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# MINUTES

## Regular Meeting of the San Marcos City Council

**Tuesday, March 26, 2024**

City Council Chambers  
1 Civic Center Drive, San Marcos, CA 92069

Regular City Council Meeting  
Special City of San Marcos as Successor Agency to the San Marcos Redevelopment Agency Meeting  
Special City of San Marcos as 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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**CALL TO ORDER:** Mayor Jones called the City Council meeting to order at 6:00 P.M.

**PLEDGE OF ALLEGIANCE:** Led by Mayor Jones

**INVOCATION:** Led by Mayor Jones

**ROLL CALL:**

PRESENT: COUNCILMEMBERS: MUSGROVE, NUÑEZ, JENKINS, JONES  
ABSENT: COUNCILMEMBERS: SANNELLA

**ALSO PRESENT:** City Manager Bender, City Attorney Peak, Acting Deputy City Clerk Roig, City Clerk Scollick and interpretation services by OC Interpreting Agency.

**PROCLAMATIONS AND PRESENTATIONS:**

A. Certificate of Recognition – **Colleen Lukoff**

**CONSENT CALENDAR:**

**MOVED TO APPROVE THE CONSENT CALENDAR BY MAYOR JONES, SECONDED BY COUNCILMEMBER MUSGROVE AND UNANIMOUSLY APPROVED.**

AYES: COUNCILMEMBERS: JENKINS, MUSGROVE, NUÑEZ, JONES  
NOES: COUNCILMEMBERS: NONE  
ABSENT: COUNCILMEMBERS: SANNELLA



- 1) **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.
- 2) **APPROVAL OF MINUTES.** Approved the minutes of a City Council regular meeting on February 2, 2024, and March 12, 2024.
- 3) **APPROVAL OF WARRANTS.** Approved City Council, Successor Agency, and Fire Protection District warrants dated March 2024.
- 4) **ACCEPT SAN MARCOS MOBILE ESTATES RENT REVIEW PETITION FROM CITY CLERK, SET A HEARING BEFORE THE MOBILEHOME RENT REVIEW COMMISSION TO CONSIDER PROPOSED SPACE RENT INCREASE, SUCH DATE TO BE SUBJECT TO RESCHEDULING PURSUANT TO REVISED COMMISSION PROCEDURES IN THE EVENT THE PARTIES MUTUALLY REQUEST A REVISED HEARING DATE AND TIME.** Accepted the City Clerk's Certification of the rent review petition filed with respect to San Marcos Mobile Estates. Scheduled a hearing before the Mobilehome Rent Review Commission concerning said proposed space rent increase, recommended to occur on May 22, 2024 at 3:00pm, and acknowledged that the City Manager or designee may reschedule said hearing in the event the parties mutually request a revised hearing date and time pursuant to Resolution 2023-9242 and revised Mobilehome Rent Review Commission Procedures.
- 5) **RESOLUTION NO. 2024-9274 – AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE COUNTY OF SAN DIEGO AGING AND INDEPENDENT SERVICES FOR THE SENIOR NUTRITION PROGRAM WITH RELATED OPTIONS TO EXTEND, AND TO NEGOTIATE, FINALIZE, AND EXECUTE ANY ELIGIBLE CONTRACT AWARDS AND ASSOCIATED PROCUREMENT-RELATED DOCUMENTS (COUNTY CONTRACT NUMBER 570898).** Adopted a resolution authorizing the City Manager to execute an agreement with the County of San Diego Aging and Independence Services for the Senior Nutrition Program with three (3) one-year options to extend, which Program provides meals and transportation services on a cost reimbursement basis, and to negotiate, finalize, and execute any eligible subcontract award(s) and procurement related documents which this grant is intended to fund.
- 6) **RESOLUTION NO. 2024-9275 – AMENDING THE CAPITAL IMPROVEMENT PROGRAM BUDGET, ESTABLISHING PROJECT ST017, AND APPROVING A TEMPORARY WAIVER TO THE REQUIREMENTS OF RESOLUTION 2002-5865 FOR CONSTRUCTION RELATED TO THE NEW PROJECT.** Adopted resolution establishing a new CIP project for storm drain repairs and waiving the requirements of Resolution 2002-5868.



