



Agenda

MEETING OF THE PLANNING COMMISSION

MONDAY, June 2, 2014, 6:30 PM

Planning Commission Meeting

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

Cell Phones: As a courtesy to others, please silence your cell phone or pager during the meeting and engage in conversations outside the Council Chambers.

Americans with Disabilities Act: If you need special assistance to participate in this meeting, please contact the City Clerk at (760) 744-1050, ext. 3145. Notification 48 hours in advance will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are available for the hearing impaired. Please see the Secretary if you wish to use this device.

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 Monday of each month at 6:30 pm in the Council Chambers. The Agenda's are posted on the City website at: www.san-marcos.net.

Agendas: Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the Counter / 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 / Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours.

AGENDA

Call to Order – 6:30 PM

Pledge of Allegiance

Roll Call

Oral and Written Communications: Persons wishing to speak on a matter not on the agenda may be heard at this time; however, no action will be taken until placed on a future agenda. Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided.

CONSENT CALENDAR

1. **APPROVAL OF MINUTES** – April 28, 2014

PUBLIC HEARINGS

2. **Case No:** P13-0055: GPA 13-006, R 13-004, SP 13-004, MFSDP 13-002, TSM 13-003, ND 14-002

Application of: D.R. Horton

(continued from 5/19/14)

Request: The Mulberry Specific Plan project proposes a residential condominium project of 126 residential units with a mix of attached and detached style residences. The project is proposed to be constructed as a single-phase development with 55 single-family, two-story detached condominium homes on the western portion of the site and 71 attached multi-family, three-story condominium homes on the eastern portion of the site. Recreational components include a pool, restroom building, BBQ's, tot lot, benches and meandering paseo. A total of 300 parking spaces are proposed. Discretionary approvals required for the project include: General Plan Amendment to change the project site from MDR2 (15.1 – 20.0 du/acre) to MDR1 (12.1 – 15 du/acre) with a Specific Plan Area, Zoning Ordinance Amendment to change the project site from R-3-10 to Specific Plan, Adoption of the Specific Plan, Multi-family Site Development Plan and Tentative Subdivision Map to create two Lots, and Adoption of associated Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Location of Property: West side of Mulberry Drive, south of Borden Road and north of Mission Road, more particularly described as: Commencing at the most southerly corner of Lot 1 in said Block 53; thence north 00' 50' 00" east along the easterly line of said Block A distance 1425.93 feet to the true point of beginning; thence retracing south 00' 50' 00" west 589.33 feet; thence north 89' 10' 00" west 320.00 feet, thence south 00' 50' 00" west 86.05 feet to an angle point in the boundary line of the land described in deed to Russell M. Anderson, recorded March 15, 1961 as document No. 46397 of official records of San Diego County; thence along said boundary south 73' 41' 15" west 355.22 feet to the westerly line of said Lot 9; thence along said westerly line of said Lot 9 north 00' 50' 00" east 780.10 feet to a line which bears north 89' 10' 00" west from the true point of beginning; thence south 89' 10' 00" east 659.43 feet to the true point of beginning. Assessor's Parcel No.: 218-171-04

Staff Recommendation: Recommend approval to City Council

Planning Commission Action:

3. **Case No:** P14-0008: CUP 14-004

Application of: Breen Enterprises, Inc. (d.b.a. The Jumping Turtle Bar and Grill)

Request: A Conditional Use Permit to allow the continued operation of an entertainment venue at an existing restaurant and bar in the Mixed Use 3 (MU-3) zone of the Business and Industrial District reliant on the previously approved Negative Declaration for the CUP.

Location of Property: 1660 Capalina Road, Suite B, more particularly described as: Parcel 1 of Parcel Map No. 2003 filed October 23, 1973 as file no. 73-296977 in the Office of Recorder of San Diego County, State of California. Assessor's Parcel No.: 219-115-35-00.

Staff Recommendation: Conditional approval

Planning Commission Action:

4. **Case No:** P14-0003: SP 14-002

Application of: Blue Band Enterprises, Inc.

Request: Amendment of the San Marcos Creek Specific Plan regulations to include parking space dimensions for parking structures and to increase the amount of compact parking spaces in a parking structure from 20% to 35% reliant on Final Environmental Impact Report (FEIR 05-41). The proposed amendment to the Specific Plan will not create any new significant impacts.

Location of Property: Between San Marcos Blvd., Discovery Street and S. Bent Avenue. Assessor's Parcel No.: 219-270-03, 219-270-19, 219-270-20, 219-270-22, 219-

270-41, 219-270-45, 219-270-56, 219-270-57, 219-270-58, 219-270-60, 219-270-61, 219-270-63, 219-270-64, 219-270-65, 219-270-66, 219-270-67, 221-041-10, 221-041-20, 221-041-24, 221-041-26, 221-041-27, 221-041-33, 221-041-36, 221-041-37, 221-041-38, 221-041-39, 221-041-42, 221-041-51, 221-041-52, 221-041-53, 221-041-54, 221-041-55, 221-041-56, 221-041-57, 221-041-58, 221-041-59, 221-041-60, 221-041-63, 221-041-64, 221-041-65, 221-041-67, 221-041-68, 221-041-69, 221-041-70, 221-041-71, 221-051-03, 221-051-04, 221-051-06, 221-051-21, 221-051-24, 221-051-26, 221-051-31, 221-051-32, 221-051-33, 221-051-34, 221-051-36, 221-051-38, 221-051-44, 221-051-46, 221-051-47, 221-051-48, 221-051-49, 221-051-50, 221-051-51, 221-051-52, 221-051-53, 221-051-54, 221-051-55, 221-051-56, 221-051-57, 221-051-58, 221-051-59, 221-061-06, 221-061-10, 221-061-22, 221-061-23, 221-061-29, 221-061-34, 221-061-35, 221-061-45, 221-061-47, 221-061-50, 221-061-51, 221-061-52, 221-061-53, 221-061-54, 221-061-55, 221-061-56, 221-061-57, 221-061-58, 221-061-59, 221-061-60, 221-061-61, 221-061-64, 221-061-65, 221-061-66, 221-061-67, 221-061-68, 221-061-69, 221-061-71 and 221-061-72.

Staff Recommendation: Recommend approval to City Council
Planning Commission Action: _____

PLANNING DIRECTOR COMMENTS

PLANNING COMMISSIONERS COMMENTS

ADJOURNMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF SAN MARCOS)

I, Rosalia Leichliter, Office Specialist III of the Planning Commission of the City of San Marcos, hereby certify that I caused the posting of this agenda in the glass display case at the north entrance of City Hall on May 30, 2014, prior to 5:30 p.m.

Date: May 30, 2014

Rosalia Leichliter

Rosalia Leichliter, Office Specialist III