

RESOLUTION PC 25-5171

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SAN MARCOS RECOMMENDING TO THE CITY
COUNCIL APPROVAL OF AN AMENDMENT OF THE
UNIVERSITY DISTRICT SPECIFIC PLAN

SP24-0003
Urban Villages San Marcos, LLC

WHEREAS, on November 7, 2024, the City received an application from Urban Villages San Marcos, LLC requesting an amendment of the University District Specific Plan (UDSP) to allow various changes to the UDSP including but not limited to adding a Self-Storage Overlay Zone, updating the Transportation Demand Management Plan, and expanding of the Specific Plan boundary in the Barham/Discovery Community; and

WHEREAS, this specific plan amendment is applicable to all properties located within the UDSP as shown in the attached Exhibit B; and

WHEREAS, the Specific Plan Amendment is being requested in conjunction with an amendment to the Heart of the City Specific Plan (SP25-0001) to adjust the Specific Plan boundary, General Plan Amendment (GPA25-0002) to amend maps related to specific plan changes in the Land Use Element; a San Marcos Municipal Code Text Amendment (TA24-0004) amending self-storage requirements in Title 20, and Conditional Use Permit (CUP24-0005) for a new self-storage facility within the University District Specific Plan; and

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

WHEREAS, on April 24, 2025, the City held a public workshop to provide an informational overview of the proposed project to the general public; and

WHEREAS, on October 20, 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 the previously adopted and certified programmatic Final Environmental Impact Report (FEIR) for the University District Specific Plan and the 2025 Addendum to the FEIR (State Clearinghouse No. 2008101083) prepared for the project pursuant to the California Environmental Quality Act (CEQA); 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 programmatic Final Environmental Impact Report for the University District Specific Plan (FEIR) and said FEIR adequately describes the proposed project addressed in the 2025 Addendum to the FEIR; 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 Specific Plan Amendment, as shown on the attached Exhibits A & C, incorporated by reference and made a part of this Resolution as though fully set forth herein.
- C. This Specific Plan Amendment is recommended to the City Council for approval in conjunction with the submitted Specific Plan Amendment (SP25-0001), General Plan Amendment (GPA25-0002), San Marcos Municipal Code Text Amendment (TA24-0004), and Conditional Use Permit (CUP24-0005) and all conditions of approval specified in Resolutions PC 25-5172, PC 25-5173, PC 25-5174 and PC 25-5175 (CUP24-0005), respectively, which documents are incorporated herein by this reference; and the mitigation measures set forth in the FEIR for the University District Specific Plan and the 2025 Addendum to the FEIR (State Clearinghouse No. 2008101083) 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 Specific Plan Amendment is consistent with the City's General Plan, in that changes to the University District Specific Plan will allow for flexibility in project design to create the envisioned vibrant, urban, pedestrian friendly downtown area. The proposed revisions will help produce a distinctive, high quality built environment with forms and character that create memorable places (GP Land Use Goal LU-5), achieve a balanced distribution and compatible mix of land uses to meet the future needs of all residents and the business community (GP Land Use Goal LU-1), develop land use patterns that are compatible with and support a variety of mobility opportunities and choices (GP Land Use Goal LU-3), maintain a supportive business climate and a healthy, sustainable economy to retain and attract high quality businesses and create additional employment opportunities (GP land Use Goal LU-6), and help to direct and sustain growth and expansion in areas of San Marcos that can support a concentration of a variety of uses and are particularly suitable for multi-model transportation and infrastructure expansion and improvements (GP land Use Goal LU-7).
 - 2. The proposed Specific Plan Amendment complies with the objectives of the adopted City-wide Land Use Policy Plan, in that the revisions support development that incorporates smart growth principles such as providing a mixture of compatible land uses within a compact geographical area; utilizes compact building design; creates walkable neighborhoods; fosters distinctive, attractive communities with a strong sense of place; preserves open space; directs development toward existing communities; and integrates development close to public transit.
 - 3. The proposed Specific Plan Amendment will not be detrimental to the public health, safety, morals, and welfare, in that the proposed changes to the University District Specific Plan which includes a Self-Storage Overlay Zone and the addition of two properties from Heart of the City Specific Plan will expand the types of land uses permitted on the subject properties and will result in development more compatible with the mixed use and urban character of the University District. Additionally, future development will be conditioned through a Site Development Plan for

