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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 [slebaron@sanmarcosca.gov](mailto:slebaron@sanmarcosca.gov).

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **ORAL COMMUNICATIONS**

## **CONSENT CALENDAR**

1. [26-2850](#) DRAFT FEBRUARY 02, 2026 PLANNING COMMISSION MINUTES

**Recommendation:** APPROVE Draft February 02, 2026 Planning Commission Minutes

**Attachments:** [Draft 02.02.26 Planning Commission Minutes](#)

2. [TMP-2419](#) PLANNING COMMISSION RESOLUTION PC 26-5198  
RECOMMENDING THAT CITY COUNCIL APPROVE THE SUMMARY  
VACATION AND ABANDONMENT OF THE DRAINAGE EASEMENT  
LOCATED ALONG REDEL ROAD GRANTED BY DOCUMENT  
2015-0403598 ON JULY 30, 2015, WITHIN THE BOUNDARIES OF SITE  
DEVELOPMENT PLAN SDP24-0001 FOR THE STUDENT HOUSING  
BLOCK F PROJECT

**CASE NUMBERS:**

Summary Vacation VAC 26-0001

**Attachments:** [Attachment A Vicinity Map](#)  
[Resolution PC26-5198](#)  
[Resolution PC26-5198 Exhibit A & B](#)

**PUBLIC HEARINGS**

- 3. [TMP-2416](#) SANTA FE FLORES TOWNHOMES - A REQUEST FOR ENTITLEMENTS TO CONSTRUCT A MULTIFAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF UP TO 46 RESIDENTIAL CONDOMINIUM UNITS.

**LOCATION/APN:**

2972 AND 2982 SOUTH SANTA FE AVENUE (APNS: 217-161-18-00 AND 217-161-19-00) AND A 0.37-ACRE PORTION OF 2966 SOUTH SANTA FE AVENUE (APN: 217-161-17-00).

**CASE NUMBER:**

GENERAL PLAN AMENDMENT (GPA25-0001), REZONE (R25-0001), MULTIFAMILY SITE DEVELOPMENT PLAN (MFSDP25-0001), AND TENTATIVE SUBDIVISION MAP (TSM25-0001).

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

1. ADOPT an Addendum to the previously adopted Mitigated Negative Declaration (ND22-008);
2. APPROVE RESOLUTION PC 26-5188 (General Plan Amendment GPA25-0001) for a land use change of 2.23-net acres from "Medium Density Residential 2" and 0.37-net acres from "Commercial" to "Medium High Density Residential";
3. APPROVE RESOLUTION PC 26-5189 (Rezone R25-0001) for a zone reclassification of 2.23-net acres from Multifamily Residential 3 (R-3-10) and 0.37-net acres from Commercial (C) to Multifamily Residential (R-3-6);
4. APPROVE RESOLUTION PC 26-5190 (Multi-Family Site Development Plan MFSDP25-0001) to allow the construction of the proposed 46-unit residential condominium development; and
5. APPROVE RESOLUTION PC 26-5191 (Tentative Subdivision Map TSM25-0001) for the merger of two existing parcels into one and the creation of up to 46 residential condominium units.

**Attachments:** [Resolution No. PC 26-5188 \(GPA25-0001\)](#)  
[Resolution No. PC 26-5189 \(R25-0001\)](#)  
[Resolution No. PC 25-5190 \(MFSDP25-0001\)](#)  
[Resolution No. PC 26-5191 \(TSM25-0001\)](#)  
[Attachment A -C - Map, Entitlements, & Characteristics](#)  
[Attachment D - Addendum No. 1 to Mitigated Negative Declaration \(ND22-008\)](#)  
> [D.1a Final Initial Study/Mitigated Negative Declaration for the Santa Fe Flores](#)  
> [D.1b Appendices to the Final Initial Study/Mitigated Negative Declaration for tl](#)  
> [D.2 Air Quality Analysis](#)  
> [D.3 Local Transportation Analysis](#)  
> [D.4 Biological Resources Letter Report](#)  
> [D.5 Cultural Resources Survey](#)  
> [D.6 Geotechnical Report](#)  
> [D.7 Climate Action Plan Consistency Checklist](#)  
> [D.8 Preliminary Hydrology Study](#)  
> [D.9 Stormwater Quality Management Plan](#)  
> [D.10 Noise Analysis](#)  
> [D.11 Vehicle Miles Traveled Assessment](#)  
> [D.12 Buena Sanitation District Letter, July 17, 2025](#)  
> [D.13 Buena Sanitation District Letter, September 3, 2025](#)  
[Attachment E.1 - Project Plans - Civil Plans](#)  
[Attachment E.2 - Project Plans - Architectural Plans](#)  
[Attachment E.3 - Project Plans - Landscape Plans](#)  
[Attachment F - Land Use Analysis](#)  
[Attachment G - Fiscal and Economic Impact Analysis](#)

## **PLANNING DIRECTOR COMMENTS**

## **PLANNING COMMISSIONER COMMENTS**

## **ADJOURNMENT**

I, SONG LEBARON, 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 APRIL 13, 2026, 5:30 P.M.

DATE: APRIL 13, 2026

SONG LEBARON, PLANNING COMMISSION SECRETARY