



Regular City Council Meeting

Special San Marcos Successor Agency to the San Marcos Redevelopment Agency Meeting

Special San Marcos Successor Housing Agency to the San Marcos Redevelopment Agency Meeting

Regular Fire Protection District Meeting

Special San Marcos Public Financing Authority Meeting

Regular San Marcos Public Facilities Authority Meeting

Cell Phones: As a courtesy to others, please silence your cell phone or pager during the meeting and engage in conversations outside the Council Chambers.

Americans with Disabilities Act: If you need special assistance to participate in this meeting, please contact the City Clerk at (760) 744 1050, ext. 3145. Notification 48 hours in advance will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are available for the hearing impaired. Please see the City Clerk if you wish to use this device.

Public Comment: If you wish to address the City Council, please complete a "Request to Speak" form. Forms are located at the rear of the Council Chambers. Be sure to indicate which item number you wish to address. Comments are limited to THREE minutes, unless you meet the requirements of a formal or informal organization and have registered your organization with the City Clerk in advance. Speakers are asked to fill out a "Request to Speak" form and hand it to staff, although provision of a name, address, or other identifying information is optional.

The Oral Communication segment of the agenda is for the purpose of allowing the public to address the City Council on any matter NOT listed on the agenda. Speakers are limited to one opportunity to address the Council under Oral Communications. The Oral Communication segment is split on the agenda and begins with a 15 minute timed segment during which the Council will hear as many speakers as possible. Upon the conclusion of the 15 minute timed segment, any remaining speakers will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. Subject to very limited exceptions, the City Council is prohibited by state law from discussing or taking action on items NOT listed on the Agenda. However, they may refer the matter to staff for a future report and recommendation. If you wish to speak under "Oral Communications," please complete a "Request to Speak" form as noted above in advance of the start of that portion of the meeting.

Meeting Schedule and Broadcast Information: Regular City Council meetings are held on the second and fourth Tuesday of each month at 6:00 pm in the Council Chambers. City meetings are broadcast LIVE on San Marcos Community Television (SMTV) on Cox Channel 19, Time Warner Channel 24 and AT&T Channel 99. Meetings are also streamed live and archived online at www.sanmarcos.net.

Agenda related writings or documents provided to a majority of the City Council after distribution of the agenda packet will be available for public inspection at the time of distribution in the City Clerk Department located on the second floor of City Hall, 1 Civic Center Drive, San Marcos, CA during normal business hours. The same materials are also posted online at www.sanmarcos.net as time permits.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****INVOCATION -****ROLL CALL****CONSENT CALENDAR**

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting unless the public, staff, or Council Member(s) request that specific item(s) be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to three minutes.

1. [26-2764](#) WAIVER OF TEXT. This item is to waive the reading of the text of all ordinances and resolutions introduced and adopted at this meeting. Ordinances and resolutions shall be introduced or adopted by title.

Recommendation: WAIVE
2. [26-2765](#) APPROVAL OF MINUTES

Recommendation: APPROVE the minutes of the City Council regular and special meeting on December 9, 2025.

Attachments: [12-9-25S Closed Session](#)
[12-9-25R](#)
3. [26-2766](#) APPROVAL OF WARRANTS

Recommendation: APPROVE City Council, Successor Agency, and Fire Protection District warrants dated November and December 2025.

Attachments: [WARRANTS](#)
4. [26-2767](#) ACCEPT SPRINGDALE ESTATES RENT REVIEW PETITION AND SET HEARING BEFORE THE MOBILEHOME RENT REVIEW COMMISSION TO CONSIDER PROPOSED SPACE RENT INCREASE

Recommendation: ACCEPT the City Clerk's Certification of the rent review petition filed with respect to Springdale Estates, SCHEDULE a hearing before the Mobilehome Rent Review Commission concerning said proposed space rent increase, recommended to occur on March 10, 2026 at 2:00 pm, and acknowledge that the City Manager or designee may reschedule said hearing in the event the parties mutually request a revised hearing date and time pursuant to Resolution 2023-9242 and revised Mobilehome Rent Review Commission Procedures.

