



**Regular City Council Meeting**

**Special San Marcos Successor Agency to the San Marcos Redevelopment Agency Meeting**

**Special San Marcos 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**

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**Cell Phones:** As a courtesy to others, please silence your cell phone or pager during the meeting and engage in conversations outside the Council Chambers.

**Americans with Disabilities Act:** If you need special assistance to participate in this meeting, please contact the City Clerk at (760) 744 1050, ext. 3145. Notification 48 hours in advance will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are available for the hearing impaired. Please see the City Clerk if you wish to use this device.

**Public Comment:** If you wish to address the City Council, please complete a "Request to Speak" form. Forms are located at the rear of the Council Chambers. Be sure to indicate which item number you wish to address. Comments are limited to FIVE minutes, unless you meet the requirements of a formal or informal organization and have registered your organization with the City Clerk in advance. Speakers are asked to fill out a "Request to Speak" form and hand it to staff, although provision of a name, address, or other identifying information is optional.

The Oral Communication segment of the agenda is for the purpose of allowing the public to address the City Council on any matter NOT listed on the agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications. The Oral Communication segment is split on the agenda and begins with a 15 minute timed segment during which the Council will hear as many speakers as possible. Upon the conclusion of the 15 minute timed segment, any remaining speakers will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. The City Council is prohibited by state law from taking action on items NOT listed on the Agenda. However, they may refer the matter to staff for a future report and recommendation. If you wish to speak under "Oral Communications," please complete a "Request to Speak" form as noted above.

**Meeting Schedule and Broadcast Information:** Regular City Council meetings are held on the second and fourth Tuesday of each month at 6:00 pm in the Council Chambers. City meetings are broadcast LIVE on San Marcos Community Television (SMTV) on Cox Channel 19, Time Warner Channel 24 and AT&T Channel 99. Meetings are also streamed live and archived online at [www.san-marcos.net](http://www.san-marcos.net).

Agenda related writings or documents provided to a majority of the City Council after distribution of the agenda packet will be available for public inspection at the time of distribution in the City Clerk Department located on the second floor of City Hall, 1 Civic Center Drive, San Marcos, CA during normal business hours. The same materials are also posted online at [www.san-marcos.net](http://www.san-marcos.net) as time permits.

**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION****ROLL CALL****PROCLAMATIONS AND PRESENTATIONS****A. CERTIFICATE OF RECOGNITION-COLLEEN LUKOFF****CONSENT CALENDAR**

1. [24-2337](#) 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.  
  
**Recommendation:** WAIVE
2. [24-2338](#) APPROVAL OF MINUTES  
  
**Recommendation:** APPROVE the minutes of a City Council regular and special meetings on February 2, 2024 and March 12, 2024.  
  
**Attachments:** [02-07-2024S Goal Setting Workshop](#)  
[03-12-24S Closed Session](#)  
[03-12-24](#)
3. [24-2339](#) APPROVAL OF WARRANTS  
  
**Recommendation:** APPROVE City Council, Successor Agency, and Fire Protection District warrants dated March 2024.  
  
**Attachments:** [WARRANTS](#)

4. [24-2329](#) ACCEPT SAN MARCOS MOBILE ESTATES RENT REVIEW PETITION FROM CITY CLERK, SET A HEARING BEFORE THE MOBILEHOME RENT REVIEW COMMISSION TO CONSIDER PROPOSED SPACE RENT INCREASE, SUCH DATE TO BE SUBJECT TO RESCHEDULING PURSUANT TO REVISED COMMISSION PROCEDURES IN THE EVENT THE PARTIES MUTUALLY REQUEST A REVISED HEARING DATE AND TIME

**Recommendation:** ACCEPT the City Clerk's Certification of the rent review petition filed with respect to San Marcos Mobile Estates, SCHEDULE a hearing before the Mobilehome Rent Review Commission concerning said proposed space rent increase, recommended to occur on May 22, 2024 at 3:00 pm, and acknowledge that the City Manager or designee may reschedule said hearing in the event the parties mutually request a revised hearing date and time pursuant to Resolution 2023-9242 and revised Mobilehome Rent Review Commission Procedures.

