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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-2336](#)

DRAFT 06.016.25 PLANNING COMMISSION MINUTES

**Recommendation:** APPROVE 06.16.25 Planning Commission Minutes

Attachment(s)

Draft\_06.16.25\_Planning Commission Minutes\_Final

Prepared by: Gina Jackson, Senior Office Specialist

Reviewed by: Joseph Farace, Planning Division Director

Submitted by: Gina Jackson, Senior Office Specialist

**Attachments:** [Draft\\_06.16.25\\_Planning Commission Minutes\\_Final](#)**PUBLIC HEARING**2. [TMP-2332](#)

TEXT AMENDMENT - A COMPREHENSIVE UPDATE TO THE ZONING ORDINANCE/TITLE 20 OF THE SAN MARCOS MUNICIPAL CODE.

**LOCATION/APN:**

CITY WIDE

**CASE NUMBER:**

TEXT AMENDMENT (TA23-0001)

**Recommendation:** Recommend to the City Council APPROVAL of the following:

1. ADOPT Notice of Exemption (EX25-030); and
2. APPROVE Resolution PC 25-5148 (Text Amendment TA23-0001) for comprehensive update to the City's Zoning Ordinance/Title 20 of the San Marcos Municipal Code.

**Attachments:** [TA23-0001\\_Resolution PC25-5148](#)> [Exhibit A - Title 20 Updates Phase 1 CLEAN](#)> [Exhibit B - Title 20 Updates Phase 1 REDLINES](#)> [Errata memo - Section 20.310.050\(A\)](#)

3. [TMP-2331](#) COSTCO WHOLESALE REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION OF AN AUTOMOTIVE FUELING STATION AT AN EXISTING COSTCO BUSINESS WAREHOUSE IN THE COMMERCIAL (C) ZONE

**LOCATION/APN:**

150 S. BENT AVENUE. APN: 219-331-43-00

**CASE NUMBER:**

MITIGATED NEGATIVE DECLARATION (ND25-002) AND CONDITIONAL USE PERMIT (CUP23-0004)

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

1. ADOPT Mitigated Negative Declaration (ND25-002);
2. APPROVE Resolution PC 25-5156 (Conditional Use Permit CUP23-0004) to allow for the operation of an automotive fueling station as an accessory use at an existing Costco Business Warehouse in the Commercial (C) Zone;

**Attachments:** [CUP23-0004 Resolution No. PC 25-5156](#)

- [1. Attachments A-C](#)
- [2. Attachment D Final MND](#)
- [3. Attachment D.1 Appendix A AQ-GHG-Energy Report](#)
- [4. Attachment D.2 Appendix B Archaeological Survey](#)
- [5. Attachment D.3 Appendix C Geotechnical Study](#)
- [6. Attachment D.4 Appendix D1 PDP SWQMP](#)
- [7. Attachment D.5 Appendix D2 Attachment A](#)
- [8. Attachment D.6 Appendix E Hydrology Report](#)
- [9. Attachment D.7 Appendix F Base Flood Elevation Memo](#)
- [10. Attachment D.8 Appendix G1 Local Transportation](#)
- [11. Attachment D.9 Appendix G2 Local Transportation](#)
- [12. Attachment D.10 Appendix H VMT Assessment](#)
- [13. Attachment E.1 - Architectural Plans](#)
- [14. Attachment E.2 - Grading Plans](#)
- [15. Attachment E.3 - Landscape Plans](#)
- [16. Attachment F - Public Comment](#)

**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 SEPTEMBER 29, 2025, 5:30 P.M.

DATE: SEPTEMBER 29, 2025

GINA JACKSON, PLANNING COMMISSION SECRETARY