



MINUTES

Regular Meeting of the Planning Commission

MONDAY, May 18, 2026

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

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, Senior Management Analyst Song LeBaron, Administrative Assistant Sonia Rathee Gulia, Principal Civil Engineer Kyrenne Chua, Deputy City Attorney Punam Prahalad, Associate Planner Samuel Domiguez, Principal Planner Scott Nightingale

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 to City Council

Associate Planner Samuel Domiguez: gave the staff presentation

Action:

COMMISSIONER KILDOO MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL 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

OPEN PUBLIC COMMENTS

Applicant Representative Comments: Darren Levitt from Seabreeze Properties North City read Chapter Seven of University District Specific Plan from 2009 which calls for the Master Sign Program for the following three reasons: 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 two main issues in North city which are parking directions and sign litter. This project 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 project. She explained this footprint includes areas North of Barham Drive which is adjacent to the legacy property of the Santos Family. She also shared the applicant Urban Village San Marcos LLC is suing 82-year-old Gloria Santos in a Quite Title Action to strip their family of historical easement rights. A Civic Civil Court trial is set for September 2026; they



can't grant expansive design privileges to a developer with a document record of neighborhood intimidation on this land. The documented record includes property damage, flying construction debris, shattered car window, hostile verbal aggregation with the developer and family member, and an explicit police warning to site crew.

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.

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

Applicant: North City Community Partners/ Shea/ Lennar

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 to City Council

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

Jordan Selva, applicant representative: did not have an applicant presentation.

OPEN PUBLIC COMMENTS

Resident of San Marcos: Liz Santos expressed strong opposition to the proposed project. She explained the



developer has demonstrated a severe pattern of disregard for the neighbors. She provided several documented instances linking to the developer’s operations: property damage, flying construction debris, and concrete shattering a senior member’s car window, hostile verbal escalation, aggressive direct face to face confrontation between developer and family member and defiance of law enforcement in battery.

Planning Commissioner Discussions: The commissioners discussed several concerns that they had regarding this project. Their concerns were regarding the symmetry of the roundabout, Torrey Pine tree usage, resident pending lawsuit and the Summary Vacation.

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

DISCUSSION ITEM: None

PLANNING DIVISION DIRECTOR COMMENTS:

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

ADJOURNMENT

At 7:31 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