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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**

## **ORAL COMMUNICATIONS**

SPEAKERS ARE LIMITED TO THREE MINUTES. PLEASE COMPLETE A "REQUEST TO SPEAK" FORM AND PLACE IN THE BASKET PROVIDED.

## **CONSENT CALENDAR**

1. [TMP-2279](#) DRAFT 04.21.2025 PLANNING COMMISSION MINUTES

**Recommendation:** APPROVE Draft 04.21.2025 Planning Commission Minutes

**Attachments:** [Draft\\_04.21.25\\_Planning Commission Minutes](#)

## **2. DISCUSSION ITEM: CREEK PLAN WORKSHOP**

## **PUBLIC HEARING**

3. [TMP-2275](#) ARMORLITE LOFTS - REQUEST ENTITLEMENTS FOR A MIXED-USE DEVELOPMENT CONSISTING OF 165 RESIDENTIAL UNITS (APARTMENTS) AND 5,600 SQUARE FEET OF COMMERCIAL SPACE.

**LOCATION/APN:**

0 ARMORLITE DRIVE / APN: 219-162-62-00

**CASE NUMBER:**

ENVIRONMENTAL IMPACT REPORT (EIR 24-003), SPECIFIC PLAN (SP 23-0001), GENERAL PLAN AMENDMENT (GPA 23-0002), REZONE (R 23-0001), SITE DEVELOPMENT PLAN (SDP 23-0003), AND CONDITIONAL USE PERMIT (CUP 23-0002)

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

1. APPROVE Resolution PC 25-5162 to certify the Environmental Impact Report (EIR 24-0003);
2. APPROVE Resolution PC 25-5159 for a Specific Plan (SP 23-0001) to adopt the Armorlite Lofts Specific Plan;
3. APPROVE Resolution PC 25-5160 for a General Plan Amendment (GPA 23-0002) to change the General Plan land use designation of the 2.44-acre project site from Public Institutional (PI) to Specific Plan Area (SPA);
4. APPROVE Resolution PC 25-5161 for a Rezone (R 23-0001) to rezone the 2.44-acre project site from Public Institutional (PI) to Specific Plan Area (SPA);
5. APPROVE Resolution PC 25-5157 for a Site Development Plan (SDP 23-0003) to allow the construction of a mixed-use project consisting of 165 apartments and 5,600 square feet of commercial space; and
6. APPROVE Resolution PC 25-5158 for a Conditional Use Permit (CUP 23-0002) for the temporary use of a rock crusher during site grading.

**Attachments:** [Resolution PC 25-5162 \(EIR 24-0003\)](#)  
[> Resolution PC 25-5162 - EXHIBIT A: Findings](#)  
[> Resolution PC 25-5162 - EXHIBIT B: EIR](#)  
[Resolution PC 25-5159 \(SP23-0001\)](#)  
[> Resolution PC 25-5159 - EXHIBIT A: Specific Plan](#)  
[Resolution PC 25-5160 \(GPA23-0002\)](#)  
[Resolution PC 25-5161 \(R 23-0001\)](#)  
[Resolution PC 25-5157 \(SDP 23-0003\)](#)  
[Resolution PC 25-5158 \(CUP 23-0002\)](#)  
[Attachment A - Vicinity Map](#)  
[Attachment B - Requested Entitlements](#)  
[Attachment C - Site and Project Characteristics](#)  
[Attachment D - Armorlite Lofts Specific Plan](#)  
[Attachment E - EIR 24-003](#)  
[> Attachment E - Appendix-A1-Specific-Plan](#)  
[> Attachment E - Appendix-A2-Project-Plans](#)  
[> Attachment E - Appendix-A3-Landscape-Plan](#)  
[> Attachment E - Appendix-B1-Initial-Study](#)  
[> Attachment E - Appendix-B2-NOP](#)  
[> Attachment E - Appendix-B3-NOP-Comment-Letters](#)  
[> Attachment E - Appendix-C-Air-Quality](#)  
[> Attachment E - Appendix-D-Biological-Resources-Report](#)  
[> Attachment E - Appendix-E-GHG](#)  
[> Attachment E - Appendix-F-CAP-Checklist](#)  
[> Attachment E - Appendix-G-Energy](#)  
[> Attachment E - Appendix-H-Geotech](#)  
[> Attachment E - Appendix-I-Phase1-ESA](#)  
[> Attachment E - Appendix-J-Phase2-ESA](#)  
[> Attachment E - Appendix-K-Due-Diligence-Memo](#)  
[> Attachment E - Appendix-L-Statement-of-Clarification-UST](#)  
[> Attachment E - Appendix-M-Drainage-Study](#)  
[> Attachment E - Appendix-N-SWQMP](#)  
[> Attachment E - Appendix-O-LTA](#)  
[> Attachment E - Appendix-P-Noise](#)  
[> Attachment E - Appendix-Q-SMUSD-Response](#)  
[> Attachment E - Appendix-R-VMT](#)  
[> Attachment E - Appendix-S-VWD-Water-Sewer](#)  
[Attachment F - Fiscal and Economic Impact Analysis](#)

[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 MAY 12, 2025, 5:30 P.M.

DATE: MAY 12, 2025

GINA JACKSON, PLANNING COMMISSION SECRETARY