**Attachments:** [SMME - Certificate of Sufficiency-Staff Report](#)

5. [TMP-2048](#) RESOLUTION NO. 2024-9274 - AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE COUNTY OF SAN DIEGO AGING AND INDEPENDENT SERVICES FOR THE SENIOR NUTRITION PROGRAM WITH RELATED OPTIONS TO EXTEND, AND TO NEGOTIATE, FINALIZE, AND EXECUTE ANY ELIGIBLE CONTRACT AWARDS AND ASSOCIATED PROCUREMENT-RELATED DOCUMENTS (COUNTY CONTRACT NUMBER 570898)

**Recommendation:** ADOPT a resolution authorizing the City Manager to execute an agreement with the County of San Diego Aging and Independence Services for the Senior Nutrition Program with three (3) one-year options to extend, which Program provides meals and transportation services on a cost reimbursement basis, and to negotiate, finalize, and execute any eligible subcontract award(s) and procurement related documents which this grant is intended to fund.

**Attachments:** [Senior Nutrition Resolution 2024 XXXX](#)  
[Contract 570898 San Marcos](#)

6. [TMP-2051](#) RESOLUTION NO. 2024-9275 - AMENDING THE CAPITAL IMPROVEMENT PROGRAM BUDGET, ESTABLISHING PROJECT ST017, AND APPROVING A TEMPORARY WAIVER OF THE REQUIREMENTS OF RESOLUTION 2002-5865 FOR CONSTRUCTION RELATED TO SAID PROJECT

**Recommendation:** ADOPT resolution establishing a new CIP project for storm drain repairs, and waiving the requirements of Resolution 2002-5868.

**Attachments:** [Resolution Establishing New CIP Waiving Night Work](#)  
[CIP ST017 Budget Sheet](#)

**ORAL COMMUNICATIONS**

*Persons wishing to speak on items not on the agenda may do so during this time period. Speakers are limited to five minutes. Please complete a "Request to Speak" form. The first Oral Communication segment consists of a 15 minute timed segment during which the Council will hear as many speakers as possible. Any speakers not heard during the first Oral Communications segment will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. Please note that the City Council is precluded by State law from taking action on any topic that is not included on the posted agenda.*

**PUBLIC HEARINGS**

7. [TMP-2050](#) PROPOSED USES OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR 2024-2025 ANNUAL ACTION PLAN

**Recommendation:** OPEN, CONDUCT, AND CLOSE a public hearing on the proposed uses of Federal Community Development Block Grant Funds for the 2024-2025 Annual Action Plan.

**Attachments:** [PY 24.25 Annual Action Plan DRAFT](#)

8. [TMP-2045](#) ORDINANCE NO. 2024-1543 - AMENDING SAN MARCOS MUNICIPAL CODE TITLE 20 BY ASSIGNING A NEW CHAPTER NUMBER, CHAPTER 20.360, TO THE PREVIOUSLY ADOPTED TRANSPORTATION DEMAND MANAGEMENT PROVISIONS, AND FINDING THAT SAID AMENDMENT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**Recommendation:** INTRODUCE (First Reading) of an ordinance amending the San Marcos Municipal Code to assign a new Chapter number to the previously adopted Transportation Demand Management provisions, and finding that said amendment is categorically exempt from CEQA review:

- a. Categorical Exemption (EX24-0001)
- b. Ordinance No. 2024-1543 (TA24-0001) to assign a new chapter number, Chapter 20.360, to the previously adopted Transportation Demand Management Ordinance.

**Attachments:** [TA24-0001 CC Ordinance](#)  
[TA24-0001-CC Ordinance Exhibit A-Chapter 20.360 clean](#)  
[TA24-0001-CC Ordinance Exhibit B-Chapter 20.360 strikeout](#)

9. [TMP-2038](#) RESOLUTION NOS. 2024-9268, 9269, & 9270 AND ORDINANCE NO. 2024-1542 - CAPALINA APARTMENTS - ENTITLEMENTS FOR A MIXED USE DEVELOPMENT CONSISTING OF 119 MULTI-FAMILY APARTMENTS AND 4,000 SQUARE FEET OF COMMERCIAL SPACE, INCLUDING AN ENVIRONMENTAL IMPACT REPORT (EIR23-003), A GENERAL PLAN AMENDMENT (GPA22-0003), A REZONE (R22-0003), AND A SITE DEVELOPMENT PLAN (SDP22-0007)

