



**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**

**Special Rent Review Commission 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 THREE 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 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. Subject to very limited exceptions, the City Council is prohibited by state law from discussing or 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 in advance of the start of that portion of the meeting.

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.sanmarcosca.gov](http://www.sanmarcosca.gov).

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.sanmarcos.net](http://www.sanmarcos.net) as time permits.

**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION -****ROLL CALL****PROCLAMATIONS AND PRESENTATIONS**

- A. National Foster Care Month Proclamation
- B. Global Accessibility Awareness Day Proclamation
- C. Recognition of Life-Saving Actions at the San Marcos Senior Center

**CONSENT CALENDAR**

*Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting unless the public, staff, or Council Member(s) request that specific item(s) be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to three minutes.*

1. [26-2876](#) 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. [26-2877](#) APPROVAL OF MINUTES  
**Recommendation:** APPROVE the minutes of the City Council regular meeting on May 12, 2026.  
**Attachments:** [05-12-26R](#)
3. [26-2878](#) APPROVAL OF WARRANTS  
**Recommendation:** APPROVE City Council, Successor Agency, and Fire Protection District warrants dated May 2026.  
**Attachments:** [Warrants](#)
4. [26-2874](#) RESOLUTION NO. 2026-9592 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY, EVENT TICKET APPROVAL  
**Recommendation:** ADOPT a resolution approving the expenditure of funds for attendance at events which are in furtherance of a public purpose.  
**Attachments:** [May 26 - 802 reso](#)  
[802 SDRC Congressional Luncheon - Mayor-CM](#)

5. [26-2875](#) RESOLUTION NO. 2026-9593 - ADOPTING POSITIONS ON LEGISLATION UNDER CONSIDERATION PURSUANT TO THE LEGISLATIVE PLATFORM
- Recommendation:** ADOPT a resolution taking a position on pending legislation in the California State Legislature that may have local impacts.
- Attachments:** [AB 2517 Support](#)  
[May 26 Reso - Legislation](#)
6. [TMP-2438](#) RESOLUTION NO. 2026-9594 - ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR LANDSCAPING AND LIGHTING DISTRICT NO. 1 FOR FISCAL YEAR 2026/2027
- Recommendation:** ADOPT resolution ordering the preparation of an Engineer's Report for Landscaping and Lighting District No. 1 for Fiscal Year 2026/2027.
- Attachments:** [1b - Reso - Order of Eng Report FY27](#)  
[Assessment Diagram](#)
7. [TMP-2445](#) RESOLUTION NO. 2026-9595 - ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT FOR THE FISCAL YEAR 2026-2027
- Recommendation:** ADOPT a resolution ordering the preparation of an Engineer's Report for the Vallecitos Town Center Street Maintenance District for the Fiscal Year 2026-2027.
- Attachments:** [VTC Order Engineers Report Resolution FY27](#)  
[VTC Vicinity Map](#)
8. [TMP-2457](#) RESOLUTION NO. 2026-9596 - ORDERING THE SUMMARY VACATION AND ABANDONMENT OF THE DRAINAGE EASEMENT LOCATED ALONG REDEL ROAD GRANTED ON JULY 30, 2015 BY DOCUMENT 2015-0403598, WITHIN THE BOUNDARIES OF SITE DEVELOPMENT PLAN SDP24-0001 FOR THE BLOCK F STUDENT HOUSING PROJECT
- Recommendation:** ADOPT resolution (VAC26-0001) ordering the summary vacation and abandonment of the drainage easement located along Redel Road granted by Document 2015-0403598 on July 30, 2016, within the boundaries of Side Development Plan SDP24-0001 for the Block F student housing project.
- Attachments:** [Attachment A- Vicinity Map](#)  
[Resolution 2026-AAAA Summary Vacation and Abandonment of Drainage Ease](#)  
[Resolution 2026-AAAA Exhibits A and B](#)

9. [TMP-2458](#) RESOLUTION NO. 2026-9597 - AMENDING THE SAN MARCOS INFRACTION AND MISDEMEANOR BAIL SCHEDULE WITH RESPECT TO FINES AND PENALTIES TO BE IMPOSED FOR VIOLATIONS OF SAN MARCOS MUNICIPAL CODE SECTION 17.64.260 (FIREWORKS)

**Recommendation:** APPROVE resolution approving modifications to the Infraction and Misdemeanor Bail Schedule to increase the fines and penalties to be imposed for violations of San Marcos Municipal Code section 17.64.260 (Fireworks).

