



---

# MINUTES

## Regular Meeting of the San Marcos City Council

**TUESDAY, MAY 26, 2026**

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 Deputy Mayor Sannella.

**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. National Foster Care Month Proclamation presented to Casa de Amparo CEO Kathy Karpe and Development Associate Michelle Barnett.

B. Global Accessibility Awareness Day Proclamation presented to Teresa Barnes, founder of Auditory Advantage Group.

C. Certificates of recognition of Life-Saving Actions at the San Marcos Senior Center presented to Jana Craciunescu, Jennifer Overman, Karen Rudolph, Kimberly Valdovinos, Kirandeep Chhokar, Myra Nava, and Young Shin Soh.

**CONSENT CALENDAR**



**MOVED TO APPROVE CONSENT CALENDAR BY DEPUTY MAYOR SANNELLA, SECONDED BY COUNCILMEMBER MUSGROVE, EXCEPT FOR ITEM #12 WHICH WAS PULLED FOR FURTHER DISCUSSION.**

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA  
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 meeting on May 12, 2026.
3. **APPROVAL OF WARRANTS.** Approved City Council, Successor Agency, and Fire Protection District warrants dated May 2026.
4. **RESOLUTION NO. 2026-9592 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY, EVENT TICKET APPROVAL.** Adopted a resolution approving the expenditure of funds for attendance at events which are in furtherance of a public purpose.
5. **RESOLUTION NO. 2026-9593 - ADOPTING POSITIONS ON LEGISLATION UNDER CONSIDERATION PURSUANT TO THE LEGISLATIVE PLATFORM.** Adopted a resolution taking a position on pending legislation in the California State Legislature that may have local impacts.
6. **RESOLUTION NO. 2026-9594 - ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR LANDSCAPING AND LIGHTING DISTRICT NO. 1 FOR FISCAL YEAR 2026/2027.** Adopted a resolution ordering the preparation of an Engineer's Report for Landscaping and Lighting District No. 1 for Fiscal Year 2026/2027.
7. **RESOLUTION NO. 2026-9595 - ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE VALLECITOS TOWN CENTER STREET MAINTENANCE DISTRICT FOR THE FISCAL YEAR 2026-2027.** Adopted a resolution ordering the preparation of an Engineer's Report for the Vallecitos Town Center Street Maintenance District for the Fiscal Year 2026-2027.
8. **RESOLUTION NO. 2026-9596 - ORDERING THE SUMMARY VACATION AND ABANDONMENT OF THE DRAINAGE EASEMENT LOCATED ALONG REDEL ROAD GRANTED ON JULY 30, 2015 BY DOCUMENT 2015-0403598, WITHIN THE BOUNDARIES OF SITE DEVELOPMENT PLAN SDP24-0001 FOR THE BLOCK F STUDENT HOUSING PROJECT.** Adopted resolution (VAC26-0001) ordering the summary vacation and abandonment of the drainage easement located along Redel Road granted by Document 2015-0403598 on July 30, 2016, within the boundaries of Side Development Plan SDP24-0001 for the Block F student housing project.
9. **RESOLUTION NO. 2026-9597 - AMENDING THE SAN MARCOS INFRACTION AND MISDEMEANOR BAIL SCHEDULE WITH RESPECT TO FINES AND PENALTIES TO BE IMPOSED FOR VIOLATIONS OF SAN MARCOS MUNICIPAL CODE SECTION 17.64.260 (FIREWORKS).** Approved resolution approving



modifications to the Infraction and Misdemeanor Bail Schedule to increase the fines and penalties to be imposed for violations of San Marcos Municipal Code section 17.64.260 (Fireworks).

10. **RESOLUTION NO. 2026-9598 - APPROVING AMENDMENT 01 TO THE COMMUNITY FACILITIES DISTRICT FUNDING AGREEMENT WITH URBAN VILLAGES SAN MARCOS, LLC (AGREEMENT 6999).** Adopted a resolution approving an amendment to the Community Facilities District Funding Agreement with Urban Villages San Marcos, LLC ("UVSM").
11. **RESOLUTION NOS. 2026-9599, 2026-9600 & 2026-9601 - AUTHORIZING PARTICIPATION IN THE CALIFORNIA JOINT POWERS INSURANCE AUTHORITY EXCESS WORKERS' COMPENSATION PROGRAM AND RELATED ACTIONS.** Adopted the following:
  1. Resolution authorizing the City of San Marcos to participate in the California Joint Powers Insurance Authority (JPIA) Excess Workers' Compensation Protection Program.
  2. Resolution authorizing submission of an application to the California Department of Industrial Relations for a Certificate of Consent to Self-Insure.
  3. Resolution authorizing inclusion of City volunteers in the workers' compensation coverage program.
12. **RESOLUTION NO. MHP 2026-50 - SPRINGDALE ESTATES MONTHLY RENT INCREASE FOR THE SPACES AFFECTED BY THE SEPTEMBER 2025 RENT INCREASE NOTICE.** Adopt resolution granting Springdale Estates a monthly rent increase for the spaces affected by the September 2025 rent increase notice.  
**REMOVED FROM CONSENT**

#### ITEMS REMOVED FROM CONSENT CALENDAR

12. **RESOLUTION NO. MHP 2026-50 - SPRINGDALE ESTATES MONTHLY RENT INCREASE FOR THE SPACES AFFECTED BY THE SEPTEMBER 2025 RENT INCREASE NOTICE.** Adopt resolution granting Springdale Estates a monthly rent increase for the spaces affected by the September 2025 rent increase notice.

