

RESOLUTION PC 26-5188

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 2.23 NET ACRES FROM “MEDIUM DENSITY RESIDENTIAL 2” AND 0.37 NET ACRES FROM “COMMERCIAL” TO “MEDIUM HIGH DENSITY RESIDENTIAL”

GPA25-0001  
Santa Fe Flores, LP

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 February 18, 2025, the City received an application from Paul Mayer on behalf of Santa Fe Flores, LP requesting a General Plan Amendment for a change of land use designation from Medium Density Residential 2 to Medium High Density Residential for 2.23 net acres and from Commercial to Medium High Density Residential (MHDR) for 0.37 net acres located at the rear of 2966, and the complete lots at 2972 and 2982, South Santa Fe Avenue, at the intersection of South Santa Fe Avenue and North Las Flores Drive in the College Area Neighborhood, more particularly described as:

Brief Legal Description: Portion of Lot 4 in Block 95 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806, filed in the Office of the County Recorder of San Diego County on December 21, 1895.

Assessor’s Parcel Number(s): A portion of 217-161-17-00, and the entirety of 217-161-18-00 and 217-161-19-00; and

WHEREAS, the General Plan Amendment is requested in conjunction with a Rezone (R25-0001) to change the zone from Commercial (C) to Multifamily Residential (R-3-6) on that portion of 2966 South Santa Fe Avenue, and from Multifamily Residential 3 (R-3-10) to Multifamily Residential (R-3-6) for those vacant residential lots; a Multifamily Site Development Plan (MFSDP25-0001), which will guide the orderly development of 46 residential condominium units on the project site; and a Tentative Subdivision Map (TSM25-0001) to consolidate two and a half parcels into one lot and create up to 46 condominium units; and

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

WHEREAS, on December 11, 2025, the City held a public workshop to provide an informational overview of the proposed project to the general public; and

WHEREAS, on April 20, 2026, 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 Addendum to the previously adopted Final Mitigated Negative Declaration (ND22-008; SCH No. 2022090486) 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 ND22-008; 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 R25-0001, MFSDP25-0001, TSM25-0001 and all conditions of approval specified in PC 26-5189, PC 26-5190, PC 26-5191, respectively, which documents are incorporated herein by this reference; and the mitigation measures in the Addendum to the previously adopted Final Mitigated Negative Declaration (ND22-008; SCH No. 2022090486) 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 changing the designations of the subject parcels to MHDR would expand an adjacent land use, facilitate the reuse of underutilized infill lands, and would implement the following General Plan Goals and Policies:
    - a. Achieves a balanced distribution and compatible mix of land uses by providing a logical transition between existing and new land uses, meeting the present and future needs of all residents and the business community through the addition of a 0.37-acre portion of property that would otherwise be difficult to develop commercially due to site access and

topographical challenges. (Goal LU-1) In addition, the project will designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops in proximity to significant concentrations of employment opportunities. (Housing Element Policy 1.1)

- b. Complements adjacent land uses by considering compatibility of activities, development patterns and architectural character elements through provision of a multi-family project that transitions to existing land uses with a contemporary architectural design and multiple recreational amenities for residents, and access to various mobility choices as it provides pedestrian connectivity to the adjacent public transit stop and rail trail. (Policy LU-1.1)
  - c. Promotes a compact development pattern that reduces air pollution and automobile dependence and facilitates walking, bicycling, and transit use by providing EV Ready parking for each unit and an irrevocable offer of dedication of right-of-way on S. Santa Fe Avenue for future Class IV one-way separated bicycle and pedestrian facilities. (Policy LU-2.1)
  - d. Provides community connections through development of land uses compatible with and support a variety of mobility opportunities and choices through development of a walkable, bike friendly and transit-oriented community as the project promotes pedestrian connections to transit and trails, along with bicycle connections to the rail trail as well as future Class IV separated bicycle and pedestrian facilities. (Goal LU-3)
  - e. Supports walkable development along main transit and transportation corridors through walkable connections to amenities within the project and to public transit connections offsite, both along S. Santa Fe Avenue and to the Sprinter station a mile to the east. (Policy LU-7.1)
2. The proposed General Plan Amendment is deemed to be in the public interest, in that the project will construct a valuable and attractive development on a property in the College area which has remained vacant and undeveloped under the current land use designations. Development of the property with quality architectural and landscape design will increase property tax revenue; the property will annex into the Community Facility District: CFD 2001-01 (Fire and Paramedic) and CFD 98-01, Improvement Area No.1 (Police) to compensate for the incremental City-wide increase in demand for fire and police protection services, respectively, and the proposed land use change to MHDR of the property is compatible with the adjacent Multifamily Residential property to the east across Las Flores Drive and Residential Mobile Home Park property to the south across South Santa Fe Avenue.

3. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare, in that the zoning designation of the property is also being changed (R25-0001) to Multifamily Residential (R-3-6) to implement the land use change of the subject site to MHDR. The R-3-6 zone will also establish development standards for the property and Multifamily Site Development Plan (MFSDP25-0001) will ensure the orderly development of the site in conformance with the new General Plan and Zoning designations, and ensure adequate public facilities and infrastructure, including fire, police, water, and sewer are available to the property for the project. 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 the project, as conditioned, will not have significant impact on the environment as reviewed and analyzed in the Addendum to the previously adopted Final Mitigated Negative Declaration (ND22-008; SCH No. 2022090486) and the implementation of the mitigation monitoring report program (MMRP) will ensure the mitigation measures related to biological resources, tribal/cultural resources, and public services have been incorporated into the conditions of approval of MFSDP25-0001 (Resolution PC 26-5190) and TSM25-0001 (Resolution PC 26-5191).
- E. This General Plan Amendment is within the scope of the Addendum to the previously adopted Final Mitigated Negative Declaration (ND22-008; SCH No. 2022090486) and the mitigation monitoring and reporting program 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, 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 20<sup>th</sup> day of April, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

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Lionel Saulsberry, Chairperson

ATTEST:

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Song LeBaron, Senior Management Analyst

**Attachment(s):**

Exhibit A – Existing General Plan Land Use Exhibit

Exhibit B – Proposed General Plan Land Use Exhibit

## EXHIBIT A

### Existing General Plan Land Use Exhibit




## EXHIBIT B


### Proposed General Plan Land Use Exhibit



 Project Boundary

**Proposed General Plan Land Use**

 Off-site Improvements

 Medium High Density Residential (MHDR)

0 Feet 100 