

RESOLUTION PC 25-5151

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF SAN MARCOS RECOMMENDING TO THE CITY  
COUNCIL APPROVAL OF A GENERAL PLAN  
AMENDMENT FOR MAP CHANGES IN THE LAND USE  
ELEMENT OF THE GENERAL PLAN

GPA22-0004  
Cornerstone Communities

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 November 15, 2022, the City received an application from Cornerstone Communities requesting a General Plan Amendment to the Land Use Element of the General Plan for the purpose of amending the land use maps and text related to Specific Plan changes for a 8.6-acre property located on the east side of Woodward Street, approximately 235 feet north of Mission Road, in the Richland Neighborhood more particularly described as:

Parcel B of Certificate of Compliance Recorded February 29, 2008 as Instrument No. 2008-0107275 of Official Records and more particularly described as Lot 5 in Block 52 of Rancho Los Vallecitos de San Marcos, according to Map thereof No. 806, filed December 21, 1895 in the Office of the County Recorder of San Diego County, excepting therefrom the southerly 233 feet of said Lot 5, measured concentric to the northerly right-of-way of Mission Road thereof.

Assessor's Parcel Number(s): 220-210-49-00; and

WHEREAS, the General Plan Amendment is requested in conjunction with a Specific Plan (SP22-0005) to establish rules and regulations for the development of the project site; a Specific Plan Amendment (SP22-0006) of the Heart of the City Specific Plan to change the sub-plan designation from "Richmar Specific Plan" to "Woodward 49 Specific Plan" for the subject property; a Multi-Family Site Development Plan (MFSDP22-0005) for design review of a residential condominium complex; a Tentative Subdivision Map (TSM22-0004) for a 46-unit condominium map; and a Conditional Use Permit (CUP22-0005) to allow for a temporary rock crusher during grading operations; and

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

WHEREAS, on August 30, 2023, the City held an Environmental Impact Report (EIR) Scoping Meeting to provide an overview of the project Notice of Preparation, in accordance with CEQA Guideline Section 15083, and Public Workshop with the general public; and

WHEREAS, on June 16, 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 a/an Environmental Impact Report (FEIR23-005) (SCH No. 2023080449) 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 Specific Plan (SP23-0005), Specific Plan Amendment (SP22-0006), Multi-Family Site Development Plan (MFSDP22-0005), Tentative Subdivision Map (TSM22-0004), and Conditional Use Permit (CUP22-0005), and all conditions of approval specified in Resolutions PC 25-5149, PC 25-5150, PC 25-5152, PC 25-5153, and PC 25-5154, respectively, which documents are incorporated herein by this reference; and the mitigation measures in Environmental Impact Report (FEIR23-005) (Resolution No. 25-5155) 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 (LU-1) and 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 (HE-1.1).
  2. The proposed General Plan Amendment will change the land use designation from the "Richmar Specific Plan" sub-plan designation in the Heart of the City

Specific Plan to “Woodward 46 Specific Plan” for multi-family residential which will complement the adjoining Mission 316 Specific Plan condominium development to the south; and the proposed project will develop 46 residential condominiums units in an area of the City with access to transit and within close proximity to a concentration of employment, educational and shopping opportunities.

3. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare, in that the proposed multifamily residential project will be conditioned through a Tentative Subdivision Map and Multifamily Site Development Plan, as required by the Woodward 46 Specific Plan, for architectural treatment, building setbacks, landscaping, parking, and adequate public facilities and infrastructure.
  4. All requirements of CEQA have been met, in that an Environmental Impact Report (FEIR23-005) (SCH No. 2023080449) 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 (FEIR23-005) (SCH No. 2023080449) 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, and as authorized by the Woodward 46 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 16<sup>th</sup> day of June, 2025 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

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Fatima Rios, Chairperson

ATTEST:

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Gina Jackson, Senior Office Specialist

**Attachment(s):**

Exhibit A – Land Use Change Exhibit



**Figure 2-5: “Land Use Plan” Graphic Changes for Specific Plan Area boundaries**

