



MINUTES

Regular Meeting of the San Marcos City Council

MONDAY, NOVEMBER 10, 2025

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

CALL TO ORDER: Mayor Jones called the City Council meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE: Led by Mayor Jones.

INVOCATION: Led by Mayor Jones.

ROLL CALL:

PRESENT: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
ABSENT: COUNCILMEMBERS: NONE

ALSO PRESENT: City Manager Bender, City Attorney Peak, Deputy City Clerk Olinger Chavez and City Clerk Scollick.

PROCLAMATIONS AND PRESENTATIONS:

A. SMILE Award recipient Debbie Thompson.

CONSENT CALENDAR:

MOVED TO APPROVE CONSENT CALENDAR BY COUNCILMEMBER NUÑEZ, SECONDED BY DEPUTY MAYOR SANNELLA.

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



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 the City Council regular and special meeting on October 28, 2025.
3. **APPROVAL OF WARRANTS.** Approved City Council, Successor Agency, and Fire Protection District warrants dated October 2025.
4. **RESOLUTION NO. 2025-9510 - CANCELLATION OF THE NOVEMBER 25, 2025 REGULAR CITY COUNCIL MEETING.** Adopted a resolution canceling the November 25, 2025 regular City Council meeting.
5. **RESOLUTION NO. 2025-9511 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY, EVENT TICKET APPROVAL.** Adopted a resolution approving the expenditure of funds for attendance at an event which is in furtherance of a public purpose.
6. **DECLARE VACANCIES ON VARIOUS BOARDS, COMMITTEES AND COMMISSIONS.** Approved the declaration of upcoming vacancies; authorize advertising to accept applications from November 10, 2025 to the close of business on Monday, December 22, 2025; and set the City Council meeting on Tuesday, January 13, 2026 as the date to conduct interviews for appointments to fill vacancies in the referenced boards, committees, and commissions.
7. **ORDINANCE NO. 2025-1566 - SECOND READING OF ORDINANCE AMENDING TITLE 5 (BUSINESS REGULATIONS), CHAPTER 5.55 (TOBACCO RETAIL LICENSE) AND CHAPTER 5.04 SECTION 5.04.110 (UNIFORM LICENSING PROCEDURES) OF THE SAN MARCOS MUNICIPAL CODE.** Adopted (Second Reading) Ordinance No. 2025-1566 amending Title 5 (Business Regulations), Chapter 5.55 and Chapter 5.04 (Uniform Licensing Procedures) of the San Marcos Municipal Code.
8. **ORDINANCE NO. 2025-1567 - SECOND READING OF ORDINANCE AMENDING SAN MARCOS MUNICIPAL CODE CHAPTER 12.25 TO CODIFY THE PROHIBITION AGAINST PERSONS UNDER AGE 12 OPERATING A CLASS 1 OR CLASS 2 ELECTRIC BICYCLE.** Adopted (Second Reading) Ordinance No. 2025-1567 amending San Marcos Municipal Code Chapter 12.25 to codify the prohibition against persons under age 12 operating a Class 1 or Class 2 electric bicycle.
9. **RESOLUTION NO. 2025-9512 - AWARDED CONTRACTS TO STERIL-KONI USA INC. AND SOUTHWEST LIFT & EQUIPMENT, INC., RESPECTIVELY, FOR THE PURCHASE, DELIVERY, AND INSTALLATION OF AN IN-GROUND TANDEM AXLE HEAVY EQUIPMENT LIFT, AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE SAID CONTRACTS AND ANY RELATED DOCUMENTS.** Adopted a resolution awarding contracts as follows: to Steril-Koni USA Inc., under Sourcewell Cooperative Contract #121223-SKI, for the purchase and delivery of one in-ground tandem axle heavy equipment lift, in the amount of \$211,731.29; and to Southwest Lift & Equipment, Inc., named the local dealer and preferred installer, for civil and installation services, in the amount of \$271,767.00; and authorizing the



City Manager to negotiate, finalize, and execute both contracts and any related documents, for a combined not-to-exceed amount of \$483,498.29.

10. **FINAL MAP APPROVAL FOR TENTATIVE SUBDIVISION MAP 22-0002 FOR PALOMA TOWNHOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.** Approved Final Subdivision Map for Tentative Subdivision Map (TSM) 22-0002.

ORAL COMMUNICATIONS

Sea Chen, Skylark Homeowner's Association, provided comments regarding Lennar and the status of the Skylark community completion.

Natalie Aguilar, Universidad Popular, provided updates regarding pantry needs and upcoming events.

Alison Stanton, Rancho Tesoro Park, provided comments on an incident in the open space and thanked staff for their responsiveness to the incident and concerns from the community.

Liz Santos provided a hand-out and comments on a project, easement, and grant deed issue on and near her mother's property.

ORDINANCES

11. **ORDINANCE NOS. 2025-1569 & 2025-1570 - AMENDING SAN MARCOS MUNICIPAL CODE CHAPTER 17.64 TO ADOPT THE 2025 CALIFORNIA FIRE CODE AND DECLARING LOCAL CONDITIONS TO AMEND CERTAIN PROVISIONS OF THE SAME, AND ORDINANCE ADOPTING THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE AND THE 2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE AND DECLARING LOCAL CONDITIONS TO AMEND CERTAIN PROVISIONS OF THE SAME TO BE THE SAN MARCOS FIRE PROTECTION DISTRICT WILDLAND URBAN INTERFACE CODE.** Introduce (First Reading) an ordinance amending San Marcos Municipal Code Chapter 17.64 to adopt the 2025 California Fire Code, and declaring local conditions to amend the same. Introduce (First Reading) an ordinance adopting the 2025 California Wildland-Urban Interface Code and the International Wildland Urban Interface Code, and declaring local conditions to amend the same to be the San Marcos Fire Protection District Wildland Interface Code.

