

RESOLUTION PC 25-5174

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SAN MARCOS RECOMMENDING TO THE CITY
COUNCIL APPROVAL OF AN ORDINANCE AMENDING TITLE 20
OF THE SAN MARCOS MUNICIPAL CODE ASSOCIATED WITH
SECTION 20.400.180, SELF-STORAGE REQUIREMENTS

TA24-0004

Urban Villages San Marcos, LLC

WHEREAS, on November 7, 2024, the City received an application from Urban Villages San Marcos, LLC requesting an amendment of Title 20 of the San Marcos Municipal Code to clarify that the self-storage requirements listed do not apply to the Self-Storage Overlay Zone of the University District Specific Plan; and

WHEREAS, Chapter 20.400 of the San Marcos Municipal Code (SMMC), referred to as the City's Specific Use Standards, establishes requirements for a variety of land uses in addition to the requirements of the applicable Zone; and

WHEREAS, SMMC Section 20.400.180 provides specific criteria and minimum requirements for self-storage facilities within the City's jurisdiction, including but not limited to demand analysis, location, access, setbacks, screening, economic impact mitigation, and loading areas; and

WHEREAS, the Text Amendment will result in an update to Section 20.400.180 which will state that the self-storage criteria and minimum requirements do not apply to the Self-Storage Overlay zone of the University District Specific Plan; and

WHEREAS, the Text Amendment is being requested in conjunction with an amendment to the University District Specific Plan (SP24-0003) to make various changes to the Specific Plan including the addition of a Self-Storage Overlay Zone and expansion of the Specific Plan boundary, amendment to the Heart of the City Specific Plan (SP25-0001) to adjust the Specific Plan boundary, General Plan Amendment (GPA25-0002) to amend maps related to Specific Plan changes in the Land Use Element, and Conditional Use Permit (CUP24-0005) for a new self-storage facility within the University District Specific Plan; and

WHEREAS, the Text Amendment will result in an update to Section 20.400.180 which will state that the self-storage criteria and minimum requirements do not apply to the Self-Storage Overlay zone of the University District Specific Plan; and;

WHEREAS, the Development Services Department did study said request, and recommends approval of said request; and

WHEREAS, on April 24, 2025, the City held a public workshop to provide an informational overview of the proposed project to the general public; and

WHEREAS, on October 20, 2025, the Planning Commission held a duly noticed public hearing in the manner prescribed by law to consider said request.

NOW, THEREFORE, the Planning Commission does hereby resolve as follows:

1. The foregoing recitals are true and correct and are incorporated herein as though fully set forth at this point.
2. Existing San Marcos Municipal Code Section 20.400.180 is hereby amended to read as shown in the clean and redlined versions attached hereto as Exhibit "A" and Exhibit "B," respectively, and incorporated herein by this reference.
3. The proposed Text Amendments to Title 20 (Zoning Ordinance) of the San Marcos Municipal Code are exempt from the California Environmental Quality Act (CEQA) because this is not a project within the meaning of Section 15378 of the CEQA Guidelines because there is no potential for it to result in a physical change in the environment, either directly or indirectly. In the event this Resolution is found to be subject to CEQA, it is exempt from CEQA pursuant to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility of a significant effect on the environment.
4. The proposed Text Amendments to Title 20 (Zoning Ordinance) of the San Marcos Municipal Code will not adversely affect the implementation of the General Plan in that it does not conflict with any goal, objective, or policy of the General Plan.
5. The proposed Text Amendments to Title 20 (Zoning Ordinance) of the San Marcos Municipal Code will not be detrimental to the public health, safety, morals, and welfare in that the Text Amendment will not specifically authorize development and any proposed development will be subject to review for consistency with applicable regulations designed in part to find that the project is not detrimental to public health, safety, morals, and welfare.
6. The exemption (EX 25-036) of these Text Amendments from CEQA pursuant to Section 15378 of the CEQA Guidelines and/or Section 15061(b)(3) is hereby recommended to the City Council for approval.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of San Marcos, California, at a regular meeting thereof, held on this 20th day of October, 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Fatima Guerrero, Chairperson

ATTEST:

Gina Jackson, Senior Office Specialist

Attachment(s):

Exhibit A – Amended SMMC Section 20.400.180 (Clean)

Exhibit B – Amended SMMC Section 20.400.180 (Redlined)