**Attachments:** [Resolution Bail Schedule Update - SMMC section 17.64.260 Fireworks 051820](#)

10. [TMP-2456](#) RESOLUTION NO. 2026-9598 - APPROVING AMENDMENT 01 TO THE COMMUNITY FACILITIES DISTRICT FUNDING AGREEMENT WITH URBAN VILLAGES SAN MARCOS, LLC (AGREEMENT 6999)

**Recommendation:** ADOPT a resolution approving an amendment to the Community Facilities District Funding Agreement with Urban Villages San Marcos, LLC ("UVSM").

**Attachments:** [Resolution - CFD Funding Agreement](#)  
[Amendment 01 to CFD Funding Agreement](#)

11. [TMP-2444](#) RESOLUTION NOS. 2026-9599, 2026-9600 & 2026-9601 - AUTHORIZING PARTICIPATION IN THE CALIFORNIA JOINT POWERS INSURANCE AUTHORITY EXCESS WORKERS' COMPENSATION PROGRAM AND RELATED ACTIONS

**Recommendation:** Adopt the following:

1. Resolution authorizing the City of San Marcos to participate in the California Joint Powers Insurance Authority (JPIA) Excess Workers' Compensation Protection Program.
2. Resolution authorizing submission of an application to the California Department of Industrial Relations for a Certificate of Consent to Self-Insure.
3. Resolution authorizing inclusion of City volunteers in the workers' compensation coverage program.

**Attachments:** [Resolution1](#)  
[Resolution2](#)  
[Resolution3](#)

12. [26-2885](#) RESOLUTION NO. MHP 2026-50 - SPRINGDALE ESTATES MONTHLY RENT INCREASE FOR THE SPACES AFFECTED BY THE SEPTEMBER 2025 RENT INCREASE NOTICE

**Recommendation:** ADOPT resolution granting Springdale Estates a monthly rent increase for the spaces affected by the September 2025 rent increase notice.

**Attachments:** [Springdale Rent Review Resolution - 2026.5.21.26](#)

**ORAL COMMUNICATIONS**

Persons wishing to speak on items not on the agenda may do so during this time period, provided remarks are confined to matters within the subject matter jurisdiction of the City Council. Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided at the rear of the Chamber in advance of the start of that portion of the meeting. The first Oral Communication segment consists of a 15 minute timed segment during which the Council will hear as many speakers as possible. Any speakers not heard during the first Oral Communications segment will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. Please note that, subject to very limited exceptions, the City Council is precluded by State law from discussing or taking action on any topic that is not included on the posted agenda.

**NEW BUSINESS**

13. [TMP-2452](#) RESOLUTION NOS. 2026-9602 & 2026-9603 - BROWN ACT UPDATES (SB 707) MEETING POLICIES REGARDING PROTOCOLS INCLUDING TECHNOLOGY DISRUPTION AND OUTREACH POLICIES

**Recommendation:** 1. ADOPT resolution regarding Brown Act updates including meeting policies and procedures regarding technology disruptions in compliance with Government Code § 54953.4.  
2. ADOPT resolution related to "reasonable efforts" for outreach to encourage participation in City Council meetings under Government Code § 54953.4.

**Attachments:** [SB 707 Policy Resolution](#)  
[SB 707 - Finalzed Version - City Council Meeting Policy & Procedures](#)  
[SB 707 - Redlined City Council Meeting Policy & Procedures](#)  
[SB 707 Outreach Resolution](#)

**PUBLIC HEARINGS**

14. [TMP-2442](#) PUBLIC HEARING PURSUANT TO ASSEMBLY BILL 2561 TO REPORT ON VACANCIES, RECRUITMENT, AND RETENTION EFFORTS AT THE CITY OF SAN MARCOS

**Recommendation:** Receive informational report pursuant to Assembly Bill 2561 (AB2561) regarding vacancies, recruitment, and retention activities at the City of San Marcos.

