



**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**

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**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 FIVE 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 only 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. The City Council is prohibited by state law from 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.

**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.san-marcos.net](http://www.san-marcos.net).

**Agendas:** Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the City Clerk Department located on the second floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours. Packet documents are also posted online at [www.san-marcos.net](http://www.san-marcos.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.san-marcos.net](http://www.san-marcos.net) as time permits.

**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION - PASTOR KARLA HALVORSON, SAN MARCOS LUTHERAN CHURCH****ROLL CALL****CONSENT CALENDAR**

1. [16-630](#) 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. [16-631](#) APPROVAL OF MINUTES  
  
**Recommendation:** APPROVE the minutes of a Regular meeting on January 24, 2017.  
  
**Attachments:** [1-24-17R](#)
3. [16-632](#) APPROVAL OF WARRANTS  
  
**Recommendation:** APPROVE City Council, Successor Agency, and Fire Protection District warrants dated 2/6/2017.  
  
**Attachments:** [Warrants-2-6-17](#)
4. [TMP-0699](#) CONTRACT AWARD FOR FINANCIAL ADVISORY SERVICES  
  
**Recommendation:** NOTE AND FILE  
  
**Attachments:** [Scope of Services - Attachment A](#)
5. [TMP-0738](#) RESOLUTION NO. SHA 2017-023 - INCREASE TO THE PROJECT LOAN FOR THE PROMENADE AT CREEKSIDE II PROJECT DUE TO A DROP IN THE VALUE OF 9% LOW INCOME HOUSING TAX CREDITS  
  
**Recommendation:** ADOPT a resolution as the Successor Housing Agency (SHA) to approve an \$800,000 increase to the project loan.  
  
**Attachments:** [Affordable Housing - Creek #1 - Resolution - \\$800K plus-up form SHA on Feb 1](#)  
[Affordable Housing - Creek #1 - Parcel Map 21212 exhibit - Staff Report 14 Apr](#)

6. [TMP-0743](#) RESOLUTION NO. SHA 2017-024 - REQUEST FOR APPROVAL OF AN INCREASE TO THE PROJECT LOAN FOR THE EL DORADO II PROJECT
- Recommendation:** ADOPT a resolution as the Successor Housing Agency (SHA) approving a \$2,600,000 project loan increase.
- Attachments:** [Affordable Housing - El Dorado II - Resolution - \\$2.6 million plus-up form SHA o](#)  
[Affordable Housing - El Dorado II - Exhibit for Site Plan 99-unit Phase I on 14 F](#)
7. [16-625](#) RESOLUTION NO. 2017-8300 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY EVENT TICKET APPROVAL
- Recommendation:** ADOPT a resolution approving expenditure of funds for attendance at a public purpose event.
- Attachments:** [2016-xxxx Event](#)
8. [TMP-0728](#) RESOLUTION NO. 2017-8301 - APPROVAL OF AGREEMENT FOR ADVANCED LIFE SUPPORT TRANSPORT SERVICES
- Recommendation:** ADOPT the Agreement for Advanced Life Support (ALS) Transport Services between the City of San Marcos, the San Marcos Fire Protection District (collectively, "City/District") and the San Marcos Fire Department.
- Attachments:** [Resolution.docx](#)  
[Attachment A - 2017 ALS Transport Services Agreement.docx](#)  
[Attachment B - 2009 ALS Transport Services Agreement.pdf](#)
9. [TMP-0734](#) RESOLUTION NO. 2017-8303 - ACCEPTANCE AND AUTHORIZE FILING NOTICE OF COMPLETION FOR THE ARMORLITE DRIVE SMART GROWTH CORRIDOR ENHANCEMENTS CAPITAL IMPROVEMENT PROGRAM PROJECT (CIP #88539)
- Recommendation:** ADOPT a resolution accepting the improvements included in the Armorlite Drive Smart Growth Corridor Enhancements Capital Improvement Program Project (CIP #88539), ordering the recording of a Notice of Completion (NOC), authorizing the release of retention 35 days after filing the NOC, and the release of construction bonds required per the contract between the City of San Marcos and Tri Group Construction and Development, Inc.
- Attachments:** [88539 Close Reso 12317](#)  
[88539 Report of Cons Completion 012317](#)

