



Agenda

MEETING OF THE PLANNING COMMISSION

MONDAY, November 3, 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** – October 6, 2014

PUBLIC HEARINGS

2. **Case No:** P14-0001: GPA 14-001, R 14-001, SP 14-001, MFSDP 14-001, TSM 14-001, CUP 14-016, ND 14-007

Application of: The Norman SM Project Owner, LLC (Mission 316)

Request: The Mission 316 Specific Plan proposes an attached multi-family, residential condominium project up to 93 units. The condominiums will range from 1,400 – 1,990 s.f. and feature 2-3 bedrooms in three stories with a maximum building height of 45 feet. A total of 213 parking spaces are proposed. This includes 2-car garage spaces for each unit plus an additional 23 guest parking spaces. Approximately 5.27 acres of common and landscaped open space areas are proposed. Discretionary actions include: A General Plan Amendment, Rezone, Specific Plan, Multi-Family Site Development Plan, Tentative Subdivision Map, and a Conditional Use Permit, to change the land use from Commercial to Medium Density Residential, and utilization of a rock crusher during the grading operation. The project also includes adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Location of Property: E. Mission Road, between Woodward Street and Falcon Place, more particularly described as: A portion of Lot 3 in Block 52 of the Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the office of the County Recorder of San Diego County, December 21, 1895, and, Parcel 2 of Parcel Map No. 10177, in the City of San Marcos, County of San Diego, State of California, according to map thereof, filed in the office of the County Recorder of said county June 27, 1980 as instrument No. 80-204014 of official records, and, A portion of Parcel B of certificate of compliance recorded September 15, 1999 as instrument No. 99-0631820, being the westerly 140.00 feet of Lot 4 in Block 52 of the Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the recorder's office of said county on December 21, 1895. Assessor's Parcel No.: 220-210-10, 220-210-41 & 220-210-46.

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, Lisa Kiss, 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 October 29, 2014, prior to 5:30 p.m.

Date: October 29, 2014



Lisa Kiss, Office Specialist III