

**City of San Marcos
Planning Commission Regular
Agenda**



**Monday, September 21, 2026
1 Civic Center Drive
San Marcos, CA 92069
City Council Chambers**

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 sgulia-contractor@sanmarcosca.gov.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ORAL COMMUNICATIONS

CONSENT CALENDAR

1. [26-2969](#) DRAFT SEPTEMBER 9, 2026 PLANNING COMMISSION MINUTES

Recommendation: STAFF RECOMMENDS APPROVAL OF DRAFT SEPTEMBER 9, 2026 PLANNING COMMISSION MINUTES

Attachments: [9.9.2026 Planning Commission Minutes Draft](#)

PUBLIC HEARINGS

2. [TMP-2510](#) OAKCREST SPECIFIC PLAN - REQUEST ENTITLEMENTS FOR A RESIDENTIAL DEVELOPMENT CONSISTING OF 257 SINGLE-FAMILY HOMES AND A 6.2-ACRE PUBLIC PARK.

LOCATION/APN:

1010-1050 N. TWIN OAKS VALLEY RD AND SURROUNDING UNDEVELOPED AREA / APN(S):

218-110-02, 218-110-03, 218-330-05, 218-330-08, 218-330-09, 218-330-13, 218-330-26, 218-330-27, 218-330-28

CASE NUMBER:

ENVIRONMENTAL IMPACT REPORT (EIR25-004), SPECIFIC PLAN (SP25-0004), GENERAL PLAN AMENDMENT (GPA25-0005), REZONE (R25-0004), SITE DEVELOPMENT PLAN (SDP25-0002), SITE DEVELOPMENT PLAN (SDP25-0003), TENTATIVE SUBDIVISION MAP (TSM25-0006), AND CONDITIONAL USE PERMIT (CUP25-0001)

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

APPROVE Resolution PC 26-5210 to certify the Environmental Impact Report (EIR25-004);

APPROVE Resolution PC 26-5203 (Specific Plan SP25-0004) to adopt the Oakcrest Specific Plan to establish development guidelines and serve as the primary land use, policy, and regulatory document for the project site;

APPROVE Resolution PC 26-5204 (General Plan Amendment GPA25-0005) for a land use change of 136.1 acres/project site from Rural Residential (RR) / Agricultural/Residential (AG) to Specific Plan Area (SPA);

APPROVE Resolution PC 26-5205 (Rezone R25-0004) for a zone reclassification of 136.1 acres/project site from Estate (R-1-20) / Agriculture 1 (A-1) to Specific Plan Area (SPA); and

APPROVE Resolution PC 26-5206 (Site Development Plan SDP25-0002) to allow the construction of 257 single-family homes and associated improvements and amenities;

APPROVE Resolution PC 26-5207 (Site Development Plan SDP25-0003) to allow the construction of a 6.2-acre public park;

APPROVE Resolution PC 26-5208 (Tentative Subdivision Map TSM25-0006) to establish 145 residential lots, 24 open space/fire buffer/utility/drainage/access lots, one (1) public park lot, and establish 112 residential condominiums; and

APPROVE Resolution PC 26-5209 (Conditional Use Permit CUP25-0001) to allow the temporary use of a rock crusher during grading operations.

Attachments: [Resolution PC 26-5210 \(EIR25-004\)](#)
[Resolution PC 26-5203 \(SP25-0004\)](#)
[Resolution 26-5203 \(SP25-0004\) Exhibit A - Oakcrest Specific Plan](#)
[Resolution PC 26-5204 \(GPA25-0005\)](#)
[Resolution PC 26-5205 \(R25-0004\)](#)
[Resolution PC 26-5206 \(SDP25-0002\)](#)
[Resolution PC 26-5207 \(SDP25-0003\)](#)
[Resolution PC 26-5208 \(TSM25-0006\)](#)
[Resolution PC 26-5209 \(CUP25-0001\)](#)
[Attachment A - Vicinity Map](#)
[Attachment B - Requested Entitlements](#)
[Attachment C - Site and Project Characteristics](#)
[Attachment D - Environmental Impact Report](#)
[Attachment D - EIR Apx A1 - Specific Plan](#)
[Attachment D - EIR Apx A2 - Project Plans](#)
[Attachment D - EIR Apx A3 - Landscape Plans](#)
[Attachment D - EIR Apx B1 - NOP](#)
[Attachment D - EIR Apx B2 - NOP Comments](#)
[Attachment D - EIR Apx C - Air Quality](#)
[Attachment D - EIR Apx D - Biological Resources](#)
[Attachment D - EIR Apx E - Cultural Resources](#)
[Attachment D - EIR Apx F - Energy](#)
[Attachment D - EIR Apx G - Geotechnical](#)
[Attachment D - EIR Apx H - Greenhouse Gas](#)
[Attachment D - EIR Apx I - CAP](#)
[Attachment D - EIR Apx J - Phase I ESA](#)
[Attachment D - EIR Apx K - Phase II ESA](#)
[Attachment D - EIR Apx L - Fire Protection Plan](#)
[Attachment D - EIR Apx M - Hydrology](#)
[Attachment D - EIR Apx N - SWQMP](#)
[Attachment D - EIR Apx O - LTA](#)
[Attachment D - EIR Apx P - Noise](#)
[Attachment D - EIR Apx Q - SMUSD Response Letter](#)
[Attachment D - EIR Apx R - Vehicle Miles Traveled](#)
[Attachment D - EIR Apx S - TDM Plan](#)
[Attachment D - EIR Apx T - VWD Water Sewer](#)
[Attachment D - EIR Apx U - Supplemental Noise](#)
[Attachment E - Project Plans - Architectural](#)

[Attachment E - Project Plans - Civil](#)

[Attachment E - Project Plans - Landscape](#)

[Attachment F - Public Information Meeting Notes](#)

[Attachment G - 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, 15, 2026, 5:30 P.M.

DATE: SEPTEMBER, 15, 2026

SONIA RATHEE GULIA, PLANNING COMMISSION SECRETARY