architectural treatment, building setbacks, landscaping, parking, stormwater treatment, floodway/floodplain design compliance, and adequate public facilities and infrastructure, including fire, police, water, sewer, and street improvements. Furthermore, all development occurring within the University District will be required to comply with the latest California Building Code and California Fire Code.

4. All requirements of CEQA have been met, in that an Addendum to the 2009 FEIR was prepared and adequately demonstrated that none of the conditions described in Section 15162 of the California Environmental Quality Act (CEQA) statute and guidelines calling for preparation of a subsequent EIR have occurred.
- E. This Specific Plan Amendment is within the scope of the FEIR and the 2025 Addendum to the FEIR (State Clearinghouse No. 2008101083) prepared for the project pursuant to the California Environmental Quality Act (CEQA) and the mitigation monitoring and reporting program pursuant to CEQA.
 - F. Prior to submittal of grading, final maps, and/or building permit application, whichever comes first, the applicant/developer shall submit the specific plan (in color) as an editable digital file on a CD and two (2) hard copies to the Planning Division for review and final approval.
 - G. 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 20th day of October, 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Fatima Guerrero, Chairperson

ATTEST:

Gina Jackson, Senior Office Specialist

Attachment(s):

Exhibit A – Specific Plan Document Change Table

Exhibit B – University District Specific Plan Area Map

Exhibit C – Proposed Strikeout & Redline University District Specific Plan

EXHIBIT A

Specific Plan Document Change Table

Section	Page(s)	Revision
Title/Table of Contents	N/A	Update title sheet, amendment list, and table of contents as appropriate for this amendment.
Introduction	I-4	Modify Figure I.B to include expanded boundary.
Introduction	I-5	Modify Figure I.C to include expanded boundary.
Introduction	I-6	Modify Figure I.D to include expanded boundary.
Introduction	I-8	Modify Section. I.3.1 to update plan area acreage from 203 to 205 to accommodate the approximate 2-acre Hampton Inn site and add a discussion of changes occurring from this formal amendment.
Introduction	I-10	Replace Figure I.E with updated property ownership exhibit
Land Use Framework	III-3	Update Figure III.A. – Existing Development Patterns
Land Use Framework	III-5-III-6	Update Figure III.B: Photos of Existing Land Uses – East Side.
Land Use Framework	III-7-III-8	Update Figure III.C: Photos of Existing Land Uses – West Side.
Land Use Framework	III-7	Update Figure III.D Conceptual Land Use Illustrative.
Land Use Framework	III-8	Update Figure III.E Neighborhoods/Districts Illustrative. Figure proposes to include expansion area east of the Sprinter Light Rail Line.
Land Use Framework	III-10	Update Figure III.F: Commercial/Retail Core Enlarged Plan.
Land Use Framework	III-24	Update Table III.A: Land Use Statistical Summary to add a footnote regarding the transfer of 69 hotel rooms from the HOCSP into the UDSP.
Land Use Framework	III-38	Modify discussion of Section III.5 “Land Use Descriptions” to clarify that the 69 existing Hampton Inn rooms are excluded from the planned 250 future hotel rooms.
Open Space/Conservation	IV-3	Update Figure IV.A: Parks, Plazas, and Open Space Illustrative.
Open Space/Conservation	IV-16	Update Figure IV.H: Landscape Zones Diagram
Open Space/Conservation	IV-26	Update Figure IV.J2: Conceptual Plan SWQ Strategies for Public Rights-of-Way (East)
Transportation/Circulation	V-4	Update Figure V.A: Required Streets Diagram
Transportation/Circulation	V-5	Update Figure V.B: Pedestrian <u>and</u> Bicyclist Linkages Diagram.
Transportation/Circulation	V-6	Update Figure V.C: Pedestrian and Vehicular Gateways Diagram.
Transportation/Circulation	V-7 & V-8	Modify discussion of Section V.2.2 “Parking and Transportation Demand Management” to ensure consistency between the UDSP and the TDM
Transportation/Circulation	V-8	Modify discussion Section V.2.3. “Park Once Strategy” to ensure consistency between the UDSP and the TDM
Transportation/Circulation	V-12	Delete Section V.3 “Intra-City Shuttle” since the intra-city shuttle is no longer planned and has been replaced by NCTD+, which is discussed in the TDM.

