



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, DECEMBER 02, 2024**

City Council Chambers  
1 Civic Center Drive, San Marcos, CA 92069

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### **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, CAVANAUGH, NORRIS, RIOS, CARROLL, FLODINE, SAULSBERRY

ALTERNATE COMMISSIONERS IN AUDIENCE: KILDOO, RICO

ABSENT COMMISSIONERS: NONE

Also present were: Planning Division Director Joe Farace; Sustainability Program Manager/Principal Planner Saima Qureshy, Senior Planner Sean del Solar, Principal Civil Engineer Kyrenne Chua, Deputy City Attorney Punam Prahalad, Senior Office Specialist Gina Jackson.

### **ORAL AND WRITTEN COMMUNICATIONS**

None

### **CONSENT CALENDAR**

#### **1. APPROVAL OF MINUTES, 11/18/2024**

**Action:**

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

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

**INFORMATIONAL REPORT**

**2. Receive second biennial Climate Action Plan Implementation Monitoring Report**

**Sustainability Program Manager Saima Qureshy:** gave the report.

**PUBLIC HEARING**

**3. Project No: SDP24-0006, TSM24-0002, CUP24-0002**

**Applicant:** Lennar Homes of California

**Request:** Mixed-Use redevelopment (Sears site) at 1100 W. San Marcos Blvd. 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.

**Recommendation:** Staff recommends approval

**Senior Planner Sean del Solar and Principal Civil Engineer Kyrenne Chua:** gave staff presentation.

**Applicant Representative, David Shepherd with Lennar:** gave applicant presentation.

**OPEN PUBLIC COMMENTS**

**Bill Steiner with Skylark Owner Association:** Expressed concerns that Lennar has not completed infrastructure to the Skylark Community after the community opened almost 3 years ago and does not support the proposed project until their previous projects are completed.

**Erik Bruvold with San Diego North Economic Development Council:** Spoke in support of the proposed project.

**Frances Donnelly, resident of San Marcos:** Expressed concerns over the parking plan for the proposed project.

**Planning Commissioners discussions included:** Enforcement on the tandem parking; commercial space size and use; change to mixed-use that is not commercial; standard parking requirements without a Conditional Use Permit; Fiscal and Economic Impact Report; holding developers to a project schedule; concerns with ADA assessable units for a 3-story living unit; concerns with parking at the movie theatre for the residential complex; traffic study; project name; good project, but would have liked to see some affordable housing; good design of the building.

**Staff response:** The site is Mixed-Use 1 and as a commercial requirement it needs to stay a Mixed-Use 1. The Municipal Code requires a Conditional Use Permit for the tandem parking. A change in the land use requires a Fiscal and Economic Impact study to be done but since site remains Mixed-Use 1 no study is needed. The Conditions of Approval requires that all public improvements be completed prior to the first issuance of Certificate of Occupancy. Project names often change to the marketing names.

**Applicant response:** To achieve the density, we added the tandem parking which meets the code. We don't know what the use will be and wanted to provide flexibility for a potential applicant. The size was based on the size of the homes above and what will fit for the homeowners. The HOA is required to have a parking management plan that will go through City review. A decision has not been made for the marketing name of this proposed project.

**Stephen Cook w/ Intersecting Metrics (applicant's team):** There is no on street parking needed for required parking and residents will use their garages. HOA will monitor the on-site parking, as no overnight parking is allowed. The VMT was based on the old uses, because the new uses are not there yet. The residential use will generate less traffic.

**Alex Plishner w/ Lennar (applicant's team):** The California Building Code for ADA compliance requires an assessable bedroom and bathroom on the first floor.

**Action:**

COMMISSIONER FLODINE MOVED TO APPROVE PC24-5132 FOR SDP24-0006 WHICH INCLUDES THE ERRATA FOR ITEM B7, PC24-5133 FOR TSM24-0002, AND PC24-5139 FOR CUP24-0002; AND SECONDED BY COMMISSIONER SAULSBERRY. MOTION CARRIED BY A ROLL CALL VOTE.

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

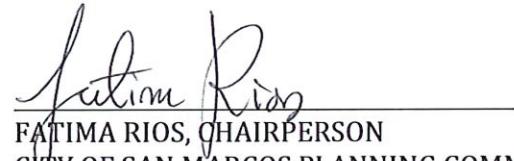
**CLOSED PUBLIC COMMENTS**

**PLANNING DIVISION DIRECTOR COMMENTS:** This is the last meeting for 2024. Reminder to reapply for the Planning Commission if your term is up, and we'll see everyone back in 2025. This concludes my comments.

**PLANNING COMMISSIONERS COMMENTS:** Commissioner Flodine has indicated that this is his last Planning Commission meeting after serving for 13 years, and will not be reapplying and will instead look into other community service opportunities. The other Commissioners wished the best to Commissioner Flodine and thanked him for his service.

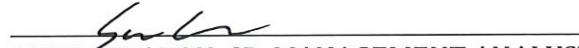
**ADJOURNMENT**

At 8:25 p.m. Chair Rios adjourned the meeting.



FATIMA RIOS, CHAIRPERSON  
CITY OF SAN MARCOS PLANNING COMMISSION

**ATTEST:**



SONG LEBARON, SR. MANAGEMENT ANALYST  
CITY OF SAN MARCOS PLANNING COMMISSION