## **ORAL COMMUNICATIONS**

**Jordan Abeel**, President of San Marcos Professional Firefighters Association, expressed support for the potential local funding measure for ongoing city services.

**John Mosher**, resident, requested clarity on petition signatures and a partnership between City of San Marcos and San Marcos Unified School District on local funding measures.

**Antonia Montoya**, resident, spoke in support of relocation services by Villa Serena.

**Irma Raymundo**, resident, provided written statement in support of relocation services by Villa Serena.

## **PUBLIC HEARINGS**

- 7) **PROPOSED USES OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR 2024-2025 ANNUAL ACTION PLAN.** Opened, conducted, and closed a public hearing on the proposed uses of Federal Community Development Block Grant Funds for the 2024-2025 Annual Action Plan.

**Sylvia Daniels**, Housing and Neighborhood Services Manager, and **Quinton Hufferd**, Management Analyst, presented on behalf of the City of San Marcos.

**COUNCIL DISCUSSION** included the process of applications, estimation, finalization of contract, and funding; the differences between community services and housing services; how to provide public comment to the application; and the HUD-approved need-ranking used in prioritizing the applications.

### **MOTION TO CLOSE PUBLIC HEARING BY COUNCILMEMBER MUSGROVE, SECONDED BY DEPUTY MAYOR JENKINS.**

AYES: COUNCILMEMBERS: JONES, JENKINS, NUÑEZ, MUSGROVE

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: SANNELLA

### **MOTION TO ACCEPT BY MAYOR JONES, MOVED TO ACCEPT BY COUNCILMEMBER MUSGROVE AND SECONDED BY DEPUTY MAYOR JENKINS.**

AYES: COUNCILMEMBERS: JONES, JENKINS, NUÑEZ, MUSGROVE

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: SANNELLA

- 8) **ORDINANCE NO. 2024-1543 – AMENDING SAN MARCOS MUNICIPAL CODE TITLE 20 BY ASSIGNING A NEW CHAPTER NUMBER, CHAPTER 20.360, TO THE PREVIOUSLY ADOPTED TRANSPORTATION DEMAND MANAGEMENT PROVISIONS, AND FINDING THAT SAID**



**AMENDMENT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.** Introduced (First Reading) of an ordinance amending the San Marcos Municipal Code to assign a new Chapter number to the previously adopted Transportation Demand Management provisions, and finding that said amendment is categorically exempt from CEQA review:

- a. Categorical Exemption (EX24-0001)
- b. Ordinance No. 2024-1543 (TA24-0001) to assign a new chapter number, Chapter 20.360, to the previously adopted Transportation Demand Management Ordinance.

**Joe Farace**, Planning Director, presented on behalf of the City of San Marcos.

**COUNCIL DISCUSSION** included a brief explanation from City Attorney Peak regarding the reasoning for the amendment and emphasis on no changes being made to the ordinance.

**MOTION TO CLOSE PUBLIC HEARING BY MAYOR JONES, SECONDED BY COUNCILMEMBER MUSGROVE.**

AYES: COUNCILMEMBERS: JONES, JENKINS, NUÑEZ, MUSGROVE  
NOES: COUNCILMEMBERS: NONE  
ABSENT: COUNCILMEMBERS: SANNELLA

**MOTION TO APPROVE BY MAYOR JONES, MOVE TO APPROVE BY COUNCILMEMBER MUSGROVE AND SECONDED BY DEPUTY MAYOR JENKINS.**

AYES: COUNCILMEMBERS: JONES, JENKINS, NUÑEZ, MUSGROVE  
NOES: COUNCILMEMBERS: NONE  
ABSENT: COUNCILMEMBERS: SANNELLA

9) **RESOLUTION NOS. 2024-9268, 9269, & 9270 AND ORDINANCE NO. 2024-1542 – CAPALINA APARTMENTS – ENTITLEMENTS FOR A MIXED-USE DEVELOPMENT CONSISTING OF 119 MULTI-FAMILY APARTMENTS AND 4,000 SQUARE FEET OF COMMERCIAL SPACE, INCLUDING AN ENVIRONMENTAL IMPACT REPORT (EIR23-003), A GENDERAL PLAN AMENDMENT (GPA22-0003), A REZONE (R22-0003), AND A SITE DEVELOPMENT PLAN (SDP22-0007).**

