINUTES

**Recommendation:** APPROVE Draft 4/15/2024 Planning Commission Minutes

**Attachments:** [Draft\\_04.15.24\\_Planning Commission Minutes\\_20240417](#)

## **PUBLIC HEARING**

2. [TMP-2091](#) CONSIDERATION OF EXISTING LAND USE REGULATION ADDRESSING INCLUSIONARY HOUSING REQUIREMENTS AND ASSOCIATED DENSITY BONUS CALCULATIONS FOR RESIDENTIAL RENTAL PROJECTS AND INCLUSIONARY HOUSING AGREEMENTS

**LOCATION/APN:**

City-wide

**CASE NUMBER:**

CATEGORICAL EXEMPTION (EX24-007), TEXT AMENDMENT (TA 24-0002)

**Recommendation:** Recommend to the City Council APPROVAL of the following in the order set forth below:

1. APPROVE the proposed Resolution PC 24-5401, recommending that the City Council adopt an ordinance amending the City's inclusionary housing ordinance and Categorical Exemption EX24-007.

**Attachments:** [Resolution PC24-5104 Inclusionary Housing Ord](#)

[Exhibit A - Ordinance Amending SMMC Title 20 - Clean](#)

[Exhibit B - Ordinance Amending SMMC Title 20 - Redline](#)

3. [TMP-2095](#) GENERAL PLAN AMENDMENT - REQUESTING MODIFICATIONS TO THE MOBILITY ELEMENT TO INCORPORATE THE PROPOSED ACTIVE TRANSPORTATION PLAN, UPDATE PERFORMANCE MEASURES AND MODIFICATION OF TRUCK ROUTE MANAGEMENT.

**LOCATION/APN:**

CITYWIDE

**CASE NUMBER:**

GENERAL PLAN AMENDMENT (GPA24-0001), CATEGORICAL EXEMPTION (EX24-009)

**Recommendation:** 1. APPROVE Resolution PC 24-5112 recommending that City Council approve CEQA Exemption (EX24-009) and General Plan Amendment GPA24-0001 to modify the General Plan Mobility Element  
2. NOTE & FILE the proposed Active Transportation Plan

**Attachments:** [Resolution 24-5112 \(GPA24-0001\)](#)

[GPA24-0001-Mobility Element-Redlined](#)

[GPA24-0001 Mobility Element-Clean](#)

[Draft San Marcos Active Transportation Plan](#)

4. [TMP-2105](#) PACIFIC SPECIFIC PLAN - REQUEST ENTITLEMENTS FOR A 228-UNIT RESIDENTIAL DEVELOPMENT.

**LOCATION/APN:**

VACANT SITE BOUNDED BY PACIFIC STREET, LA MIRADA DRIVE, LAS POSAS ROAD, AND LINDA VISTA DRIVE / APN: 219-222-01-00, 219-222-02-00, 219-222-03-00, 219-222-04-00

**CASE NUMBER:**

ENVIRONMENTAL IMPACT REPORT (EIR24-002), SPECIFIC PLAN (SP22-0001), GENERAL PLAN AMENDMENT (GPA21-0002), REZONE (R21-0002), MULTI-FAMILY SITE DEVELOPMENT PLAN (MFSDP24-0001), AND TENTATIVE SUBDIVISION MAP (TSM24-0001)

**Recommendation:** Recommend to the City Council APPROVAL of the following in the order set forth below:

1. APPROVE Resolution PC 24-5105 to certify Environmental Impact Report (EIR24-002);
2. APPROVE Resolution PC 24-5107 (General Plan Amendment GPA21-0002) for a land use change of 33.2 acres/project site from Industrial (I) to Specific Plan Area (SPA);
3. APPROVE Resolution PC 24-5108 (Rezone R21-0002) for a zone reclassification of 33.2 acres/project site from Industrial (I) to Specific Plan Area (SPA);
4. APPROVE Resolution PC 24-5106 (Specific Plan SP 22-0001) to adopt the Pacific Specific Plan to establish development guidelines and serve as the primary land use, policy, and regulatory document for the project site;
5. APPROVE Resolution PC 24-5109 (Multifamily Site Development Plan MFSDP 24-0001) to allow the construction of 228 residential condominiums; and
6. APPROVE Resolution PC 24-5110 (Tentative Subdivision Map TSM 24-0001) to establish two residential lots, one open space lot, with 116 residential condominiums on Lot 1 and 112 residential condominiums on Lot 2.

