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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 CALENDER**

1. [TMP-2289](#) DRAFT 05.19.2025 PLANNING COMMISSION MINUTES

**Recommendation:** APPROVE Draft 05.19.2025 Planning Commission Minutes

**Attachments:** [Draft 05.19.25 Planning Commission Minutes](#)

## **PUBLIC HEARING**

2. [TMP-2277](#) IHM RESIDENCE VARIANCE - A VARIANCE FROM HEIGHT, SIZE, AND LOCATION REQUIREMENTS TO ALLOW THE CONSTRUCTION OF A 1,964 SQUARE FOOT TWO-STORY DETACHED ACCESSORY DWELLING UNIT WITH A GROUND FLOOR THREE CAR GARAGE, CLOSER TO THE RIGHT-OF-WAY THAN A PRIMARY DWELLING UNIT, ON A FOUR ACRE PARCEL WITHIN THE ESTATE (R-1-20) ZONE

**LOCATION/APN:**

245 W. LA CIENEGA ROAD / APN: 182-210-23-00

**CASE NUMBER:**

VARIANCE (V) 24-0001 AND CATEGORICAL EXEMPTION (EX) 25-032

**Recommendation:** 1. ADOPT A Categorical Exemption (Class 3: New Construction) (EX 25-032); and  
2. APPROVE Resolution PC 25-5163 for a Variance (V24-0001) from height, size, and location requirements to allow the construction of a 1,964 square foot two-story detached accessory dwelling unit with a ground floor three-car garage, closer to the right-of-way than a primary dwelling unit, on a 4-acre parcel located at 245 W. La Cienega Road of the Estate (R-1-20) Zone

**Attachments:** [Resolution PC 25-5163](#)

[Attachment A - Vicinity Map](#)

[Attachment B - Requested Entitlements](#)

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

[Attachment D - Notice of Exemption](#)

[Attachment E - Public Comments](#)

[Attachment F - Project Plans](#)

3. [TMP-2283](#) CORNERSTONE COMMUNITIES REQUEST FOR ENTITLEMENTS TO DEVELOP 46 RESIDENTIAL CONDOMINIUMS ON AN 8.6-ACRE SITE LOCATED WITHIN THE WOODWARD 46 SPECIFIC PLAN AREA (SPA) ZONE

**LOCATION/APN:**

EAST SIDE OF WOODWARD STREET (APPROX. 235 FEET NORTH OF MISSION ROAD). APN: 220-210-49-00

**CASE NUMBER:**

ENVIRONMENTAL IMPACT REPORT (EIR23-005), SPECIFIC PLAN (SP22-0005), SPECIFIC PLAN AMENDMENT (SP22-0006), GENERAL PLAN AMENDMENT (GPA22-0004), MULTI-FAMILY SITE DEVELOPMENT PLAN REVIEW (MFSDP22-0005), TENTATIVE SUBDIVISION MAP (TSM22-0004), AND CONDITIONAL USE PERMIT (CUP22-0005)

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

1. APPROVE Resolution PC 25-5155 to certify Final Environmental Impact Report (EIR23-005) (SCH No. 2023080449) and adopt Findings of Fact;
2. APPROVE Resolution PC 25-5149 (Specific Plan SP22-0005) to adopt the Woodward 46 Specific Plan to establish development guidelines and serve as the primary land use, policy, and regulatory document for the project;
3. APPROVE Resolution PC 25-5150 (Specific Plan Amendment SP22-0006) to change the sub-plan designation from "Richmar Specific Plan" to "Woodward 46 Specific Plan" for the subject property;
4. APPROVE Resolution PC 25-5151 (General Plan Amendment GPA22-0004) to amend the land use maps related to Specific Plan changes in the Land Use Element;
5. APPROVE Resolution PC 25-5152 (Multi-Family Site Development Plan MFSDP22-0005) for design review of a residential condominium complex, including site plan, grading, landscaping, floor plans, and architectural elevations;
6. APPROVE Resolution PC 25-5153 (Tentative Subdivision Map TSM22-0004) for a 46-unit condominium map; and
7. APPROVE Resolution PC 25-5154 (Conditional Use Permit CUP22-0005) to allow for the temporary use of a rock crusher during grading operations.



