



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

PLEDGE OF ALLEGIANCE

ROLL CALL

ORAL COMMUNICATIONS

SEATING OF NEW COMMISSIONERS

ELECTION OF CHAIRPERSON

ELECTION OF VICE-CHAIRPERSON

CONSENT CALENDAR

1. [TMP-2384](#) DRAFT OCTOBER 20, 2025 PLANNING COMMISSION MINUTES

Recommendation: APPROVE Draft October 20, 2025 Planning Commission Minutes

Attachments: [Draft 10.20.25 Planning Commission Minutes](#)

2. [TMP-2382](#) PLANNING COMMISSION RESOLUTION PC26-5187
RECOMMENDING TO CITY COUNCIL THE SUMMARY VACATION
AND ABANDONMENT OF PUBLIC RIGHT-OF-WAY FOR A
PORTION OF COX ROAD WITHIN THE BOUNDARY OF TENTATIVE
SUBDIVISION MAP TSM21-0004 FOR SUMMER RANCH ESTATES
PROJECT

CASE NUMBERS:

Summary Vacation VAC 25-0001

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

[Resolution PC26-5187 VAC25-0001](#)

[Resolution PC26-5187 Exhibit A & B](#)

PUBLIC HEARINGS

- 3. [TMP-2381](#) DAVIA VILLAGE-MARC SPECIFIC PLAN AMENDMENT - SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT TO ALLOW THE TEMPORARY CONVERSION OF 15,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL AREA INTO UP TO 10 RESIDENTIAL APARTMENTS IN AN EXISTING MIXED-USE BUILDING IN THE DAVIA VILLAGE-MARC SPECIFIC PLAN AREA.

LOCATION/APN:

1045 ARMORLITE DRIVE / APN: 219-163-62-00, 219-163-63-00 and 219-163-64-00

CASE NUMBER:

SPECIFIC PLAN AMENDMENT (SPA24-0002) AND CONDITIONAL USE PERMIT (CUP24-0001)

Recommendation: Recommend to the City Council APPROVAL of the following in the order set forth below:

- 1. APPROVE Resolution PC 25-5183 (Specific Plan Amendment SP24-0002) recommending to the City Council approval of an amendment of the Davia Village-MARC Specific Plan;
- 2. APPROVE Resolution PC 25-5186 (Conditional Use Permit CUP24-0001) recommending to the City Council approval of a CUP to allow the conversion of commercial space for ten (10) residential apartment units on the ground floor of an existing mixed-use building;
- 3. ADOPT an Addendum to the previously adopted Mitigated Negative Declaration (ND 13-003) in compliance with the California Environmental Quality Act (CEQA)

Attachments:

- [Resolution PC 25-5183](#)
- [> Reso PC 25-5183 - Attachment A - Redlined Davia Village SP](#)
- [Resolution PC 25-5186](#)
- [Attachment A - Vicinity Map](#)
- [Attachment B - Requested Entitlements](#)
- [Attachment C - Site and Project Characteristics](#)
- [Attachment D - Addendum to Mitigated Negative Declaration](#)
- [Attachment E - Project Plans](#)
- [Attachment F - Davia Village-Marc Specific Plan Redline Copy](#)
- [Attachment G - Retail Conversion Land Use Market Analysis](#)

DISCUSSION ITEM: CREEK PLAN: FINANCIAL FEASIBILITY ANALYSIS

PLANNING DIRECTOR COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

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 JANUARY, 26, 2026, 5:30 P.M.

DATE: JANUARY, 26, 2026

GINA JACKSON, PLANNING COMMISSION SECRETARY