MINUTES

Regular Meeting of the Planning Commission

MONDAY, FEBRUARY 02, 2026
City Council Chambers
1 Civic Center Drive, San Marcos, CA 92069

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CALL TO ORDER
At 6:30 p.m. Planning Commission Chair Guerrero called the meeting to order.

PLEDGE OF ALLEGIANCE
Commissioner Cavanaugh led the Pledge of Allegiance to the Flag.

ROLL CALL
The Secretary called the roll:

PRESENT: COMMISSIONERS: BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, CARROLL, KILDOO, NORRIS

ALTERNATE COMMISSIONERS IN AUDIENCE: MARCINKO, SMITH

ABSENT COMMISSIONERS: NONE

Also present were: Planning Division Director Joe Farace; Deputy City Attorney Punam Prahalad; Senior Management Analyst Song LeBaron; Principal Planner/Sustainability Program Manager Sean del Solar; Associate Planner Corina Flores; Principal Civil Engineer Kyrenne Chua; and Project Coordinator Diana Rodriguez.

ORAL AND WRITTEN COMMUNICATIONS
None

SEATING NEW COMMISSIONERS
Planning Director Joe Farace reported that City Council reappointed Commissioners Guerrero, Norris, Saulsbury, and Barnett, along with Commissioner Marcinko as an alternate, and appointed Lindsey Smith as a new alternate. The reappointed and newly appointed commissioners were welcomed.

ELECTION OF CHAIRPERSON

Action:
COMMISSIONER CARROLL MADE A MOTION TO NOMINATE COMMISSIONER SAULSBERRY; SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, GUERRERO, KILDOO, CARROLL, NORRIS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	SAULSBERRY

ELECTION OF VICE CHAIRPERSON

Action:
COMMISSIONER GUERERRO MADE A MOTION TO NOMINATE COMMISSIONER KILDOO; SECONDED BY COMMISSIONER CARROL. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, KILDOO, CARROLL, NORRIS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 10/20/2025

Action:
COMMISSIONER CARROLL MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, CARROLL, KILDOO, NORRIS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

2. Project No: VAC25-0001 Summary Vacation
Applicant: City of San Marcos
Request: A summary vacation and abandonment of public right-of-way for a portion of Cox Road

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within the boundary of Tentative Subdivision Map TSM21-0004 for Summer Ranch Estates Project.
Recommendation: Staff recommends approval to City Council

Action:
COMMISSIONER BARNETT MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL PC25-5187 FOR VAC25-0001 AND SECONDED BY COMMISSIONER CAVANAUGH. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, KILDOO, CARROLL, NORRIS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

PUBLIC HEARING

3. **Project No:** SP24-0002 and CUP24-0001
Applicant: MG Properties
Request: A 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.
Recommendation: Staff recommends approval to City Council

Associate Planner Corina Flores: gave staff presentation.

Jason Greminger with CCI, applicant representative gave the applicant presentation.

OPEN PUBLIC COMMENTS: None

Planning Commissioner discussions: The Commissioners discussed the project's implications from both site specific and broader policy perspectives. Questions were raised regarding ADA accessibility, parking configuration, pedestrian circulation, and how the conversion from retail to residential would work operationally within the existing development. Several Commissioners focused on the realities of the market, acknowledging the challenges in leasing commercial space and considering whether the original mixed-use component was economically viable. Concerns were also expressed about setting a precedent for other mixed-use properties and the long-term impact on the City's mixed-use goals. Overall, the discussion reflected balancing and maintaining policy consistency, community needs, and recognizing the current economic conditions affecting retail viability.

Applicant representative response: The applicant representative explained that the request to convert the ground floor commercial space to residential use was driven by sustained market challenges, including unsuccessful leasing efforts despite incentives such as free rent and reduced rates that were marketed. He stated that the site lacks sufficient foot traffic and visibility to support viable retail activity and noted there

are similar struggles at nearby developments. In response to Commissioner questions, he clarified that ADA-accessible units and parking are provided within the larger development, that parking would be reallocated appropriately for residential use, and that no additional EV spaces would be required. He emphasized that the Conditional Use Permit would be limited to a 10-year term, allowing the City to reevaluate the market conditions at renewal, and stated that lease terms would align with the CUP term. He also indicated that, should the space revert to retail in the future, the property owner would attempt to relocate the affected tenants within the development.

Action:
COMMISSIONER BARNETT MOTIONED TO APPROVE RESOLUTION PC25-5183 FOR SP24-0002, RESOLUTION PC25-5186 FOR CUP24-0001, AND ADOPT ND13-003, AND SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, KILDOO, NORRIS
NOES:	COMMISSIONERS:	CARROLL
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

CLOSED PUBLIC COMMENTS

DISCUSSION ITEM: CREEK PLAN: FINANCIAL FEASIBILITY ANALYSIS
Sean del Solar, Sustainability Program Manager, presented a summary of the financial feasibility analysis prepared for the Creek District Specific Plan update. The analysis evaluated various residential and mixed-use prototypes to determine economic viability under current the market conditions, using residual land value to measure feasibility. The findings indicated that lower density for sale housing projects were the most financially feasible, while higher density rental projects requiring structured parking were less viable without additional policy flexibility or incentives. Commercial and mixed-use components were found to be moderately feasible but subject to market absorption risks. The study also showed that the 15% inclusionary housing requirement significantly reduced residual land values, with for sale projects better able to absorb the impacts than rental developments. Subcommittee member, Vice Chair Kildoo, provided comments. Which discussed the importance of balancing economic realities with the goals of the community, including the desire for commercial and entertainment amenities, and emphasized the importance of creating a plan that is both attractive to developers and beneficial to the community.

PLANNING DIVISION DIRECTOR COMMENTS: Planning Director Joe Farace reported at the December 9th City Council meeting, the City Council approved the University District Specific Plan changes that were previously reviewed by the Planning Commission, including the CubeSmart relocation and hotel property addition, and announced the retirement of the Planning Commission Secretary Gina Jackson, noting interim staffing support for the Planning Commission.

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PLANNING COMMISSIONERS COMMENTS: Commissioner inquired about the status of the proposed Scripps Hospital project, asking whether it is moving forward and requesting clarification on what is currently being proposed. Commissioners welcomed the new alternate commissioners.

ADJOURNMENT

At 7:34 p.m. Chair Saulsberry adjourned the meeting.

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LIONEL SAULSBERRY , CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

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SONG LEBARON, SR. MANAGEMENT ANALYST
CITY OF SAN MARCOS PLANNING COMMISSION

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