**Attachments:** [EIR24-002 Resolution](#)  
[EIR24-002 Resolution Attachment A - MMRP](#)  
[SP22-0001 Resolution](#)  
[SP22-0001 Resolution - Exhibit A - Pacific Specific Plan](#)  
[GPA21-0002 Resolution](#)  
[R21-0002 Resolution](#)  
[MFSDP24-0001 Resolution](#)  
[TSM24-0001 Resolution](#)  
[Attachment A - Vicinity Map](#)  
[Attachment B - Requested Entitlements](#)  
[Attachment C - Site and Project Characteristics](#)  
[Attachment D - Final EIR \(EIR24-002\)](#)  
[Attachment D - Appendix A - Notice of Preparation and Comments](#)  
[Attachment D - Appendix B - Air Quality GHG Report](#)  
[Attachment D - Appendix B-1 - Air Quality Memo RDFA-VPIM](#)  
[Attachment D - Appendix B-2 - Air Quality Memo RPSPA](#)  
[Attachment D - Appendix C - Biological Report](#)  
[Attachment D - Appendix C-1 - Biological Memo RDFA-VPIM](#)  
[Attachment D - Appendix C-2 - Biological Memo RPSPA](#)  
[Attachment D - Appendix D - Cultural Inventory Report](#)  
[Attachment D - Appendix D-1 - Cultural Resources Memo RDFA-VPIM](#)  
[Attachment D - Appendix D-2 - Cultural Resources Memo RPSPA](#)  
[Attachment D - Appendix E - Drainage Study](#)  
[Attachment D - Appendix E-1 - Drainage Study RDFA-VPIM](#)  
[Attachment D - Appendix E-2 - Drainage Study RPSPA](#)  
[Attachment D - Appendix F - Geotechnical Evaluation](#)  
[Attachment D - Appendix F-1 - Geotechnical Memo RDFA-VPIM](#)  
[Attachment D - Appendix F-2 - Geotechnical Memo RPSPA](#)  
[Attachment D - Appendix G - Storm Water Quality Management Plan](#)  
[Attachment D - Appendix G-1 - SWQMP RDFA-VPIM](#)  
[Attachment D - Appendix G-2 - SWQMP RPSPA](#)  
[Attachment D - Appendix H - Phase I Environmental Site Assessment](#)  
[Attachment D - Appendix I - Noise Report](#)  
[Attachment D - Appendix I-1 - Noise Technical Memo RDFA-VPIM](#)  
[Attachment D - Appendix I-2 - Noise Technical Memo RPSPA](#)  
[Attachment D - Appendix J - Vehicle Miles Traveled Analysis](#)  
[Attachment D - Appendix K - Local Transportation Analysis](#)  
[Attachment D - Appendix K-1 - Local Transportation Analysis RDFA-VPIM](#)

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- [Attachment D - Appendix K-2 - Local Transportation Analysis RPSPA](#)
- [Attachment D - Appendix L - Sewer and Water Study](#)
- [Attachment D - Appendix L-1 -Water and Sewer Study RDFA-VPIM](#)
- [Attachment D - Appendix M - Pacific Specific Plan](#)
- [Attachment D - Appendix N - Fire Protection Plan](#)
- [Attachment D - Appendix O - Paleontological Resources Inventory Report](#)
- [Attachment D - Appendix P - Public Comments & Responses to Comments](#)
- [Attachment E - Pacific Specific Plan](#)
- [Attachment F - Architectural Plans](#)
- [Attachment F - Civil Plans](#)
- [Attachment F - Improvement Plans](#)
- [Attachment F - Landscape Plans](#)
- [Attachment G - Land Use, Public Benefit & Infrastructure Analysis](#)
- [Attachment H - Fiscal and Economic Impact Reports](#)
- [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 JUNE 10, 2024, 5:30 P.M.

DATE: JUNE 10, 2024

GINA JACKSON, PLANNING COMMISSION SECRETARY