Attachments: [Springdale- Certificate of Sufficiency2025 updated 01062026](#)

5. [26-2774](#) ORDINANCE NO. 2025-1575 - SECOND READING OF ORDINANCE AMENDING SAN MARCOS MUNICIPAL CODE TITLE 17 (BUILDINGS, CONSTRUCTION, AND RELATED ACTIVITIES) AND ADOPTING LOCAL AMENDMENTS TO THE CALIFORNIA BUILDING CODE

Recommendation: ADOPT (Second Reading) Ordinance No. 2025-1575 amending the San Marcos Municipal Code Title 17 (Buildings, Construction, and Related Activities), and adopting local amendments to the California Building Code

Attachments: [Ordinance 2025-XXXX Title 17 Updates](#)
[Ordinance 2025-XXXX Title 17 Updates PDF](#)
[Attachment A - 2025 SMMC Title 17 Amendments redline](#)
[Attachment B - 2025 Muni Code Title 17 Amendments - final draft](#)
[0005_3 Attachment B - 2025 Muni Code Title 17 Amendments - final draft](#)

6. [26-2776](#) ORDINANCE NO. 2025-1576 - SECOND READING OF ORDINANCE AMENDING TITLE 14, CHAPTER 14.04 (HIGHWAYS AND TRAFFIC - APPLICATIONS, PERMITS, AND GENERAL PROVISIONS) AND TITLE 17, CHAPTER 17.32 (GRADING AND RELATED ACTIVITIES), OF THE SAN MARCOS MUNICIPAL CODE

Recommendation: ADOPT (Second Reading) Ordinance No. 2025-1576 amending Title 14, Chapter 14.04 (Highways and Traffic - Applications, Permits, and General Provisions) and Title 17 Chapter 17.32 (Grading and Related Activities) of the San Marcos Municipal Code.

Attachments: [Attachment 1 - Ordinance 2025-XXXX Amending Chapters 14.04 17.32](#)
[Attachment 2 - SMMC Ch 14.04 with Proposed Amendments Reflected in Redli](#)
[Attachment 3 - SMMC Ch. 17.32 with Proposed Amendments Reflected in Redl](#)

7. [26-2778](#) ORDINANCE NOS. 2025-1572, 1573 & 1574 - SECOND READING OF AMENDMENTS TO THE UNIVERSITY DISTRICT SPECIFIC PLAN (UDSP), AN AMENDMENT TO THE HEART OF THE CITY SPECIFIC PLAN (HOCSP), AND A MUNICIPAL CODE SECTION 20.400.180 TEXT AMENDMENT

Recommendation: 1. ADOPT (Second Reading) Ordinance No. 2025-1572 (Specific Plan Amendment SP24-0003) approving various changes to the University District Specific Plan (UDSP) including but not limited to adding a Self-Storage Overlay Zone with associated development standards, updating the Transportation Demand Management (TDM) Plan, making minor adjustments to the public art section, and expanding the Specific Plan boundary
2. ADOPT (Second Reading) Ordinance No. 2025-1573 (Specific Plan Amendment SP25-0001) approving various changes to the Heart of the City Specific Plan (HOCSP) including but not limited to removing two properties from the HOCSP and updating descriptions associated with these two properties
3. ADOPT (Second Reading) Ordinance No. 2025-1574 (Text Amendment TA24-0004) to amend Municipal Code Section 20.400.180 to specify that the section does not apply to the University District Specific Plan Self Storage Overlay Zone and find the Text Amendment is exempt from CEQA (EX25-036)

Attachments: [0007_1_Ordinance No. 2025-1572 \(SP24-0003\)](#)
[Ordinance No. 2025-1572 \(SP24-0003\) Exhibit C](#)
[0007_3_Ordinance No. 2025-1573 \(SP25-0001\)](#)
[Ordinance No. 2025-1573 \(SP25-0001\) Exhibit B](#)
[0007_5_Ordinance No. 2025-1574 \(TA24-0004\)](#)
[Ordinance No. 2025-1574 \(TA24-0004\) Exhibit A](#)
[Ordinance No. 2025-1574 \(TA24-0004\) Exhibit B](#)

8. [TMP-2357](#) FISCAL YEAR 2024-25 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)

Recommendation: NOTE AND FILE the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025 along with the independent auditors' letter to the City Council regarding audit results.