Jason Nailon, Fire Marshal, provided the staff presentation.

PUBLIC COMMENTS INCLUDED: None.

COUNCILMEMBER DISCUSSION INCLUDED: None.

MOTION TO INTRODUCE BY COUNCILMEMBER NUÑEZ, SECONDED BY COUNCILMEMBER MUSGROVE.

AYES: COUNCILMEMBERS: MUSGROVE, LEBLANG, SANNELLA, JONES, NUÑEZ



NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

PUBLIC HEARINGS

12. **ORDINANCE NO. 2025-1568 - AMENDING TITLE 20 OF THE SAN MARCOS MUNICIPAL CODE TO COMPREHENSIVELY UPDATE THE ZONING ORDINANCE/TITLE 20 OF THE SAN MARCOS MUNICIPAL CODE AND FINDING THAT SAID AMENDMENT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.** Introduce (First Reading) of an Ordinance amending Title 20 of the San Marcos Municipal Code to comprehensively update the Zoning Ordinance/Title 20 of the San Marcos Municipal Code and finding that said repeal and replacement is categorically exempt from CEQA review, in the following order: 1. Notice of Exemption (EX 25-030); and 2. Ordinance No. 2025-1568 (Text Amendment TA23-0001) amending Title 20 of the San Marcos Municipal Code to comprehensively update the Zoning Ordinance/Title 20 of the San Marcos Municipal Code.

Sarah Cluff – Senior Planner and Joe Farace – Planning Director provided the staff presentation.

PUBLIC COMMENTS INCLUDED: None.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on changes to the ridgeline overlay zone not being changed and needing to go to a vote of the people if changes were to be made as well as clarifications made to residential zones.

MOTION TO CLOSE THE PUBLIC HEARING BY COUNCILMEMBER MUSGROVE, SECONDED BY DEPUTY MAYOR SANNELLA.

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

MOTION TO INTRODUCE BY MAYOR JONES, SECONDED BY COUNCILMEMBER LEBLANG.

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

13. **ORDINANCE NO. 2025-1571 - SECOND EXTENSION OF AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, CALIFORNIA, IMPOSING A TEMPORARY CITY-WIDE MORATORIUM ON THE CONVERSION/CHANGE OF ANY MOBILEHOME PARK EXISTING IN THE CITY FROM A PARK OCCUPIED PRIMARILY OR EXCLUSIVELY BY RESIDENTS AGED 55 YEARS OR OLDER TO A MOBILEHOME PARK ALLOWING RESIDENTS OF ALL AGES, TO TAKE EFFECT IMMEDIATELY.** Adopt (No Second Reading Required) an ordinance extending for a second time the Interim Urgency



Ordinance imposing a temporary city-wide moratorium on the conversion/change of any mobilehome park occupied primarily or exclusively by residents aged 55 years or older to a mobilehome park allowing residents of all-ages, for a period of one year pursuant to California Government Code section 65858(a).

Helen Peak, City Attorney, provided the staff presentation.

PUBLIC COMMENTS INCLUDED: None.

COUNCILMEMBER DISCUSSION INCLUDED: None.

MOTION TO CLOSE THE PUBLIC HEARING BY COUNCILMEMBER MUSGROVE, SECONDED BY DEPUTY MAYOR SANNELLA.

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

MOTION TO ADOPT BY DEPUTY MAYOR SANNELLA, SECONDED BY COUNCILMEMBER MUSGROVE.

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

NEW BUSINESS

14. **CITY COUNCIL POLICY NO. 2025-14- POLICY FOR THE COUNCIL RECOGNITION (SMILE) AWARD PROGRAM.** Consider adopting a policy to clarify the SMILE Award program.

Kristina Ray, Director of LEAN, provided the staff presentation.

PUBLIC COMMENTS INCLUDED: None.

COUNCILMEMBER DISCUSSION INCLUDED: clarification on members of the public to be recognized and the addition of language in the policy.

MOTION TO ADOPT AS AMENDED BY COUNCILMEMBER MUSGROVE, SECONDED BY MAYOR JONES.

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

REPORTS (Including AB 1234 Reporting Requirements)

15. **SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT** – COUNCILMEMBER MUSGROVE. Report given. No action taken.



16. LEAGUE OF CALIFORNIA CITIES REPORT – COUNCILMEMBER MUSGROVE. No report given. No action taken.
17. NORTH COUNTY TRANSIT DISTRICT REPORT – DEPUTY MAYOR SANNELLA. No report given. No action taken.
18. NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT – COUNCILMEMBER LEBLANG. No report given. No action taken.
19. CLEAN ENERGY ALLIANCE REPORT – COUNCILMEMBER NUÑEZ. Report given. No action taken.
20. CITY COUNCIL BUSINESS VISITS – COUNCILMEMBER LEBLANG AND COUNCILMEMBER MUSGROVE visited KRC Rock. Report given. No action taken.

COUNCIL COMMENTARY

Mayor Jones discussed the upcoming Veterans Day event.

Deputy Mayor Sannella discussed a recent visit to High Tech High to speak with seventh grade classes.

ADJOURNMENT

MAYOR JONES adjourned the meeting at 7:10 p.m.

REBECCA D. JONES, MAYOR
CITY OF SAN MARCOS

ATTEST:

PHILLIP SCOLLICK, CITY CLERK
CITY OF SAN MARCOS