



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. 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.

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-2346](#) DRAFT 10.06.2025 PLANNING COMMISSION MINUTES

Recommendation: APPROVE 10.06.2025 Planning Commission Minutes

Attachments: [Draft_10.06.25_Planning_Commission_Minutes_Final](#)

2. [TMP-2339](#) PLANNING COMMISSION RESOLUTION PC25-5179
RECOMMENDING TO CITY COUNCIL THE SUMMARY VACATION
AND ABANDONMENT OF PUBLIC RIGHT-OF-WAY FOR LA
CIENEGA ROAD, RESERVING THEREFROM UTILITY RIGHTS

CASE NUMBERS:

Summary Vacation VAC 25-0002

Attachments: [Attachment A - Aerial Exhibit](#)

[Resolution PC25-5179 VAC25-0002](#)

[Resolution PC25-5179 Exhibit A & B](#)

PUBLIC HEARING

3. [TMP-2337](#) UDSP SELF STORAGE & DISTRICT EXPANSION - A REQUEST FOR TWO SPECIFIC PLAN AMENDMENTS, A GENERAL PLAN AMENDMENT, A MUNICIPAL CODE TEXT AMENDMENT, AND A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A SELF STORAGE FACILITY IN THE UNIVERSITY DISTRICT SPECIFIC PLAN AREA AND TO AMEND THE ZONING ORDINANCE AND THE UNIVERSITY DISTRICT AND HEART OF THE CITY SPECIFIC PLANS.

LOCATION/APN:

THE EXISTING UNIVERSITY DISTRICT SPECIFIC PLAN AREA & APN(S):
220-201-92-00 (SELF STORAGE), 221-110-67-00, 221-110-68-00
(DISTRICT EXPANSION)

CASE NUMBER:

UNIVERSITY DISTRICT SPECIFIC PLAN AMENDMENT (SP24-0003),
HEART OF THE CITY SPECIFIC PLAN AMENDMENT (SP25-0001),
GENERAL PLAN AMENDMENT (GPA25-0002), MUNICIPAL CODE TEXT
AMENDMENT (TA24-0004), AND CONDITIONAL USE PERMIT
(CUP24-0005)

Recommendation: Recommend to the City Council to ADOPT or APPROVE the following in the order set forth below:

1. ADOPT an Environmental Impact Report (EIR) Addendum (EIR25-005);
2. APPROVE Resolution PC 25-5171 (Specific Plan Amendment SP24-0003) approving various changes to the University District Specific Plan (UDSP) including but not limited to adding a Self-Storage Overlay Zone with associated development standards, updating the Transportation Demand Management (TDM) Plan, and expanding the Specific Plan boundary;
3. APPROVE Resolution PC 25-5172 (Specific Plan Amendment SP25-0001) approving various changes to the Heart of the City Specific Plan (HOCSP) including but not limited to removing two properties from the HOCSP and updating descriptions associated with these two properties;
4. APPROVE Resolution PC 25-5173 (General Plan Amendment GPA25-0002) for a graphics change to show the new boundaries of the University District Specific Plan and the Heart of the City Specific Plan;
5. APPROVE Resolution PC 25-5174 (Text Amendment TA24-0004) to amend Section 20.400.180 to specify that the section does not apply to the University District Specific Plan Self Storage Overlay Zone and find the Text Amendment is exempt from CEQA (EX25-036); and
6. APPROVE Resolution PC 25-5175 (Conditional Use Permit CUP24-0005) for the construction of a self-storage storage facility totaling approximately 110,000 square feet.

Attachments: [Resolution 25-5171 \(SP24-0003\)](#)
[Resolution 25-5171 \(SP24-0003\) Exhibit C](#)
[Resolution 25-5172 \(SP25-0001\)](#)
[Resolution 25-5172 \(SP25-0001\) Exhibit B](#)
[Resolution 25-5173 \(GPA25-0002\)](#)
[Resolution 25-5173 \(GPA25-0002\) Exhibit B](#)
[Resolution 25-5174 \(TA24-0004\)](#)
[Resolution 25-5174 \(TA24-0004\) Exhibit A](#)
[Resolution 25-5174 \(TA24-0004\) Exhibit B](#)
[Resolution 25-5175 \(CUP24-0005\)](#)
[Attachment A - Vicinity Maps](#)
[Attachment B - Requested Entitlements](#)
[Attachment C - Site and Project Characteristics](#)
[Attachment D - Project Plans](#)
[Attachment E - Statement of Justification](#)
[Attachment F - Summary of Amendments](#)
[Attachment G - UDSP EIR 2025 Addendum](#)
[Attachment G - Appendix A1 - UDSP Revisions](#)
[Attachment G - Appendix A2 - HOCSP Revisions](#)
[Attachment G - Appendix A3 - SMMC Revisions](#)
[Attachment G - Appendix B - Geotechnical Report](#)
[Attachment G - Appendix C - CAP Checklist](#)
[Attachment G - Appendix D - GHG Analysis](#)
[Attachment G - Appendix E - Phase 1 ESA](#)
[Attachment G - Appendix F - Drainage Report](#)
[Attachment G - Appendix G - SWQMP](#)
[Attachment G - Appendix H - Noise Study](#)
[Attachment G - Appendix I - Traffic Memo](#)
[Attachment H - TDM Plan](#)
[Attachment I - Public Comments](#)

CREEK SPECIFIC PLAN UPDATE: PLANNING COMMISSION SUBCOMMITTEE STATUS UPDATE

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 OCTOBER 13, 2025, 5:30 P.M.

DATE: OCTOBER 13, 2025

GINA JACKSON, PLANNING COMMISSION SECRETARY