



**NOTICE OF PUBLIC HEARING  
(Planning Commission)**

The Planning Commission of the City of San Marcos will hold the following public hearing in the City Council Chambers located at San Marcos City Hall, 1 Civic Center Drive, San Marcos, CA 92069 at 6:30 p.m., on Monday, March 20, 2023.

**Project No:** GPA21-0001, R21-0001, CUP21-0001, V22-0001, and ND22-010

**Applicant:** Lonnie Tabbaa

**Request:** A General Plan Amendment (GPA21-0001), Rezone (R21-0001), and Conditional Use Permit (CUP21-0001) to modify the General Plan and Zoning designation of the above referenced property from Mixed Use-3 (MU-3/Nonresidential) to Commercial (C) and construct a gas station, car wash, 3,800 square foot convenience store, and a 1,200 square foot drive-through restaurant tenant space on the subject property. The applicant has also requested a Variance (V21-0001) because portions of the project site are closer than 500 feet from an existing gas station.

**Environmental Determination:** Mitigated Negative Declaration (ND22-010 / SCH No. 2022100480) was prepared pursuant to the California Environmental Quality Act (CEQA).

**Location of Property:** A vacant 1.76 acre property located at the southwest corner of W. Mission and N. Las Posas Roads in San Marcos, California 92069, more particularly described as The southeasterly 250 feet of lot 2 in block 102 of the Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map thereof no. 806 filed in the Office of the County Recorder of San Diego County, December 21, 1895. Assessor's Parcel No.: 219-122-03-00

Further information about this notice can be obtained from Sean del Solar, Senior Planner, by calling 760-744-1050 extension 3223, or via email [sdelsolar@san-marcos.net](mailto:sdelsolar@san-marcos.net).

**NOTICE:** Any interested person may appeal the decision of the Planning Commission to the City Council provided the appeal fee is paid (\$20 for residents; \$1,155 for non-residents) and a written appeal is submitted to the Planning Division Secretary within ten (10) calendar days of the date of the decision (due no later than **4:30 PM on March 30, 2023**). The written appeal should specify the reasons for the appeal and the grounds upon which the appeal is based. The City Council will then consider the filed appeal/s at a later public hearing.

The Planning Division can be contacted at 760-744-1050, extension 3233 or [gjackson@san-marcos.net](mailto:gjackson@san-marcos.net).

The City of San Marcos is committed to making its programs, services and activities accessible to individuals with disabilities. If you require accommodation to participate in this public hearing or any other City program, service or activity, please contact the City Clerk's office at 1 Civic Center Drive, San Marcos CA 92069, or call (760) 744-1050, Extension 3145.