10. [TMP-0739](#) RESOLUTION NO. 2017-8304 - RECEIVE THE FISCAL YEAR 2016-17 MID-YEAR BUDGET AMENDMENTS AND ADOPT A RESOLUTION AMENDING THE FISCAL YEAR 2016-17 OPERATIONS & MAINTENANCE AND CAPITAL IMPROVEMENTS PROJECTS BUDGET
- Recommendation:** ADOPT a resolution amending the Fiscal Year 2016-17 Operations & Maintenance Budget and Capital Improvement Project Budgets.
- Attachments:** [Resolution amending budget 16\\_17.docx](#)  
[Exhibit A.pdf](#)  
[CIP Program Project Worksheets.pdf](#)
11. [TMP-0748](#) RESOLUTION NO. 2017-8310 - SPECIAL ASSESSMENT FOR WEED AND NUISANCE ABATEMENT
- Recommendation:** ADOPT a resolution for the Weed & Nuisance Itemized Cost Report and AUTHORIZE City Staff to deliver the same to the County of San Diego Tax Assessor and the Treasurer-Tax Collector to recover the same by way of special assessment and associated lien against the property located at 1417 Pine Heights Way.
- Attachments:** [Resolution Cost Recovery1](#)  
[ATTACHMENT A - Fees. redacted](#)  
[Fire Admin-004 redacted](#)  
[Hearing Officer's Decision on 1417 Pine Heights Way redacted](#)
12. [TMP-0731](#) RESOLUTION NO. 2017-8302 - ACCEPTANCE AND AUTHORIZE FILING NOTICE OF COMPLETION FOR THE CITY OF SAN MARCOS EXTERIOR PAINTING OF CIVIC CENTER, GYM AND FIRE STATION 3 PROJECT (CONTRACT # 5297)
- Recommendation:** ADOPT a resolution accepting the improvements included in the City of San Marcos Exterior Painting of Civic Center, Gym and Fire Station 3 Project (Project), ordering the recording of a Notice of Completion and authorizing the release of construction bonds required per the contract between the City of San Marcos and Paint and Decor, Inc.
- Attachments:** [Reso Exterior Paint Project 5297](#)

## **ORAL COMMUNICATIONS**

*Speakers are limited to five minutes. Please complete a "Request to Speak" form and place in basket provided.*

## **PUBLIC HEARING**

13. [TMP-0729](#) RESOLUTION NOS. 2017-8305 & 2017-8306 AND ORDINANCE NOS. 2017-1437 & 2017-1438 - VILLA SERENA/NATIONAL COMMUNITY RENAISSANCE 148 AFFORDABLE APARTMENT UNITS, GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN, MULTI-FAMILY SITE DEVELOPMENT PLAN, AND MITIGATED NEGATIVE DECLARATION. (P15-0052: GPA 15-003/R15-002/SP 15-004/MFSDP 15-004/ND 16-002)

**Recommendation:** ADOPT an ordinance and resolutions for General Plan Amendment to change the land use from "Medium Density Residential 2 (MDR2)" to "Specific Plan Area", Rezone to reclassify the zoning from Multi-Family Residential (R-3-10) to Specific Plan Area (SPA), Specific Plan (SP), Multi-Family Site Development Plan (MFSDP), and Mitigated Negative Declaration (ND) for a 148-unit affordable apartment complex on a 4.06-acre property.

**Attachments:** [P15-0052 National CORE- CC- GPA reso and exhibit](#)  
[P15-0052 National CORE- CC- RZ Ord and exhibit](#)  
[P15-0052 National CORE- CC- SP ORD](#)  
[P15-0052 National CORE- CC- SP reso exhibit- specific plan](#)  
[P15-0052 National CORE- CC- MFSDP reso](#)  
[P15-0052 National CORE- CC- Attachments A-C](#)  
[P15-0052 National CORE- CC- Attachment D- ND 16-002](#)  
[P15-0052 National CORE- CC- Attachment D- Appx A cultural survey](#)  
[P15-0052 National CORE- CC- Attachment D- Appx B geotechnical report](#)  
[P15-0052 National CORE- CC- Attachment D- Appx C greenhouse gas analysis](#)  
[P15-0052 National CORE- CC- Attachment D- Appx D phase 1 assessment](#)  
[P15-0052 National CORE- CC- Attachment D- Appx E noise study](#)  
[P15-0052 National CORE- CC- Attachment D- Appx F water sewer study](#)  
[P15-0052 National CORE- CC- Attachment E- Public Comments](#)  
[P15-0052 National CORE- CC- Attachment F- PC minutes](#)  
[P15-0052 National CORE- CC- Attachment G- site plan and renderings](#)

14. [TMP-0732](#) RESOLUTION NO. 2017-8307 - UNIVERSITY DISTRICTS HOLDINGS II, LLC - CORNER@2OAKS PHASE 1 COMMERCIAL CENTER SITE DEVELOPMENT PLAN AND MITIGATED NEGATIVE DECLARATION FOR A TWO STORY 13,499 SQUARE FOOT OFFICE/RETAIL BUILDING AND SINGLE STORY 6,500 SQUARE FOOT RESTAURANT. (P16-0023: SDP 16-004/ND15-005)

**Recommendation:** ADOPT a Site Development Plan and Mitigated Negative Declaration (ND15-005) with a Mitigation Monitoring & Reporting Program to allow the development of a 13,499 square foot two story office/retail building and a single story 6,500 s.f. of restaurant on a 3.06 acre site.

