



# MINUTES

## Regular Meeting of the Planning Commission

**MONDAY, MAY 18, 2026**

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

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### **CALL TO ORDER**

At 6:28 p.m. Planning Commission Chair Saulsberry called the meeting to order.

### **PLEDGE OF ALLEGIANCE**

Commissioner Norris led the Pledge of Allegiance to the Flag.

### **ROLL CALL**

The Secretary called the roll:

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

ALTERNATE COMMISSIONERS IN AUDIENCE: SMITH, MARCINKO

ABSENT COMMISSIONERS: NONE

Also present were: Planning Division Director Joe Farace, Associate Planner Samuel Domiguez, Principal Planner Scott Nightingale, Principal Civil Engineer Kyrenne Chua, Senior Management Analyst Song LeBaron, Administrative Assistant Sonia Rathee Gulia, Deputy City Attorney Punam Prahalad

### **ORAL AND WRITTEN COMMUNICATIONS**

None

### **CONSENT CALENDAR**

#### **1. APPROVAL OF MINUTES, 4/20/2026**

#### **Action:**

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



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

**2. Project No:** CSP 19-00003 MASTER SIGN PROGRAM

**Applicant:** Urban Villages San Marcos, LLC

**Request:** A Master Sign Program (CSP 19-00003) to govern the design type, and details of all signage proposed for the University District Specific Plan Area known as North City.

**Recommendation:** Staff recommends approval of the Master Sign Program.

**Associate Planner Samuel Domiguez:** gave the staff presentation

**OPEN PUBLIC COMMENTS**

**Applicant Representative Comments:** Darren Levitt from Seabreeze Properties provided some background from Chapter Seven of University District Specific Plan enacted in 2009 which calls out the Master Sign Program and goes into more detail regarding locations and sign types. Chapter Seven talks about distinguishing the district in a unique environment in the North County, providing clear and identity statement and consistent themes through public art, public lighting, and sophisticated graphic and developing a sustainable and smart growth setting. He further summarized main issues in North City from a signage standpoint which are parking directionals. They want to encourage people to use the parking structures and to be able to find them easily. This Program will help avoid sign litter and provide clear and bold vehicular directions.

**Scripps Health Representative Comments:** Amber Ter-Vrugt shared Scripps Health is excited to be part of North City and does not want to delay the advancement of the Master Sign Program. She also explained that since Scripps was not part of the original development of the Master Sign Program, there may be potential amendments to branding standards and wayfinding differences.

**Resident of San Marcos:** Liz Santos expressed strong opposition to the item, stating that the site includes areas north of Barham Drive adjacent to Santos family property. She referenced ongoing quiet title litigation involving Urban Village San Marcos LLC and Gloria Santos, with trial scheduled for September 2026, and urged against granting expanded design privileges while the matter is unresolved. Ms. Santos also alleged incidents involving property damage, construction debris, and hostile interactions.

**Applicant Representative Response:** The applicant representative, Darren Levitt, stated there is a pending legal case so he is not at liberty to comment.

**Planning Commissioner Discussions:** The commissioners liked the informative presentation and had several questions regarding the project. Questions were raised regarding the bright color palette, urgency of the project, Scripps amendment, sign ownership, lighting degradation and the timeframe for creating and installing the signs.



**Applicant Representative Response:** The applicant representative explained that signs in the right of way will be simple while the bright ones will live on private property. The signs will not look as bright when looking at them with the buildings present. He further explained there is temporary signage as of now which makes this an urgent project to provide vehicular directional signage. He also addressed that signs will be created and installed as soon as possible. The first signs that would be installed would be B.1 directional signage by the roundabout towards the parking structures followed by district identity signs which will be installed at the entrance to North City at Twin Oaks, and a 45 feet tall freeway pylon.

**Planning Director Response:** Planning Director Joe Farace explained that there is a possibility the Planning Commission will have to approve the Scripps amendment regarding their signs. Also, Joe clarified that the landowners would need a right of way permit and there is a condition in the Master Sign Program related to lighting.

