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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-2203](#) DRAFT 11/18/2024 PLANNING COMMISSION MINUTES

**Recommendation:** APPROVE DRAFT 11/18/2024 PLANNING COMMISSION MINUTES

**Attachments:** [Draft\\_11.18.24\\_Planning Commission Minutes](#)

2. [TMP-2197](#) INFORMATIONAL REPORT: RECEIVE BIENNIAL CLIMATE ACTION PLAN MONITORING REPORT

**Recommendation:** Informational Report: Receive second biennial Climate Action Plan Implementation Monitoring Report.

**Attachments:** [CAP Monitoring Report 2024](#)

[CAP Monitoring Report Appendices A-C](#)

## PUBLIC HEARING

3. [TMP-2191](#) SAN MARCOS BLVD. MIXED-USE REDEVELOPMENT (SEARS SITE) - REQUEST FOR ENTITLEMENTS TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 71 RESIDENTIAL CONDOMINIUM UNITS, 2,916 SQUARE FEET OF COMMERCIAL SPACE, AND 2,981 SQUARE FEET OF INDOOR RECREATIONAL AMENITY SPACE.

**LOCATION/APN:**

1100 W. SAN MARCOS BLVD. / APN: 219-200-47-00

**CASE NUMBER:**

CATEGORICAL EXEMPTION (EX) 24-022, SITE DEVELOPMENT PLAN (SDP) 24-0006, TENTATIVE SUBDIVISION MAP (TSM) 24-0002, CONDITIONAL USE PERMIT (CUP) 24-0002

**Recommendation:** ADOPT AND APPROVE the following in the order set forth below:

1. ADOPT Class 32 Categorical Exemption (In-Fill Development Projects) (EX24-022);
2. APPROVE Resolution No. PC 24-5132 for a Site Development Plan (SDP24-0006) for the development of the 2.8-acre Mixed-Use 1 (MU-1) zoned site with 71 residential units, 2,916 square feet of mixed-use commercial space, and 2,981 square feet of resident amenity space;
3. APPROVE Resolution No. PC 24-5133 for a Tentative Subdivision Map (TSM24-0002) to create one lot with a dedicated right-of-way and up to 71 residential and 10 commercial condominium units;
4. APPROVE Resolution No. PC 24-5139 for a Conditional Use Permit (CUP24-0002) to allow tandem parking to exceed 10% of the total provided off-street parking.

**Attachments:** [Resolution No. PC 24-5132 \(SDP24-0006\)](#)

[Resolution No. PC 24-5133 \(TSM24-0002\)](#)

[Resolution No. PC 24-5139 \(CUP24-0002\)](#)

[Attachment A - Vicinity Map](#)

[Attachment B - Requested Entitlements](#)

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

[Attachment D - Shared Parking Analysis](#)

[Attachment E - CEQA Class 32 Categorical Exemption Report](#)

[Attachment F - Notice of Exemption \(EX24-022\)](#)

[Attachment G - 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 NOVEMBER, 25, 2024, 5:30 P.M.

DATE: NOVEMBER, 25, 2025

GINA JACKSON, PLANNING COMMISSION SECRETARY