**Recommendation:** ADOPT or INTRODUCE the following, as applicable, in the order set forth below:

1. ADOPT resolution (2024-9268) to certify Environmental Impact Report (EIR23-003 / SCH No 2023050006);
2. ADOPT resolution (2024-9269) (General Plan Amendment GPA22-0003) for a land use change of 2.51 acres/project site from Mixed Use 3 (MU3) to Mixed Use 2 (MU2);
3. INTRODUCE Ordinance No. 2024-1542 (Rezone R22-0003) for a zone reclassification of 2.51 acres/project site from Mixed-Use 3 (MU-3) to Mixed Use (MU-2) designation; and
4. ADOPT resolution (2024-9270) (Site Development Plan SDP22-0003) to allow the construction of the proposed mixed-use project of 119 apartments and 4,000 square feet of commercial space, utilizing the State of California's Density Bonus provisions.

**Attachments:** [GPA22-0003 - EIR Reso](#)  
[GPA22-0003 - GPA Reso](#)  
[GPA22-0003 - R Ord](#)  
[GPA22-0003 - SDP Reso](#)  
[Attachment A-C Vicinity Map Entitlements Site Characteristics](#)  
[Attachment D EIR](#)  
[Attachment D AppxA1-Project-Plans](#)  
[Attachment D AppxA2-Landscape-Plan](#)  
[Attachment D AppxB1-Initial-Study](#)  
[Attachment D AppxB2-NOP](#)  
[Attachment D AppxB3-NOP-Comments](#)  
[Attachment D AppxC-Air-Quality](#)  
[Attachment D AppxD1-Biology](#)  
[Attachment D AppxD2-Rare-Plant](#)  
[Attachment D AppxE-Archaeological](#)  
[Attachment D AppxF-Energy-Use-Letter](#)  
[Attachment D AppxG-Geotechnical](#)  
[Attachment D AppxH-GHG](#)  
[Attachment D AppxI-CAP](#)  
[Attachment D AppxJ-Phase1 ESA](#)  
[Attachment D AppxK-Hydrology](#)  
[Attachment D AppxL-SWQMP](#)  
[Attachment D AppxM-VMT](#)  
[Attachment D AppxN-LTA](#)  
[Attachment D AppxO-Noise](#)  
[Attachment D AppxP-SMUSD-Response](#)  
[Attachment D AppxQ1-Water-Sewer-Study](#)  
[Attachment D AppxQ2-Water-Wastewater-Fees](#)  
[Attachment E Architecture](#)  
[Attachment E Landscaping](#)  
[Attachment E Grading](#)  
[Attachment F Land Use Analysis](#)  
[Attachment G Fiscal & Economic Impact Analysis](#)  
[Attachment H Density Bonus Justification](#)  
[Attachment I Public Comments](#)  
[Attachment J Draft PC Minutes 2.5.24](#)

## **ORAL COMMUNICATIONS - CONTINUED**

*Speakers are limited to five minutes. Please complete a "Request to Speak" form and place in basket provided.*

**REPORTS (INCLUDING AB 1234 REPORTING REQUIREMENTS)**

10. [24-2330](#) SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)  
**Recommendation:** Note and File
11. [24-2331](#) LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)  
**Recommendation:** Note and File
12. [24-2332](#) NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR JENKINS)  
**Recommendation:** Note and File.
13. [24-2333](#) NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER NUÑEZ)  
**Recommendation:** Note and File
14. [24-2334](#) CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER MUSGROVE)  
**Recommendation:** Note and File
15. [24-2335](#) CITY COUNCIL BUSINESS VISITS  
**Recommendation:** Note and File
16. [24-2336](#) SAN MARCOS CREEK PROJECT UPDATE (CITY MANAGER)  
**Recommendation:** Note and File

**COUNCIL COMMENTARY****ADJOURNMENT**

STATE OF CALIFORNIA    )  
COUNTY OF SAN DIEGO    ) SS.  
CITY OF SAN MARCOS    )

I, PHILLIP SCOLLICK, CITY CLERK OF THE CITY OF SAN MARCOS, HEREBY CERTIFY THAT I CAUSED THE POSTING OF THIS AGENDA IN THE GLASS DISPLAY CASE AT THE NORTH ENTRANCE OF CITY HALL AND ON THE CITY'S WEBSITE ON MARCH 22, 2024, 5:30 P.M.

DATE: MARCH 22, 2024

PHILLIP SCOLLICK, CITY CLERK

