

RESOLUTION PC 25-5160

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FOR A LAND USE CHANGE OF 2.44 ACRES FROM PUBLIC INSTITUTIONAL TO SPECIFIC PLAN AREA (SPA) FOR THE ARMORLITE LOFTS SPECIFIC PLAN

GPA 23-0002

Avenue Development Partners, 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 June 15, 2023, the City received an application from Avenue Development Partners, LLC. requesting a General Plan Amendment for a change of land use designation from Public Institutional (PI) to Specific Plan Area (SPA) for 2.44-acres located on the north side of Armorlite Drive, approximately 180 feet east of Las Posas Road, in the Business/Industrial District , more particularly described as:

Brief Legal Description: Lot B in the City of San Marcos, County of San Diego, State of California, according to Parcel Map Thereof No. 21967, filed in the Office of the County Recorder of San Diego County, September 15, 2022.

Assessor's Parcel Number(s): 219-162-62-00; and

WHEREAS, the General Plan Amendment is requested in conjunction with a Rezone (R23-0001) to change the zoning of the project site from Public Institutional (P-I) to Specific Plan Area (SPA), a Specific Plan (SP23-0001) adopting the Armorlite Specific Plan, a Site Development Plan (SDP 23-0003) for the orderly development of the site in conformance with the Armorlite Specific Plan, and Conditional Use Permit (CUP23-0002) allowing the temporary use of a rock crusher during the construction of the site; and

WHEREAS, the Development Services Department did study said request, and recommends approval of said request; and

WHEREAS, on February 15, 2024, the City held a joint public workshop-CEQA Scoping meeting to provide an informational overview of the proposed project to the general public per the Notice of Preparation (NOP) and in accordance with CEQA Section. 15083; and

WHEREAS, on May 19, 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 an Environmental Impact Report (EIR) 24-003 (SCH No. 2024020372) for said request 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 Rezone (R23-0001), Specific Plan (SPA23-0001), Site Development Plan (SDP23-0003), and Conditional Use Permit (CUP23-0002) and all conditions of approval specified in Resolution Numbers PC 25-5161, PC 25-5159, PC 25-5157, and PC 25-5158 respectively, which documents are incorporated herein by this reference; and the mitigation measures in Environmental Impact Report (EIR) 24-003 (SCH No. 2024020372), Resolution No. PC 25-5162, 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 the proposed project achieves a balanced distribution and compatible mix of land uses to meet the present and future needs of all residents and the business community (Goal LU-1) as the proposed by the development and the Armorlite Lofts Specific Plan to add residential units to an underutilized (vacant) property surrounded by a variety of uses including commercial and industrial uses, and Innovation park to the southeast. The project provides housing opportunities within proximity to transit and employment providing long-term environmental sustainability (LU-2). The General Plan Amendment will designate the project site as a Specific Plan Area and the proposed Armorlite Lofts Specific Plan allows for up to 165 residential units and 5,600 square feet of commercial floor area at a density consistent with other multi-family residential developments in the vicinity to assist in providing a broad range of housing opportunities, including 15% affordable units to meet the needs of the community (Goal HE-1).

2. The proposed General Plan Amendment is deemed to be in the public interest, in that the project will develop a vacant infill site, with housing in proximity to transit opportunities, goods and services, and employment opportunities, while reserving 15% of the units onsite for affordable housing.
 3. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare, in that the proposed zoning designation of the property is Specific Plan Area (SPA), which provides for mixed-use residential development designed in a compatible manner to the nearby commercial and industrial uses. The Armorlite Lofts Specific Plan establishes development standards for the property and the Site Development Plan will ensure the orderly development of the site in conformance with the Specific Plan and ensure adequate public facilities and infrastructure, including fire, police, water, and sewer are available for the project site. The project will also be developed in accordance with the California Building Code and all landscaping will be installed in conformance with the City's Water Efficient Landscape Ordinance.
 4. All requirements of CEQA have been met, in that an Environmental Impact Report (EIR) 24-003 (SCH No. 2024020372) has been prepared for the proposed project, and all potential impacts related to biological resources, cultural resources, noise, and tribal cultural resources, will be mitigated to a level less than significant.
- E. This General Plan Amendment is within the scope of the Environmental Impact Report (EIR) 24-003 (SCH No. 2024020372) and the mitigation monitoring and reporting program, and both are hereby recommended to the City Council for certification 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, Armorlite Lofts 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 19th day of May, 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Fatima Rios Perez, Chairperson

