

RESOLUTION PC 25-5173

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SAN MARCOS RECOMMENDING TO THE CITY
COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT
FOR MAP CHANGES IN THE LAND USE AND COMMUNITY
DESIGN ELEMENT OF THE GENERAL PLAN

GPA25-0002

Urban Villages San Marcos, LLC

WHEREAS, Government Code sections 65350 et seq. require each planning agency and legislative body of each city to adopt a comprehensive, long-term general plan for the physical development of the city; and

WHEREAS, Section 65358 of the Government Code specifies the requirements for the amendment of all or part of a General Plan; and

WHEREAS, on November 7, 2024, the City received an application from Urban Villages San Marcos, LLC requesting a General Plan Amendment to the Land Use and Community Design Element of the General Plan for the purpose of amending the land use maps related to Specific Plan boundary changes; 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 Specific Plan boundary adjustment, amendment to the Heart of the City Specific Plan (SP25-0001) to adjust the Specific Plan boundary, San Marcos Municipal Code Text Amendment (TA24-0004) amending self-storage requirements in Title 20, and Conditional Use Permit (CUP24-0005) for a new self-storage facility within 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; and

WHEREAS, the project is within the scope of the programmatic Final Environmental Impact Report for the University District Specific Plan (FEIR) and said FEIR adequately describes the proposed project addressed in the 2025 Addendum to the FEIR (State Clearinghouse No. 2008101083) prepared for the project pursuant to the California Environmental Quality Act (CEQA); and

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

- A. The foregoing recitals are true and correct and are hereby incorporated by reference into this Resolution.

- B. The Planning Commission hereby recommends to the City Council approval of this General Plan Amendment, as shown on the attached Exhibit A, incorporated by reference and made a part of this Resolution as though fully set forth herein.
- C. This General Plan Amendment is recommended to the City Council for approval in conjunction with the submitted Specific Plan Amendments (SP24-0003 & SP25-0001), San Marcos Municipal Code Text Amendment (TA24-0004), and Conditional Use Permit (CUP24-0005) and all conditions of approval specified in Resolutions PC 25-5171, PC 25-5172, PC 25-5174 and PC 25-5175, respectively, which documents are incorporated herein by this reference; and the mitigation measures set forth in the FEIR for the University District Specific Plan and the 2025 Addendum to the FEIR (State Clearinghouse No. 2008101083) are hereby incorporated by reference and made a part of this Resolution with the same force and effect as though fully set forth herein.
- D. The Planning Commission's decision is based on the following findings and determinations:
 - 1. The proposed General Plan Amendment is consistent with the Goals and Objectives in the General Plan, in that removing two properties from Heart of the City Specific Plan and expanding the University District Specific Plan will increase the size of an anticipated high quality built environment with forms and character that create memorable places (GP Land Use Goal LU-5), develop land use patterns that are compatible with and support a variety of mobility opportunities and choices (GP Land Use Goal LU-3), maintain a supportive business climate and a healthy, sustainable economy to retain and attract high quality businesses and create additional employment opportunities (GP land Use Goal LU-6), and helps to direct and sustain growth and expansion in areas of San Marcos that can support a concentration of a variety of uses and are particularly suitable for multi-modal transportation and infrastructure expansion and improvements (GP land Use Goal LU-7).
 - 2. The proposed General Plan Amendment is deemed to be in the public interest, in that inclusion of APN's 221-110-67-00 and 221-110-68-00 will expand the geographic boundaries of the University District Specific Plan, which will in turn increase the types of land uses permitted within the expansion area if the site is redeveloped, and will also allow the existing hotel to remain as-is or allow an expansion of the use with approval of a Site Development Plan and/or other entitlements required by the University District Specific Plan.
 - 3. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare, in that the proposed removal of two properties from the Heart of the City Specific Plan and addition of those properties to the University District Specific Plan will expand the types of land uses permitted on the subject properties and will result in development more compatible with the mixed use and urban character of the University District. Additionally, future development will be conditioned through a Site Development Plan for architectural treatment, building setbacks, landscaping, parking, stormwater

treatment, floodway/floodplain design compliance, and adequate public facilities and infrastructure, including fire, police, water, sewer, and street improvements.

4. All requirements of CEQA have been met, in that an Addendum to the 2009 FEIR was prepared and adequately demonstrated that none of the conditions described in Section 15162 of the California Environmental Quality Act (CEQA) statute and guidelines calling for preparation of a subsequent EIR have occurred.
- E. This General Plan Amendment is within the scope of the FEIR for the University District Specific Plan and the 2025 Addendum to the FEIR (State Clearinghouse No. 2008101083) prepared for the project pursuant to the California Environmental Quality Act (CEQA) and the mitigation monitoring and reporting program pursuant to CEQA.
 - F. The applicant/developer shall comply with all provisions and requirements set forth in the San Marcos Municipal Code, and all City ordinances, resolutions, policies and procedures, and as authorized by the University District Specific Plan, and with all applicable state and federal regulations, as may be amended from time to time, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated by reference and made a part of this Resolution with the same force and effect as though fully set forth herein.
 - G. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services, equipment needed, and the hiring of local residents to stimulate the San Marcos economy to the greatest extent possible.
 - H. To the extent permitted by law, the applicant/developer shall defend and hold the City of San Marcos, its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the applicant/developer or its contractors, subcontractors, agents, employees or other persons acting on applicant/developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. The applicant/developer further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project but shall survive in perpetuity.

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 – Proposed General Plan Changes Table
Exhibit B – GPA Pages Exhibit (Strikeout/Underline)

EXHIBIT A

Proposed General Plan Changes Table

Section	Page(s)	Revision
Land Use and Community Design Element	2-11	Modify Figure 2-3 to remove APNs 221-110-67 and 221-110-68 from the Heart of the City Specific Plan and add to the University District Specific Plan.
Land Use and Community Design Element	2-21	Modify Figure 2-5 to remove APNs 221-110-67 and 221-110-68 from the Heart of the City Specific Plan and add to the University District Specific Plan.
Appendix D – Focus Area and Specific Plan Summary	AD-8	Modify Table D-3 to reduce the area of the Heart of the City Specific Plan.
Appendix D – Focus Area and Specific Plan Summary	AD-10	Modify Table D-3 to increase the number of hotel rooms in the University District Specific Plan.

EXHIBIT B

General Plan Amendment Pages Exhibit (Strikeout / Underline)