- a. Adopted a resolution (2024-9268) to certify Environmental Impact Report (EIR23-003 / SCH No 2023050006);
- b. Adopted resolution (2024-9269) (General Plan Amendment GPA22-0003) for a land use change of 2.51 acres/project site from Mixed-Use 3 (MU-3) to Mixed Use 2 (MU-2);
- c. Introduced Ordinance No. 2024-1542 (Rezone R22-0003) for a zone reclassification of 2.51 acres/project site from Mixed-Use 3 (MU-3) to Mixed Use (MU-2) designation; and
- d. Adopted resolution (2024-9270) (Site Development Plan SDP22-0003) to allow the construction of the proposed mixed-use project of 119 apartments and 4,000 square feet of commercial space, utilizing the State of California’s Density Bonus provisions.



**Chris Garcia**, Senior Planner, and **Kyrenne Chua**, Principal Civil Engineer presented on behalf of the City of San Marcos.

Capalina Project Applicant, **Robert Honer**, presented on behalf of Ambient Communities.

**COUNCIL DISCUSSION** included disclosing private meetings on the project prior to the Council presentation; parking ratios, guest on-site and street parking, and parking management process; access points to commercial space; maintenance costs and organics recycling; deed-restricted apartments and the determination process on which units are designated as deed-restricted.

**MOTION TO CLOSE PUBLIC HEARING BY DEPUTY MAYOR JENKINS AND SECONDED BY COUNCILMEMBER NUÑEZ.**

AYES: COUNCILMEMBERS: JONES, JENKINS, NUÑEZ, MUSGROVE  
NOES: COUNCILMEMBERS: NONE  
ABSENT: COUNCILMEMBERS: SANNELLA

**MOTION TO APPROVE BY MAYOR JONES, MOVE TO APPROVE BY DEPUTY MAYOR JENKINS AND SECONDED BY COUNCILMEMBER NUÑEZ.**

AYES: COUNCILMEMBERS: JONES, JENKINS, NUÑEZ, MUSGROVE  
NOES: COUNCILMEMBERS: NONE  
ABSENT: COUNCILMEMBERS: SANNELLA

**ORAL COMMUNICATIONS**

**Maria Mendoza**, resident, spoke in support of relocation services and support of Villa Serena residents.

**Angelica Santiago**, Universidad Popular, spoke in support of relocation services, support of Villa Serena residents, and provided suggestions on workshops focused on housing relocation to help navigate these circumstances in the future; Anjelica also read a written statement provided by Villa Serena resident, **Alexis Salgado**.

**Eduardo Callejas**, resident, spoke in support of relocation services and support of Villa Serena residents.

**Nathalie Martinez**, Universidad Popular, spoke in support of relocation services, support of Villa Serena residents, and workshops that help residents understand and know their rights.

**REPORTS** (Including AB 1234 Reporting Requirements)



- 10) **SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT** – MAYOR JONES. Report given with no action taken.
- 11) **LEAGUE OF CALIFORNIA CITIES REPORT** – COUNCILMEMBER MUSGROVE. Report given with no action taken.
- 12) **NORTH COUNTY TRANSIT DISTRICT REPORT** – DEPUTY MAYOR JENKINS. Report given with no action taken.
- 13) **NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT** – COUNCILMEMBER NUÑEZ. No report.
- 14) **CLEAN ENERGY ALLIANCE REPORT** – COUNCILMEMBER MUSGROVE. No report.
- 15) **CITY COUNCIL BUSINESS VISITS** – DEPUTY MAYOR JENKINS and COUNCILMEMBER NUÑEZ visited Specialized Bikes.
- 16) **SAN MARCOS CREEK PROJECT UPDATE** – CITY MANAGER BENDER. Report given with no action taken.

#### **COUNCIL COMMENTARY**

No city council comments provided.

#### **ADJOURNMENT**

**MAYOR JONES** adjourned the meeting at 9:14 PM.

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REBECCA D. JONES, MAYOR  
CITY OF SAN MARCOS

ATTEST:

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PHILLIP SCOLLICK, CITY CLERK  
CITY OF SAN MARCOS