ATTEST:

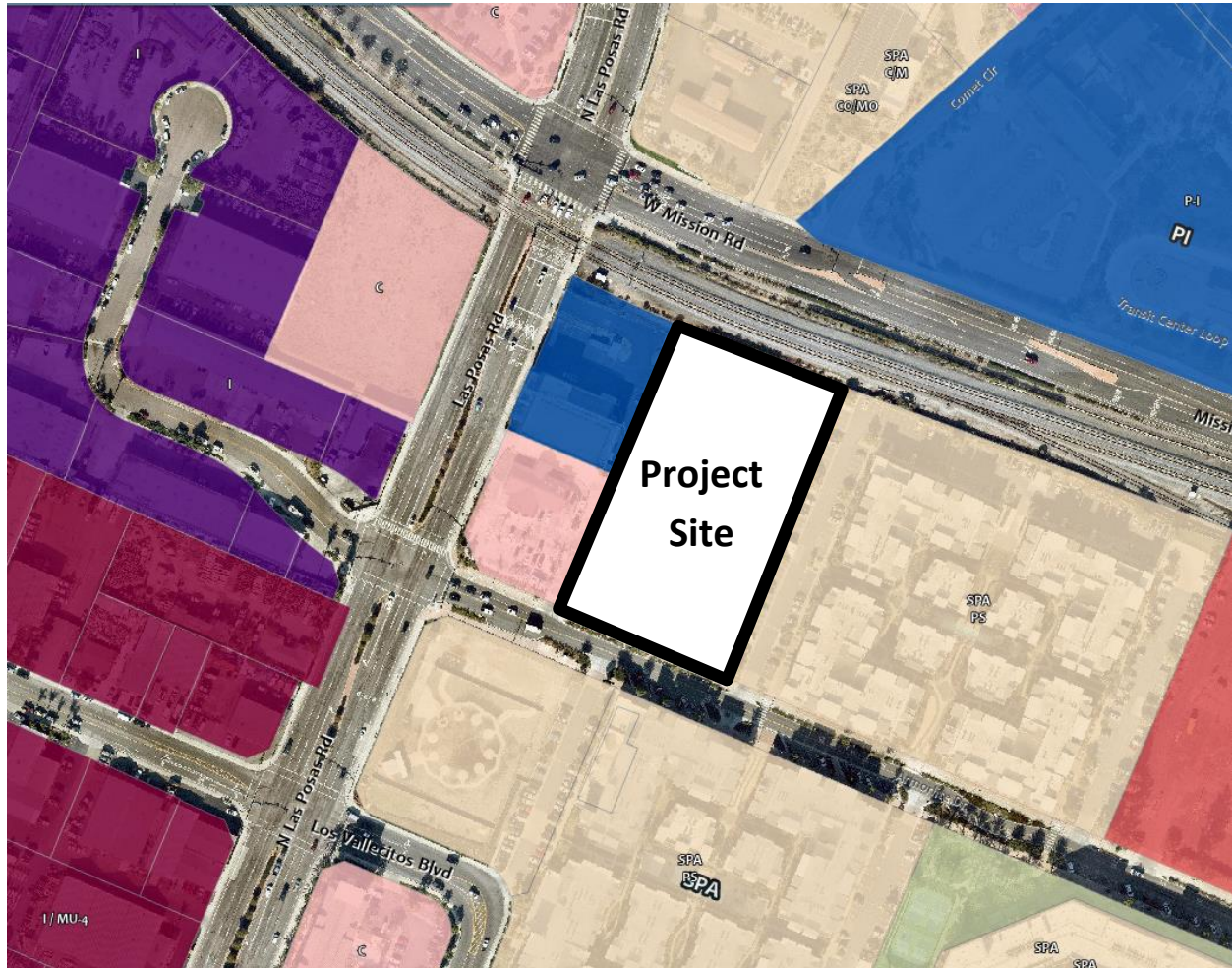
Gina Jackson, Senior Office Specialist

Attachment(s):

Exhibit A – Land Use Change Exhibit

EXHIBIT A

Land Use Change Exhibit



Existing General Plan Land Use Designation:	Public Institutional (PI)
Proposed General Plan Land Use Designation:	Specific Plan Area (SPA)
Proposed Specific Plan:	Armorlite Lofts

Project Site Description:

Size: 2.44-acres

APN: 219-162-62-00

Legal Description: LOT B IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 21967, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 15, 2022