15. [TMP-2439](#) RESOLUTION NOS. 2026-9589, 9590 & 9591 AND ORDINANCE NO. 2026-1579 - SANTA FE FLORES TOWNHOMES MULTIFAMILY RESIDENTIAL DEVELOPMENT ENTITLEMENTS INCLUDING: ADDENDUM TO MITIGATED NEGATIVE DECLARATION (ND22-008), GENERAL PLAN AMENDMENT GPA25-0001, REZONE R25-0001, MULTI-FAMILY SITE DEVELOPMENT PLAN MFSDP25-0001, AND TENTATIVE SUBDIVISION MAP TSM25-0001

**Recommendation:** ADOPT or INTRODUCE of the following in the order set forth below:

1. ADOPT addendum to the previously adopted Mitigated Negative Declaration (ND22-008);
2. ADOPT resolution No. 2026-9589 (General Plan Amendment GPA25-0001) for a land use change of 2.23-net acres from "Medium Density Residential 2" and 0.37-net acres from "Commercial" to "Medium High Density Residential";
3. INTRODUCE Ordinance No. 2026-1579 (Rezone R25-0001) for a zone reclassification of 2.23-net acres from Multifamily Residential 3 (R-3-10) and 0.37-net acres from Commercial (C) to Multifamily Residential (R-3-6);
4. ADOPT resolution No. 2026-9590 (Multi-Family Site Development Plan MFSDP25-0001) to allow the construction of the proposed 46-unit residential condominium development; and
5. ADOPT Resolution No. 2026-9591 (Tentative Subdivision Map TSM25-0001) for the merger of two existing parcels into one and the creation of up to 46 residential condominium units.

**Attachments:** [Resolution No. 2026-9589 \(GPA25-0001\)](#)  
[Resolution No. 2026-9590 \(MFSDP25-0001\)](#)  
[Resolution No. 2026-9591 \(TSM25-0001\)](#)  
[Attachment A -C - Map, Entitlements, & Characteristics](#)  
[Attachment D - Addendum No. 1 to Mitigated Negative Declaration \(ND22-008\)](#)  
 > [D.1a Final Initial Study/Mitigated Negative Declaration for the Santa Fe Flores](#)  
 > [D.1b Appendices to the Final Initial Study/Mitigated Negative Declaration for tl](#)  
 > [D.2 Air Quality Analysis](#)  
 > [D.3 Local Transportation Analysis](#)  
 > [D.4 Biological Resources Letter Report](#)  
 > [D.5 Cultural Resources Survey](#)  
 > [D.6 Geotechnical Report](#)  
 > [D.7 Climate Action Plan Consistency Checklist](#)  
 > [D.8 Preliminary Hydrology Study](#)  
 > [D.9 Stormwater Quality Management Plan](#)  
 > [D.10 Noise Analysis](#)  
 > [D.11 Vehicle Miles Traveled Assessment](#)  
 > [D.12 Buena Sanitation District Letter, July 17, 2025](#)  
 > [D.13 Buena Sanitation District Letter, September 3, 2025](#)  
[Attachment E.1 - Project Plans - Civil Plans](#)  
[Attachment E.2 - Project Plans - Architectural Plans](#)  
[Attachment E.3 - Project Plans - Landscape Plans](#)  
[Attachment F - Land Use Analysis](#)  
[Attachment G - Fiscal and Economic Impact Analysis](#)  
[Attachment H - Planning Commission Meeting Minutes](#)

## **ORAL COMMUNICATIONS - CONTINUED**

*This portion of the agenda is set aside for continuation of Oral Communications, if needed. Speakers are limited to three minutes. Please note that, subject to very limited exceptions, the City Council is precluded by State law from taking action on any topic that is not included on the posted agenda. Please complete a "Request to Speak" form and place in basket provided in advance of the start of that portion of the meeting.*

## **REPORTS (INCLUDING AB 1234 REPORTING REQUIREMENTS - GC 53232.3(D))**

16. [26-2879](#) SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)  
**Recommendation:** Note and File
17. [26-2880](#) LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)  
**Recommendation:** Note and File

- 18. [26-2881](#) NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)  
*Recommendation:* Note and File.
- 19. [26-2882](#) NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)  
*Recommendation:* Note and File
- 20. [26-2883](#) CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)  
*Recommendation:* Note and File
- 21. [26-2884](#) CITY COUNCIL BUSINESS VISITS  
*Recommendation:* Note and File

**COUNCIL COMMENTARY**

**ADJOURNMENT**

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

I, PHILLIP SCOLLICK, 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 MAY 21, 2026, 5:30 P.M.

DATE: MAY 21, 2026

PHILLIP SCOLLICK, CITY CLERK