



ATTACHMENT F

SUMMARY OF AMENDMENTS

UDSP Self Storage and District Expansion (SP24-0003, SP25-0001, GPA 25-0002, TA24-0004, CUP24-0005)

Requested Planning Actions:

- Revise the University District Specific Plan (UDSP) and Heart of the City Specific Plan (HOCSP) to relocate the 2.36 acre Hampton Inn site from the HOCSP to the UDSP.
- Introduce a self-storage overlay zone to the UDSP to allow for the relocation of the CubeSmart self-storage facility from 235 E. Carmel Street to 337 E. Carmel Street. The overlay zone includes development standards/guidelines for the new storage building and requires the issuance of a conditional use permit.
- Prepare a comprehensive update to the UDSP Transportation Demand Management Plan (TDM) to bring it into conformance with the City's new TDM plan and ordinance.

Associated General Plan Changes:

- Changed boundaries of the UDSP and HOCSP in Figures 2-3 and 2-5.

Associated Change to the San Marcos Municipal Code (SMMC):

- Revised Section 20.400.180 to indicate that these regulations do not apply to the Self-Storage Overlay Zone within the UDSP.

Associated HOCSP Changes:

- Figure 2 – Land Use Plan – Updated boundary to remove Hampton Inn site.
- Table 1 – Land Use Statistical Summary – Updated acreage to remove the approximate 2-acre Hampton Inn site from the BP designation.
- Section 2.3.1 – Removed reference to the hotel site at the southwest corner of Twin Oaks Valley Road and SR-78 since this is part of the UDSP.

Associated UDSP Changes:

Chapter I Introduction:

Revised these figures to extend the UDSP boundary to include the Hampton Inn site:

- Figure I.B HOCSP Area Map
- I.C Site Map
- I.D Aerial
- I.E Ownership

Text changes:

- Section I.3.1: Updated plan area acreage from 203 to 205 to accommodate the approximate 2-acre Hampton Inn site.
- Section I.3.1: Added a discussion of the changes occurring as part of this 2025 formal amendment.

Chapter III Land Use Framework:

Revised these figures to extend the UDSP boundary to include the Hampton Inn site:

- III.A Existing Development – Also updated underlying image.
- III.D Conceptual Land Use Illustrative
- III.E Neighborhood/Districts Illustrative – Site was added to the commercial/retail core.
- III.F Commercial/Retail core

Text changes:

- Table III.A – Added a footnote regarding the transfer of 69 hotel rooms from the HOCSP into the UDSP.
- Section III.5 – Updated description of hotel land use to clarify that the 69 existing Hampton Inn rooms are excluded from the planned 250 future hotel rooms.

Chapter IV Open Space/Conservation:

Revised these figures to extend the UDSP boundary to include the Hampton Inn site:

- IV.A Parks, Plazas, OS
- IV.H Landscape Zones – Site added to urban landscape zone.
- IV.J2 Conceptual SWQ Strategies

Chapter V Transportation/Circulation:

Revised these figures to extend the UDSP boundary to include the Hampton Inn site:

- V.A Required Streets Diagram
- V.B Pedestrian and Bicyclist Linkages Diagram – Extended ped/bike connection north of June Way to connect to Carmel St.
- V.C Pedestrian and Vehicular Gateways Diagram

Text Changes:

- Section V.2.2. and V.2.3 – Text updates to ensure consistency between the UDSP and the TDM.
- Section V.3 has been removed. The intra-city shuttle is no longer planned and has been replaced by NCTD+, which is discussed in the TDM.
- Table V.B – Added a footnote regarding the transfer of 69 hotel rooms from the HOCSP into the UDSP and reference to the March 2025 traffic generation memo prepared by Urban Systems Associates.

Chapter VI Form-Based Code:

Revised these figures to extend the UDSP boundary to include the Hampton Inn site:

- VI.A Street Types Regulating Diagram
- VI.B Building and Public Space Regulating Plan – Applied Mixed-Use A or Commercial Building Type
- VI.C Building Height Regulating Plan – Applied a building height of 3 stories or 30' min/6 stories or 70' max.
- VI.D2 Conceptual Grading Plan (East of Twin Oaks Valley Road)
- VI.E Street Tree Diagram

Text Changes:

- Section VI.5 – Revised text for East Paseos and Plazas for consistency with Chapter IV. (Figure IV.A) and added requirement that at least one must contain a bike repair station per the TDM plan. Revised Knoll Park and Neighborhood Green to also contain a bike repair station per the TDM plan.
- Development Standards for Freeway Commercial Building A – Added discussion of the self-storage use permitted in the overlay zone and how parking may be permitted in the front.
- Freeway Commercial Building A: Building Uses Table – Added self-storage subject to a CUP with a note that it is only permitted in the self-storage overlay zone.
- Freeway Commercial Building A: Self-Storage Overlay Zone – Added table with development standards/guidelines and an example image.

Chapter VII District Signage/Public Art:

Revised this figure to extend the UDSP boundary to include the Hampton Inn site:

- VII.A Conceptual Sign Program

Text Change:

- Section VII.2.6 – Removed reference to future intra-city shuttle stops.
- Section VII.3 – Changed all references to Community Development Director to Economic Development Director or his/her designee.
- Section VII.3.3 – Clarified that review process is the same regardless of whether applicant utilizes public art fund.

Chapter VIII Infrastructure/Utilities/Public Services:

Revised these figures to extend the UDSP boundary to include the Hampton Inn site:

- VIII.B2 Proposed Water Facilities (East) – Also indicated the water line upsizing on Carmel St.
- VIII.D2 Proposed On-Site Sewer Facilities (East) – Also added a note regarding the sewer upsizing.
- VIII.F2 Storm Drain System (East)

Appendix:

- Updated PTDM to reflect the latest one prepared by Urban Systems Associates