Transportation/Circulation	V-13	Remove Figure V.E: “TDM Route (Phase 1)” since the intra-city shuttle is no longer planned and has been replaced by NCTD+, which is discussed in the TDM.
Transportation/Circulation	V-14	Remove Figure V.F: “TDM Route (Phase 2)” since the intra-city shuttle is no longer planned and has been replaced by NCTD+, which is discussed in the TDM.
Transportation/Circulation	V-22	Added footnote to Table V.B: “Specific Plan Traffic Generation” regarding the transfer of 69 hotel rooms from the HOCSP into the UDSP and reference to the March 2025 traffic generation memo prepared by Urban Systems Associates.
Form-Based Code	VI-7	Update Figure VI.A to include expanded boundary.
Form-Based Code	VI-8	Update Figure VI.B: “Building and Public Space Regulating Plan” to include expanded boundary and identify the new area as “Mixed-Use Building B or University Flats”.
Form-Based Code	VI-9	Update Figure VI.C: “Building Height Regulating Plan” to include expanded boundary and identify the new area as “3-stories or 31’ min / 5-stories and 70’ max.”
Form-Based Code	VI-13	Update Figure VI.D2 to include expanded boundary.
Form-Based Code	VI-33	Update Figure VI.E to include expanded boundary.
Form-Based Code	VI-43, VI-44, & VI-48	Modify language under Section VI.5 title “East Paseos and Plazas” for consistency with Chapter IV. (Figure IV.A) and added requirement that at least one must contain a bike repair station per the TDM plan. Revised Knoll (Skyview) Park and Neighborhood Green to also contain a bike repair station per the TDM plan.
Form-Based Code	VI-80	Under Section VI.6 “Development Standards for Freeway Commercial Building A”, Freeway Commercial Building A: added discussion that self-storage use may be permitted in the overlay zone and how parking may be permitted in the front.
Form-Based Code	VI-85	Under Section VI.6 “Development Standards for Commercial Building A” Freeway Commercial Building A: The “Building Uses” table updated to add self-storage subject to a CUP and only permitted in the self-storage overlay zone.
Form-Based Code	VI-86 & VI-87	Under Section VI.6 “Development Standards for Commercial Building A” Freeway Commercial Building A: Added “Freeway Commercial Building A: Self Storage Zone” table which includes self-storage development standards/guidelines and an example image.
District Signage	VII-7	Update Section VII.2.6: “Site/Facility Identification” to remove reference to intra city shuttle stops.
District Signage	VII-8	Update Figure VII.A to include expanded boundary.
Public Art	VII-10 – VII-15	Change all references in Section VII.3 to Community Development Director to Economic Development Director or his/her designee.
Public Art	VII-12	Clarify in Section VII.3.3 that review process is the same regardless of whether applicant utilizes public art fund.
Infrastructure/Utilities/Public Services	VIII-9	Update Figure VIII.B to include expanded boundary.

