



**ATTACHMENT 6**

**Planning Commission Resolution**

**(June 21, 2021)**

RESOLUTION PC 21-4193

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF SAN MARCOS RECOMMENDING TO THE CITY  
COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT  
TO THE HOUSING ELEMENT OF THE GENERAL PLAN  
(2021-2029 HOUSING ELEMENT)

GPA 21-0003  
City of San Marcos

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, in January 2021, City staff prepared an application requesting a General Plan Amendment to the Housing Element of the General Plan for the purpose of complying with California Government Code Section 65588(b) which requires the City to periodically prepare an update to the Housing Element of its General Plan;

WHEREAS, the request for a General Plan Amendment to the Housing Element is made in order to comply with California Government Code Section 65583 which requires that the Housing Element Update contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an assessment of fair housing issues and the City's plans to affirmatively further fair housing; (iii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iv) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (v) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element Update; and

WHEREAS, the City's share of regional housing need was established in the Regional Housing Needs Assessment Plan prepared and adopted by the San Diego Association of Governments (SANDAG) on July 10, 2020. The Regional Housing Needs Allocation (RHNA) establishes the number of new units needed, by income category, to accommodate expected population growth for each jurisdiction in the region over the planning period of the Housing Element; and

WHEREAS, Housing Element Law requires the Housing Element to identify adequate sites to accommodate the City's RHNA for all income categories, and the Housing Element Update identifies sites that can accommodate housing exceeding the City's RHNA; and

WHEREAS, the Development Services Department did review the need for a General Plan Amendment to the Housing Element, caused the preparation of the General Plan Amendment and recommends adoption of said Amendment; and

WHEREAS, from August 10, 2020 through September 30, 2020, the City held virtual public workshops to provide an informational overview of the proposed project to the general public to obtain public input; and

WHEREAS, on June 21, 2021, 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 the previously certified 2012 General Plan Final Environmental Impact Report (SCH No. 2011071028), and the addendum thereto, and it is determined that no new environmental information or documentation was presented revealing any new unidentified environmental impacts which had not been previously mitigated and the proposed project is within the scope of the impacts identified in the 2012 General Plan Final Environmental Impact Report (SCH No. 2011071028); 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 to the Housing Element, attached as Exhibit A and incorporated herein by reference and made a part of this Resolution as though fully set forth herein.
- C. The Planning Commission hereby recommends adoption of the Addendum to the 2012 General Plan Final Environmental Impact Report (SCH No. 2011071028).
- D. The mitigation measures in 2012 General Plan Final Environmental Impact Report (SCH No. 2011071028) are hereby incorporated by reference and made a part of this Resolution with the same force and effect as though fully set forth herein.
- E. 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 it facilitates the goals of the existing Housing Element and further expands associated policies and programs to; encourage the

development of a variety of housing opportunities; protect, encourage, and provide housing opportunities for persons of lower and moderate incomes; preserve the quality of the existing housing stock in San Marcos; minimize governmental constraints; promote equal opportunity for all residents to reside in the housing of their choice; and to affirmatively further fair housing.

2. The proposed General Plan Amendment is deemed to be in the public interest, in that it helps to facilitate the goals of the existing Housing Element and further expands associated policies and programs to help ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise San Marcos.
  3. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare, in that it does not propose any changes to the land use plan in the adopted 2012 General Plan and in that it further implements and expands upon the goals and policies in the adopted Housing Element and in State Housing law.
  4. All requirements of CEQA have been met, in that the project would result in no new significant impacts that were not analyzed in the General Plan FEIR, nor would the proposed project cause a substantial increase in the severity of any previously identified environmental impacts. The potential impacts associated with the proposed project would either be the same or less than those described in the General Plan FEIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the General Plan FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified.
- F. This General Plan Amendment is within the scope of the previously certified 2012 General Plan Final Environmental Impact Report (SCH No. 2011071028) and the mitigation monitoring and reporting program pursuant to CEQA as identified in the addendum thereto.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of San Marcos, California, at a regular meeting thereof, held on this 21st day of June, 2021, by the following roll call vote:

AYES: COMMISSIONERS: MATTHEWS, NORRIS, FLODINE, CRAIN, CARROLL,  
RIOS, CAVANAUGH

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NUTTALL, OLEKSY

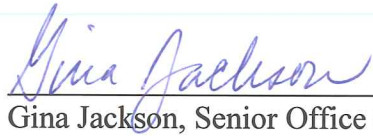
APPROVED:



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Kevin Norris, Chairman

ATTEST:



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Gina Jackson, Senior Office Specialist

**Attachment(s):**

Exhibit A – 2021-2029 Housing Element