**Attachments:** [P16\\_0023\\_UD\\_Holdings\\_SDP\\_CC\\_Resolution\\_010917](#)

[Attachment A-E- Phase 1](#)

[Attachment F - Mitigated Negative Declaration](#)

[Attachment F - Technical Appendices](#)

[Attachment G- 2014 Approved Site Plan Phase 1](#)

[Attachment H - PC Minutes](#)

[Attachment I Phase 1 Site Plan](#)

[Attachment J Phase 1 Floor Plan & Elevations](#)

[Attachment K Colored Elevation](#)

[Attachment L Grading Plan](#)

[Attachment M Landscape Plans](#)

15. [TMP-0733](#) RESOLUTION NOS. 2017-8308 & 2017-8309 AND ORDINANCE NO. 2017-1439, CR TOVR ASSOCIATES, LLC CORNER@2OAKS "PHASE 2" SPECIFIC PLAN AMENDMENT, MULTIFAMILY SITE DEVELOPMENT PLAN, TENTATIVE SUBDIVISION MAP AND MITIGATED NEGATIVE DECLARATION FOR 118 CONDOMINIUM TOWNHOMES. P15-0012: SPA 15-001/MFSDP 15-001/TSM15-002/ND15-005

**Recommendation:** ADOPT first reading of ordinance and resolutions for the proposed Heart of the City Specific Plan Amendment (changing the land use designation within the Specific Plan from "Town Center" to "High Density Multi-Family Residential"), a Multifamily Site Development Plan, and a Tentative Subdivision Map to allow the development a 118 unit condominium complex on 6.8 acres on the southern portion ("Phase 2") of the Corner@2Oaks site on the southwest corner of the intersection of San Marcos Boulevard and Twin Oaks Valley Road. APPROVE the Mitigated Negative Declaration (ND15-005) with a Mitigation Monitoring & Reporting Program.

**Attachments:** [P15\\_0012\\_Colrich\\_SPA\\_CC\\_Ordinance\\_010917\\_Page Numbering off SEE NE\](#)  
[SP 15-001 \(Attachment A\) Heart of the City Specific Plan](#)  
[SP 15-001 \(Attachment C\) Appendix G corner@2Oaks Phase 2](#)  
[P15\\_0012\\_Colrich\\_TSM\\_CC\\_Resolution\\_010917](#)  
[P15\\_0012\\_Colrich\\_MFSDP\\_CC\\_Resolution\\_010917](#)  
[Attachment A-E - Phase 2](#)  
[Attachment F - Mitigated Negative Declaration](#)  
[Attachment F - Technical Appendices](#)  
[Attachment G - Phase 2](#)  
[Attachment H - PC Minutes](#)  
[Attachment I Architecture](#)  
[Attachment J Grading](#)  
[Attachment K Landscape](#)  
[Additional Correspondence-redacted](#)

## **ORAL COMMUNICATIONS - CONTINUED**

*Speakers are limited to five minutes. Please complete a "Request to Speak" form and place in basket provided.*

## **REPORTS (INCLUDING AB 1234 REPORTING REQUIREMENTS)**

16. [16-633](#) SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR DESMOND)

**Recommendation:** Note and File

**Attachments:** [SANDAG Board of Dir Annual Retreat](#)

17. [16-634](#) NORTH COUNTY TRANSIT DISTRICT REPORT (VICE MAYOR JONES)

**Recommendation:** Note and File.

18. [16-635](#) NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY  
REPORT (COUNCILMEMBER JENKINS)

**Recommendation:** Note and File

19. [16-636](#) LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER  
JABARA)

**Recommendation:** Note and File

## **COUNCIL COMMENTARY**

## **CLOSED SESSION**

20. [16-637](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS CITY  
MANAGER, REAL PROPERTY SERVICES MANAGER, ECONOMIC  
DEVELOPMENT MANAGER AND CITY ATTORNEY [GC 54956.8].  
Confer with real property negotiators regarding price and terms for real  
property owned by the City and/or the Successor Agency to the former  
San Marcos Redevelopment Agency, Lab Holding, LLC as the  
negotiating party, concerning Assessor's Parcel Numbers 219-152-70,  
219-152-47, 219-152-18, 219-152-14, 219-152-40, 219-152-08,  
219-152-42, 219-152-44, 219-152-45, 219-152-51, and 219-152-61.
21. [16-626](#) CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION  
[GC 54956.9(d)(1)]. City of San Marcos v. Dolores A. Sullivan,  
Successor of the Lawrence E. Sullivan and Dolores A. Sullivan 1996  
Family Trust, et al., San Diego Superior Court North County Division  
Case Number 37-2016-00009029-CU-EI-NC.
22. [16-627](#) CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION  
[GC 54956.9(d)(1)]. Citizens Development Corporation, Inc. vs. County  
of San Diego, City of San Marcos, et. al., United States District Court  
Case No. 12CV0334 IEG RBB.

## **ADJOURNMENT**

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

I, PHILLIP SCOLICK, 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  
FEBRUARY 9, 2017, 5:30 P.M.

DATE: FEBRUARY 9, 2017

PHILLIP SCOLICK, CITY CLERK