Infrastructure/Utilities/Public Services	VIII-15	Update Figure VIII.D2: "Proposed On-Site Sewer Facilities (East)" to include expanded boundary and add a note regarding sewer upsizing.
Infrastructure/Utilities/Public Services	VIII-21	Update Figure VIII.F2 to include expanded boundary.
Infrastructure/Utilities/Public Services	VIII-22	Modify language in Section. VIII.4 title "Flood Control and Storm Drainage."
Infrastructure/Utilities/Public Services	VIII-23	Update Figure VIII.F – Storm Drain System (West).
Infrastructure/Utilities/Public Services	VIII-25	Update Figure VIII.F – Storm Drain System (East).
Appendix	Appx	Updated Appendix A.2 reference to the updated UDSP TDM Plan

EXHIBIT B

University District Specific Plan Area Map

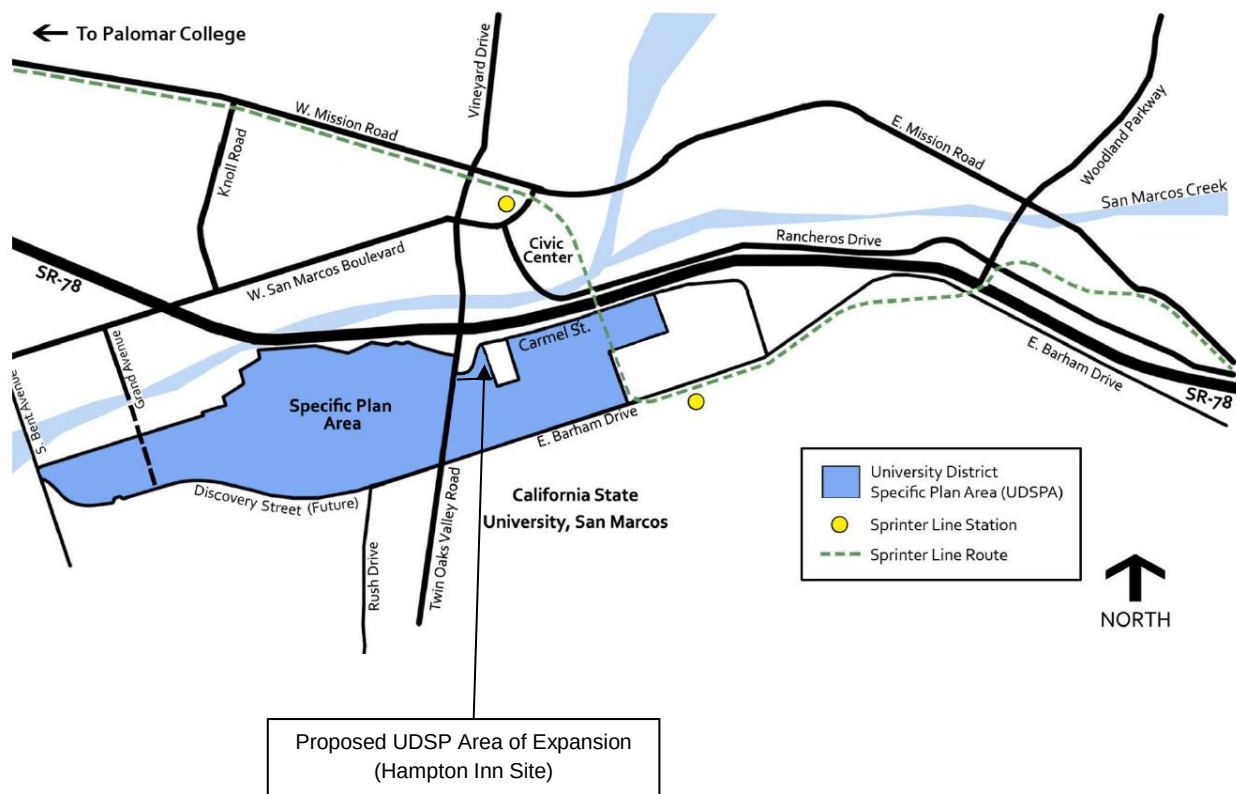


EXHIBIT C

Proposed Strikeout & Redline University District Specific Plan