Attachments: [City of San Marcos 2025 ACFR](#)
[SAS 114 - San Marcos](#)

9. [TMP-2356](#) RESOLUTION NO. SA 2026-037 - APPROVING THE 26-27 RECOGNIZED OBLIGATION PAYMENTS SCHEDULE (ROPS) AND ADMINISTRATION BUDGET AS REQUIRED BY HEALTH & SAFETY CODE SECTION 34177

Recommendation: ADOPT a Successor Agency resolution approving the Recognized Obligation Payment Schedule (ROPS) and Administration Budget for the required filing period of July 1, 2026 through June 30, 2027.

Attachments: [ROPS 26-27 SAReso](#)
[ROPS 26-27_City of San Marcos](#)

10. [TMP-2378](#) RESOLUTION NO. 2026-9532 - AUTHORIZING A BUDGET AMENDMENT TO FISCAL YEAR 25-26 OPERATING BUDGET FOR THE AWARDED 2025 SAFE SAN DIEGO GRANT FUNDS

Recommendation: ADOPT a resolution authorizing a budget amendment to the fiscal year (FY) 25-26 Operating Budget for the awarded 2025 SAFE San Diego Grant funds for the San Marcos Community Emergency Response Team (CERT).

Attachments: [SAFE San Diego Grant Resolution](#)

ORAL COMMUNICATIONS

Persons wishing to speak on items not on the agenda may do so during this time period, provided remarks are confined to matters within the subject matter jurisdiction of the City Council. Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided at the rear of the Chamber in advance of the start of that portion of the meeting. The first Oral Communication segment consists of a 15 minute timed segment during which the Council will hear as many speakers as possible. Any speakers not heard during the first Oral Communications segment will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. Please note that, subject to very limited exceptions, the City Council is precluded by State law from discussing or taking action on any topic that is not included on the posted agenda.

NEW BUSINESS

11. [26-2779](#) APPOINTMENTS TO CITY BOARDS, COMMITTEES AND COMMISSIONS

Recommendation: APPOINT individuals to positions on City Boards, Committees and Commissions.

Attachments: [2026 Commission Application List - Council Dais](#)
[Jan 2026 Applications & Statements](#)

ORAL COMMUNICATIONS - CONTINUED

This portion of the agenda is set aside for continuation of Oral Communications, if needed. Speakers are limited to three minutes. Please note that, subject to very limited exceptions, the City Council is precluded by State law from taking action on any topic that is not included on the posted agenda. Please complete a "Request to Speak" form and place in basket provided in advance of the start of that portion of the meeting.

REPORTS (INCLUDING AB 1234 REPORTING REQUIREMENTS - GC 53232.3(D))

12. [26-2768](#) SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)

Recommendation: Note and File

13. [26-2769](#) LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)

Recommendation: Note and File

14. [26-2770](#) NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)

Recommendation: Note and File.

15. [26-2771](#) NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT
(COUNCILMEMBER LEBLANG)

Recommendation: Note and File

16. [26-2772](#) CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)

Recommendation: Note and File

17. [26-2773](#) CITY COUNCIL BUSINESS VISITS

Recommendation: Note and File

COUNCIL COMMENTARY

ADJOURNMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.
CITY OF SAN MARCOS)

I, PHILLIP SCOLLICK, CITY CLERK OF THE CITY OF SAN MARCOS, HEREBY CERTIFY THAT I CAUSED THE POSTING OF THIS AGENDA IN THE GLASS DISPLAY CASE AT THE NORTH ENTRANCE OF CITY HALL AND ON THE CITY'S WEBSITE ON JANUARY 9, 2026, 5:30 P.M.

DATE: JANUARY 9, 2026

PHILLIP SCOLLICK, CITY CLERK