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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 [sgulia-contractor@sanmarcosca.gov](mailto:sgulia-contractor@sanmarcosca.gov).

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **ORAL COMMUNICATIONS**

## **CONSENT CALENDAR**

1. [26-2970](#) DRAFT SEPTEMBER 21, 2026 PLANNING COMMISSION MINUTES

**Recommendation:** STAFF RECOMMENDS APPROVAL OF DRAFT SEPTEMBER 21, 2026 PLANNING COMMISSION MINUTES

**Attachments:** [9.21.2026 Planning Commission Minutes Draft](#)

## **PUBLIC HEARINGS**

2. [TMP-2397](#) SAN ELIJO HILLS TOWN CENTER MULTIFAMILY - REQUEST ENTITLEMENTS FOR A 31-UNIT RESIDENTIAL CONDOMINIUM DENSITY BONUS PROJECT

**LOCATION/APN:**

SOUTHWEST OF THE SAN ELIJO ROAD SPLIT INTO SAN ELIJO ROAD SOUTH AND NORTH BETWEEN SCHOOLHOUSE WAY AND ELFIN FOREST ROAD / APN: 223-630-30-00

**CASE NUMBER:**

SITE DEVELOPMENT PLAN (SDP24-0009), TENTATIVE SUBDIVISION MAP (TSM26-0001)

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

ADOPT Notice of Exemption (EX25-034); and  
APPROVE Resolution PC 26-5234 (Site Development Plan SDP24-0009) to allow the construction of a 31-unit residential condominium project and find the Site Development Plan is exempt from CEQA (EX25-034).  
APPROVE Resolution PC 26-5235 (Tentative Subdivision Map TSM26-0001) to allow up to 31 residential condominium units, including six density bonus units, on one lot and find the Site Development Plan is exempt from CEQA (EX25-034).

**Attachments:** [Resolution PC 26-5234 \(SDP24-0009\)](#)

[Resolution PC 26-5235 \(TSM26-0001\)](#)

[Attachment A - Vicinity Map](#)

[Attachment B - Requested Entitlements](#)

[Attachment C - Site and Project Characteristics](#)

[Attachment D - Project Plans](#)

[Attachment E - CEQA Infill Exemption](#)

[Attachment F - CEQA Exemption Appendices](#)

[Attachment G - Density Bonus Justification Letter](#)

[Attachment H - Parking Analysis](#)

[Attachment I - Community Engagement Report](#)

[Attachment J - Public Comments](#)

**PLANNING DIRECTOR COMMENTS****PLANNING COMMISSIONER COMMENTS****ADJOURNMENT**

I, SONIA RATHEE GULIA, 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, 28, 2026, 5:30 P.M.

DATE: SEPTEMBER, 28, 2026

SONIA RATHEE GULIA, PLANNING COMMISSION SECRETARY