**Attachments:** [SP22-0005 Cornerstone Woodward 46- PC- SP reso](#)  
[SP22-0005 Cornerstone Woodward 46- PC- SP reso Exhibit A- W46 SP](#)  
[SP22-0005 Cornerstone Woodward 46- PC- SP Mod reso](#)  
[SP22-0005 Cornerstone Woodward 46- PC- SP Mod reso Exhibit A- HOC SP](#)  
[SP22-0005 Cornerstone Woodward 46- PC- GPA reso](#)  
[SP22-0005 Cornerstone Woodward 46- PC- MFSDP reso](#)  
[SP22-0005 Cornerstone Woodward 46- PC- TSM reso](#)  
[SP22-0005 Cornerstone Woodward 46- PC- CUP reso](#)  
[SP22-0005 Cornerstone Woodward 46- PC- EIR reso](#)  
[Attachment A - C - Vicinity Map Requested Entitlement Site & Prj Char](#)  
[ATTACHMENT D EIR](#)  
[ATTACHMENT E PROJECT PLANS](#)  
[ATTACHMENT E.1 - Architecture](#)  
[ATTACHMENT E.2 - Tentative Subdivision Map](#)  
[ATTACHMENT E.3 - Landscape Plans](#)  
[ATTACHMENT F PUBLIC COMMENT](#)  
[ATTACHMENT F.1 NOP Comment-Letters](#)  
[EXHIBIT A Findings of Fact-5-20-25](#)  
[ATTACHMENT D.1 Woodward-FEIR](#)  
[ATTACHMENT D.2 AppendixA1-Woodward-Specific-Plan](#)  
[ATTACHMENT D.3 AppendixA2-HOCSP-Amendment](#)  
[ATTACHMENT D.4 AppendixA3-Project-Plans](#)  
[ATTACHMENT D.5 AppendixA4-Landscape-Plan](#)  
[ATTACHMENT D.6 AppendixB1-Initial-Study](#)  
[ATTACHMENT D.7 AppendixB2-NOP](#)  
[ATTACHMENT D.8 AppendixB3-NOP-Comment-Letters](#)  
[ATTACHMENT D.9 AppendixC-Air-Quality](#)  
[ATTACHMENT D.10 AppendixD1-Biology-Report](#)  
[ATTACHMENT D.11 AppendixD2-Rare-Plant](#)  
[ATTACHMENT D.12 AppendixD3-CAGN-Memorandum](#)  
[ATTACHMENT D.13 AppendixD4-Bee-Survey](#)  
[ATTACHMENT D.14 AppendixE-Energy-Report](#)  
[ATTACHMENT D.15 AppendixF-CAP-Checklist](#)  
[ATTACHMENT D.16 AppendixG-Geotechnical-Evaluation](#)  
[ATTACHMENT D.17 AppendixH-Hydrology-Study](#)  
[ATTACHMENT D.18 AppendixI-SWQMP](#)  
[ATTACHMENT D.19 AppendixJ-LTA](#)  
[ATTACHMENT D.20 AppendixK-Noise](#)

[ATTACHMENT D.21 AppendixL-SMUSD-Letter](#)

[ATTACHMENT D.22 AppendixM-VMT](#)

[ATTACHMENT D.23 AppendixN-VWD-Water-Sewer-Study](#)

[ATTACHMENT F.2 Public Comment-Letters](#)

[ATTACHMENT G.1 VMT Memo](#)

[ATTACHMENT G VMT MEMO](#)

### **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 09, 2025, 5:30 P.M.

DATE: JUNE 09, 2025



GINA JACKSON, PLANNING COMMISSION SECRETARY