



MINUTES

Regular Meeting of the Planning Commission

MONDAY, JUNE 15, 2026

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:30 p.m. Planning Commission Chair Saulsberry called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: MARCINKO, CAVANAUGH, KILDOO, SAULSBERRY, CARROLL, GUERRERO, SMITH

ABSENT COMMISSIONERS: BARNETT, NORRIS

Also present were: Planning Division Director Joe Farace, Sustainability Program Manager Sean del Solar, Senior Management Analyst Song LeBaron, Administrative Assistant Sonia Rathee Gulia, Deputy City Attorney Punam Prahalad

ORAL AND WRITTEN COMMUNICATIONS

No oral communications.

An email from Neighborhood Healthcare was received, distributed to the Commissioners, included in the agenda binder, and will be posted on the City's website the next day.

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 5/18/2026

Action:

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



AYES: COMMISSIONERS: MARCINKO, CAVANAUGH, KILDOO, SAULSBERRY, CARROLL,
GUERRERO, SMITH
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

2. Project No: TEXT AMENDMENT TA 26-0001

Request: Approval of an ordinance implementing SB 79.

Recommendation: Staff recommends to the City Council ADOPTION and APPROVAL of the following, in the order set forth below:

- 1. ADOPT Notice of Exemption (EX26-041); and
- 2. APPROVE Resolution PC 26-5216 (Text Amendment TA 26-0001)

Sustainability Program Manager Sean del Solar: gave the staff presentation

OPEN PUBLIC COMMENTS

Non- Resident of San Marcos: Maxwell Geryen with BuildSD.org supports the project but recommends some amendments to the parking requirements.

Planning Commissioner Discussions: The Commissioners discussed several aspects of the proposed project and sought clarification on a variety of topics, including the definition of a transit stop; pedestrian access and walkway requirements; the distinction between dwelling units and residential units; how the proposed Transit-Oriented Development (TOD) standards compare to existing higher-density development standards; and whether current transit ridership data, including Sprinter usage, was considered in the analysis. Additional questions addressed wildfire risks, emergency access and evacuation considerations, parking requirements associated with the proposed density of 140 dwelling units per acre, the potential number of additional housing units that could be accommodated citywide, the industrial site exemption and its implications for future rezoning, and applicable fire mitigation requirements.

Sustainability Program Manager Response: Sean del Solar explained that state law establishes specific criteria for qualifying transit stops, including service frequency and transit type. The proposed ordinance focuses on Tier 2 transit stop designations associated with Sprinter commuter rail stations, with station locations determined by SANDAG. He noted that the transit eligibility criteria are based on service frequency and do not consider ridership capacity or utilization levels.

He further clarified that the maximum walking distance associated with the transit-oriented development standards is approximately one mile. Questions regarding broader implementation of the ordinance and its relationship to existing development standards will be evaluated comprehensively as part of the General Plan update process.

Regarding parking, Sean explained that state law prohibits local agencies from imposing minimum parking requirements within one-half mile of qualifying transit districts. While the City may not require minimum



vehicle parking in these areas, the ordinance includes standards for bicycle facilities and bicycle parking. He indicated that market demand is expected to continue to drive the provision of parking by developers.

He also noted that projects proposed in high fire hazard areas would remain subject to applicable fire safety regulations, wildfire risk assessments, and fire mitigation requirements.

Deputy City Attorney: Punam Prahalad clarified 30 dwellings units per acre is the density permitted by SB-79.

Planning Director Response: Planning Director Joe Farace explained that the proposed standards differ from existing regulations in that they are more specifically defined and allow for a higher density range. Based on a preliminary analysis of eligible properties, locations, and maximum allowable densities—without accounting for site-specific constraints—the ordinance could potentially accommodate approximately 90,000 additional dwelling units citywide. The Director further clarified that any proposal requiring a General Plan Amendment or rezoning would remain subject to the City's discretionary review process, and the City retains the authority to approve or deny such requests.

CLOSED PUBLIC COMMENTS

Action:
COMMISSIONER GUERRERO MOTIONED TO ADOPT NOTICE OF EXEMPTION EX26-041 AND APPROVE PC 26-5216 FOR TEXT AMENDMENT TA 26-0001 AND SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE.

- AYES: COMMISSIONERS: MARCINKO, CAVANAUGH, KILDOO, SAULSBERRY, CARROLL, GUERRERO, SMITH
- NOES: COMMISSIONERS: NONE
- ABSENT: COMMISSIONERS: NONE
- ABSTAIN: COMMISSIONERS: NONE

PLANNING DIVISION DIRECTOR COMMENTS: Planning Director Joe Farace reported that appeals have been filed for the North City Sign Program and North City West Phase 2 projects, both of which are scheduled for City Council consideration on June 23, 2026. He also informed the Commission that there will be no second Planning Commission meeting in June and that two Planning Commission meetings are scheduled for July.

PLANNING COMMISSIONERS COMMENTS: Commissioners expressed appreciation for the detailed presentation and the clear graphics included in the staff report.

ADJOURNMENT

At 7:18 p.m. Chair Saulsberry adjourned the meeting.



LIONEL SAULSBERRY , CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

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

DRAFT