



## Staff Report

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**File #:** TMP-2184

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**PLANNING COMMISSION MEETING DATE:**  
NOVEMBER 18, 2024

**SUBJECT:**  
DRAFT 8/5/24 PLANNING COMMISSION MEETING

APPROVE Draft 8/5/24 Planning Commission Minutes

Prepared by: Gina Jackson, Senior Office Specialist  
Reviewed by: Joseph Farace, Planning Division Director  
Submitted by: Gina Jackson, Senior Office Specialist



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, August 05, 2024**

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

### **CALL TO ORDER**

At 6:30 p.m. Planning Commission Chair Rios called the meeting to order.

### **PLEDGE OF ALLEGIANCE**

Commissioner Barnett led the Pledge of Allegiance to the Flag.

### **ROLL CALL**

The Secretary called the roll:

PRESENT: COMMISSIONERS: BARNETT, KILDOO, NORRIS, RIOS, CARROLL, FLODINE, SAULSBERRY

ALTERNATE COMMISSIONERS IN AUDIENCE: NONE

ABSENT COMMISSIONERS: CAVANAUGH, RICO

Also present were: Planning Division Director Joe Farace; Principal Civil Engineer Kyrenne Chua, Assistant Engineer Macey Winter, Associate Planner Sarah Cluff; Deputy City Attorney Jacqueline Paterno; Deputy City Attorney Punam Prahalad; Office Specialist Susie Neveu, Senior Office Specialist Gina Jackson.

### **ORAL AND WRITTEN COMMUNICATIONS**

None



**CONSENT CALENDAR**

**1. APPROVAL OF MINUTES, 06/17/2024**

**Action:**

COMMISSIONER SAULSBERRY MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER CARROLL. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES: COMMISSIONERS: BARNETT, RIOS, CARROLL, SAULSBERRY  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: CAVANAUGH, RICO  
ABSTAIN: COMMISSIONERS: KILDOO, NORRIS, FLODINE

**2. Project No.: Summary Vacations VAC24-0001, VAC24-0002, & VAC24-0003**

**Applicant:** City of San Marcos

**Request:** Summary Vacation and Abandonment of the public right-of-way for portion of West La Cienega Road.

**Location of Property:** Citywide

**Recommendation:** Staff recommends approval to City Council

**Action:**

COMMISSIONER RIOS MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL VAC24-0001 FOR RESOLUTION PC24-5116, VAC24-0002 FOR RESOLUTION PC24-5117, AND VAC24-0003 FOR RESOLUTION PC24-5118; SECONDED BY COMMISSIONER SAULSBERRY. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES: COMMISSIONERS: BARNETT, KILDOO, NORRIS, RIOS, CARROLL, FLODINE, SAULSBERRY  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: CAVANAUGH, RICO  
ABSTAIN: COMMISSIONERS: NONE

**PUBLIC HEARINGS**

**3. Project No: TA24-0003/EX24-013**



**Applicant:** City of San Marcos  
**Request:** Text Amendments to Title 20.410 of the San Marcos Municipal Code (Zoning Ordinance) updating existing land use regulation addressing accessory dwelling unit requirements for residential projects.  
**Location of Property:** Citywide  
**Recommendation:** Staff recommends approval to City Council

**Deputy City Attorney Jacqueline Paterno:** gave staff presentation.

**OPEN PUBLIC COMMENTS**  
None

**CLOSE PUBLIC COMMENTS**

**Planning Commissioners discussions included:** Height limitations and setbacks; thanked staff for the presentation; two-story ADUs with a single-story home; tax assessment on the property; applying to single family homes and not Specific Plans; AB976 not applying to Junior ADU for owner occupancy requirement.

**Staff response:** The City cannot impose more than 4 feet. Setbacks are required at 4 feet. Roof pitch of ADU must align with the existing dwelling. This ordinance does not cover tax assessments. This does also apply to Specific Plans. We are not sure why the State made that requirement regarding Junior ADUs.

**Action:**  
COMMISSIONER SAULSBERRY MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL RESOLUTION PC24-5115 FOR TA24-0003 AND ADOPT EX24-013; AND SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY A ROLL CALL VOTE.

AYES: COMMISSIONERS: BARNETT, KILDOO, NORRIS, RIOS, CARROLL, FLODINE, SAULSBERRY  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: CAVANAUGH, RICO  
ABSTAIN: COMMISSIONERS: NONE

**PLANNING DIVISION DIRECTOR COMMENTS:** The Pacific project went to City Council July 23rd and was approved 4-0. There was a Council member absent. This project originally came in at 449 units. After meeting with regulatory agencies, staff recommended a proposed 228 units alternative on the south side of the project site along Linda Vista Road. City Council approved the 228-unit alternative. We have a few tentative projects that may be ready for the September meetings.

**PLANNING COMMISSIONER COMMENTS:** What are our RHNA counts?



**Planning Director response:** I do not have those exact numbers readily available. The RHNA numbers are separated into Very Low, Low, Moderate, and Above Moderate. We've met the Above Moderate and Moderate requirements, but we are still behind on the Low and Very Low. ADUs are not counted towards the Low and Very Low numbers but do count toward are overall housing allocation. They are not deed restricted, which makes them fall under the Moderate and Above Moderate numbers.

**ADJOURNMENT**

At 7:07 p.m. Chair Rios adjourned the meeting.

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FATIMA RIOS, CHAIRPERSON  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**

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GINA JACKSON, SENIOR OFFICE SPECIALIST  
CITY OF SAN MARCOS PLANNING COMMISSION