



MINUTES

Regular Meeting of the Planning Commission

MONDAY, APRIL 20, 2026

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:30 p.m. Planning Commission Chair Salsbury 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: BARNETT, CAVANAUGH, KILDOO, SAULSBERRY, CARROLL, GUERRERO, SMITH

ALTERNATE COMMISSIONERS IN AUDIENCE: MARCINKO, NORRIS

ABSENT COMMISSIONERS: NONE

Also present were: Planning Division Director Joe Farace, Senior Planner Sarah Cluff, Senior Civil Engineer Bradley Holder, Deputy City Attorney Punam Prahalad, Senior Management Analyst Song LeBaron, and Project Coordinator Diana Rodriguez.

ORAL AND WRITTEN COMMUNICATIONS

Greg Cola, President of the Arbor Ranch HOA, stated he was there to better understand the Planning Commission process and expressed opposition to the proposed high-density development at the Briggs Tree Nursery site. He emphasized the community's desire for transparency, responsible growth, and preservation of neighborhood character.

Erica Prinster, a resident from Arbor Ranch, asked for clarification on the rezoning process and community rights related to the Briggs project.



CONSENT CALENDAR

1. APPROVAL OF MINUTES, 2/2/2026

Action:

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

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

2. Project No: VAC26-0001 Summary Vacation

Applicant: City of San Marcos

Request: 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.

Recommendation: Staff recommends approval to City Council

Action:

COMMISSIONER BARNETT MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL PC26-5198 FOR VAC26-0001 AND SECONDED BY COMMISSIONER GUERRERO. MOTION CARRIED BY THE FOLLOWING VOTE.

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

PUBLIC HEARING

3. Project No: GP25-0001, R25-0001, MFSDP25-0001, & TSM25-0001

Applicant: Santa Fe Flores LP

Request: A request for entitlements to construct a multi-family residential development consisting of 46 condominium units on a 2.6-acre vacant site, at 17.69 du/ac density, located on the northwest corner of South Santa Fe Avenue and North Las Flores Drive. The project proposal includes seven three-story buildings, consisting of 46 three-bedroom units, each with an attached two-car garage and private open space, with common open space and recreational amenities.

Recommendation: Staff recommends approval to City Council



Senior Planner Sarah Cluff and Senior Civil Engineer Bradley Holder: gave the staff presentation.
Rick Gittings, applicant representative: gave the applicant presentation.

OPEN PUBLIC COMMENTS

Ann Sullivan, a resident expressed concerns regarding the proposed project, including the placement of high-density housing adjacent to the liquor store, limited green space due to steep site topography, potential traffic impacts and overall citywide cumulative effects, and the need for more diverse or accessible housing types. She also suggested that the City pause additional development until existing new housing reaches higher occupancy levels.

Planning Commissioner discussions: The Commissioners discussed the project’s overall suitability for the site, noting its thoughtful design, appropriate amenities, and consistency with City planning and zoning requirements. They highlighted the project’s strengths as a well-designed urban infill development with proximity to transit, adequate parking, and no requests for development waivers. Commissioners acknowledged the concerns raised by the public regarding growth, infrastructure, and cumulative development impacts, clarifying that the property already had existing entitlements and that the decision before them involved a transition from previously approved apartments to for-sale condominiums. Commissioners also encouraged residents to remain informed and continue engaging in the planning process by attending Planning Commission meetings, City Council hearings, and upcoming community workshops related to the General Plan and housing initiatives.

Applicant response: The applicant representative clarified that the new fire station will be constructed before project completion, that the traffic study evaluated a broader network beyond the immediate project area, and that the project addresses ongoing regional housing demand while improving a long-vacant site.

Action:

COMMISSIONER BARNETT MOTIONED TO APPROVE RESOLUTION PC 26-5188 FOR GP25-0001, RESOLUTION PC 26-5189 FOR R25-0001, RESOLUTION PC 26-5190 FOR MFSDP25-0001, RESOLUTION PC 26-5191 FOR TSM25-0001 AND ADOPT ADDENDUM TO PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION ND22-008. MOTION SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE.

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

CLOSED PUBLIC COMMENTS

DISCUSSION ITEM: None



PLANNING DIVISION DIRECTOR COMMENTS: Planning Director Joe Farace reported on recent City Council actions, including approval of the Davia Village specific plan amendments on March 10, 2026, and noted upcoming projects scheduled for late spring and early summer.

PLANNING COMMISSIONERS COMMENTS: Commissioners discussed the City’s ongoing progress toward meeting Housing Element goals, the importance of making rezoning information more accessible to residents, and encouraged continued community participation in public workshops and future General Plan update efforts.

ADJOURNMENT

At 7:29 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