**Action:**

COMMISSIONER KILDOO MOTIONED TO APPROVE PC 26-5212 FOR CSP 19-00003 AND SECONDED BY COMMISSIONER CARROLL. MOTION CARRIED BY THE FOLLOWING VOTE.

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

**3. Project No:** TSM24-0004 TENTATIVE SUBDIVISION; VAC 26-0002 RIGHT-OF-WAY- VACATION

**Applicant:** North City Community Partners, LLC

**Request:** North City West Tentative Subdivision Map (TSM24-0004) to create three lots on a 19.83-acre site to allow the creation of 202 multi-family condominiums located north of Discovery Street, west of Twin Oaks Valley Road, south of Highway 78, and within the University District Specific Plan area. The Summary Vacation (VAC26-0002) and abandonment of public right-of-way for an unnamed road within the boundary of Tentative Subdivision Map (TSM24-0004)

**Recommendation:** Staff recommends approval of the Tentative Subdivision Map

**Principal Planner Scott Nightingale and Senior Civil Engineer Kyrenne Chua:** gave the staff presentation.

**Jordan Selva, applicant representative:** Did not provide a formal presentation but offered comments. Mr. Selva thanked City staff for their assistance in navigating the application process and is looking forward to continuing work in the Hill District.

**OPEN PUBLIC COMMENTS**

**Resident of San Marcos:** Liz Santos expressed strong opposition to the item, stating that the site includes areas north of Barham Drive adjacent to Santos family property. She referenced ongoing quiet title litigation



involving Urban Village San Marcos LLC and Gloria Santos, with trial scheduled for September 2026, and urged against granting expanded design privileges while the matter is unresolved. Ms. Santos also alleged incidents involving property damage, construction debris, and hostile interactions.

**Planning Commissioner Discussions:** The commissioners had questions and comments related to the symmetry of the proposed roundabout, the use of Torrey Pine trees, and clarification regarding a pending lawsuit

**Applicant Representative Response:** The applicant representative acknowledged the roundabout concern and recommended they'll have their engineers discuss the plan further. He also explained that one Torrey Pine tree has already been present on Campus Way for over 10 years which is doing very well.

**Principal Civil Engineer:** Kyrenne Chua explained the geometric shape of the roundabout was recommended by Shea's roundabout design expert and reviewed by city's technical consultant and have agreed to this approach for that specific intersection. This design has also been used in other parts of the University district. She also clarified that this is a new Summary Vacation the previous Summary Vacation was part of the tentative map.

**Deputy City Attorney:** Punam Prahalad explained that the City is not part of the lawsuit and it's about easements rights between two private entities. Shea, the applicant, is not related to the lawsuit with Santos.

**Action:**

COMMISSIONER CARROLL MOTIONED TO APPROVE RESOLUTION TSM24-0004 TENTATIVE SUBDIVISION, RESOLUTION VAC 26-0002 RIGHT-OF-WAY VACATION MOTION SECONDED BY COMMISSIONER CAVANAUGH. MOTION CARRIED BY THE FOLLOWING VOTE.

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

**CLOSED PUBLIC COMMENTS**

**PLANNING DIVISION DIRECTOR COMMENTS:**

Planning Director Joe Farace reported Santa Fe Project from April will be presented to City Council, shared about an expected Planning Commission meeting in June regarding Senate Bill 79, and noted upcoming Council Chambers renovation in August.

**PLANNING COMMISSIONERS COMMENTS:** Commissioners inquired about the June Meeting and discussed whether the Senate Bill regarding teleconference for public meetings would be applicable to the planning commission meetings. Deputy City Attorney Punam Prahalad noted the Senate Bill is not applicable to Planning Commission meetings, and it applies to the legislative body, the City Council.



**ADJOURNMENT**

At 7:31 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

DRAFT