

RESOLUTION PC 25-5148

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING TITLE 20 OF THE SAN MARCOS MUNICIPAL CODE TO COMPREHENSIVELY UPDATE TO THE ZONING ORDINANCE/TITLE 20 OF THE SAN MARCOS MUNICIPAL CODE.

TA 23-0001
City of San Marcos

WHEREAS, the Zoning Ordinance is a citywide regulating document that is consistent with the City's General Plan implementing zones and regulates built form and use of all property in the City in order to protect the health, safety and general welfare of the residents of the City; and

WHEREAS, the Zoning Ordinance is an internally consistent statement of the official zoning policy for the City of San Marcos; and

WHEREAS, the City Council of the City of San Marcos previously adopted the Title 20 with errata Zoning Ordinance (TA12-63) on November 13, 2012; and

WHEREAS, on April 30, 2025 the City held a virtual public workshop to provide an informational overview of the proposed Title 20 text amendments to the general public; and

WHEREAS, on September 4, 2025 the City held a subsequent public workshop to provide an informational overview of an addition to the Title 20 text amendments to the general public; and

WHEREAS, on October 6, 2025 the Planning Commission held a duly noticed public hearing in the manner prescribed by law to consider said request; and

WHEREAS, the Planning Commission did review and consider proposed Text Amendments to Title 20 (Zoning Ordinance) of the San Marcos Municipal Code as exempt from the California Environmental Quality Act (CEQA) because said amendments do not constitute a project within the meaning of Section 15378 of the CEQA Guidelines because there is no potential for the changes themselves to result in a physical change in the environment, either directly or indirectly. In the event this proposed Text Amendment 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; and

NOW, THEREFORE, the Planning Commission does hereby resolves 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 Zoning Ordinance Text 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. The Planning Commission's decision is based on the following findings and determinations:
1. The proposed Text Amendment to Title 20 of the San Marcos Municipal Code is consistent with the City's General Plan in that it does not conflict with any goals, objective, or policy of the General Plan. The Text Amendments address future and present needs of all residents and the business community (Goal LU-1), and helps to maintain a supportive business climate and a healthy, sustainable economy creating additional employment opportunities (Goal LU-6).
 2. The proposed Text Amendments will not be detrimental to the public health, safety, morals, and welfare in that the Text Amendments will update the Ordinance to make it easy to implement by staff and use by the general public.
 3. The proposed Text Amendment is exempt from the California Environmental Quality Act (CEQA) because said amendments do not constitute a project within the meaning of Section 15378 of the CEQA Guidelines because there is no potential for the changes themselves to result in a physical change in the environment, either directly or indirectly. In the event this proposed Text Amendment 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.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of San Marcos, California, at a regular meeting thereof, held on this 6th day of October, 2025 by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

APPROVED:

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Fatima Rios, Chairperson
San Marcos Planning Commission

ATTEST:

Gina Jackson, Senior Office Specialist
San Marcos Planning Commission

ATTACHMENT(S):

Exhibit A – SMMC Title 20 (Clean version)
Exhibit B – SMMC Title 20 (Redlined version)