**PUBLIC COMMENTS INCLUDED:** None

**COUNCILMEMBER DISCUSSION INCLUDED:** clarification on an updated resolution, decision being included in the range provided in the alternative analysis of the report, the effective date of the increase being consistent with the procedures, and lack of park owner claim that rent increase was based on increase in operating costs.

**MOVED APPROVE BY MAYOR JONES, SECONDED BY COUNCILMEMBER MUSGROVE.**

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

#### NEW BUSINESS

13. **RESOLUTION NOS. 2026-9602 & 2026-9603 - BROWN ACT UPDATES (SB 707) MEETING POLICIES REGARDING PROTOCOLS INCLUDING TECHNOLOGY DISRUPTION AND OUTREACH POLICIES.** 1. ADOPT resolution regarding Brown Act updates including meeting policies and procedures regarding technology disruptions in compliance with Government Code 54953.4.



2. ADOPT resolution related to "reasonable efforts" for outreach to encourage participation in City Council meetings under Government Code 54953.4.

**Phillip Scollick**, City Clerk, provided the staff presentation.

**PUBLIC COMMENTS:** None.

**COUNCILMEMBER DISCUSSION INCLUDED:** clarification on which meetings the policy applies to, promotion and engagement with the community, and workshop location.

**MOTION TO ADOPT BY COUNCILMEMBER MUSGROVE, SECONDED BY COUNCILMEMBER NUÑEZ.**

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

#### **PUBLIC HEARINGS**

14. **PUBLIC HEARING PURSUANT TO ASSEMBLY BILL 2561 TO REPORT ON VACANCIES, RECRUITMENT, AND RETENTION EFFORTS AT THE CITY OF SAN MARCOS.** Receive informational report pursuant to Assembly Bill 2561 (AB2561) regarding vacancies, recruitment, and retention activities at the City of San Marcos.

**Stacy Armacost** - HR/Risk Manager, **Jacob Lizarraga** - Senior Management Analyst and **Lauren Vukojevic** - Senior Management Analyst provided the staff presentation.

**PUBLIC COMMENTS:** None.

**COUNCILMEMBER DISCUSSION INCLUDED:** comments on employment longevity, retention efforts, and reduction of fire department vacancies.

**MOTION TO CLOSE THE PUBLIC HEARING BY MAYOR JONES, SECONDED BY COUNCILMEMBER NUÑEZ.**

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

**MOTION TO RECEIVE AND FILE REPORT BY COUNCILMEMBER LEBLANG, SECONDED BY COUNCILMEMBER MUSGROVE.**

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



15. **RESOLUTION NOS. 2026-9589, 9590 & 9591 AND ORDINANCE NO. 2026-1579 - SANTA FE FLORES TOWNHOMES MULTIFAMILY RESIDENTIAL DEVELOPMENT ENTITLEMENTS INCLUDING: ADDENDUM TO MITIGATED NEGATIVE DECLARATION (ND22-008), GENERAL PLAN AMENDMENT GPA25-0001, REZONE R25-0001, MULTI-FAMILY SITE DEVELOPMENT PLAN MFSDP25-0001, AND TENTATIVE SUBDIVISION MAP TSM25-0001.** ADOPT or INTRODUCE of the following in the order set forth below: 1. Adopt addendum to the previously adopted Mitigated Negative Declaration (ND22-008); 2. Adopt resolution No. 2026-9589 (General Plan Amendment GPA25-0001) 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"; 3. Introduce Ordinance No. 2026-1579 (Rezone R25-0001) for a zone reclassification of 2.23-net acres from Multifamily Residential 3 (R-3-10) and 0.37-net acres from Commercial (C) to Multifamily Residential (R-3-6); 4. Adopt resolution No. 2026-9590 (Multi-Family Site Development Plan MFSDP25-0001) to allow the construction of the proposed 46-unit residential condominium development; and 5. Adopt Resolution No. 2026-9591 (Tentative Subdivision Map TSM25-0001) for the merger of two existing parcels into one and the creation of up to 46 residential condominium units.

**Sarah Cluff** - Senior Planner, **Kyrenne Chua** - Principal Civil Engineer and **Joe Farace** - Planning Director, provided the staff presentation.

**Rick Gittings** provided the applicant presentation.

**PUBLIC COMMENTS:** None.

**COUNCILMEMBER DISCUSSION INCLUDED:** clarifications on guest parking placement, increase to community space in comparison to prior project, prior project opposition, and potential to place gate around the project.

**MOTION TO CLOSE THE PUBLIC HEARING BY COUNCILMEMBER MUSGROVE, SECONDED BY COUNCILMEMBER LEBLANG.**

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

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

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

#### **ORAL COMMUNICATIONS**

There were no public comments.

**REPORTS** (Including AB 1234 Reporting Requirements)



16. **SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT** – MAYOR JONES. No report given.
17. **LEAGUE OF CALIFORNIA CITIES REPORT** – COUNCILMEMBER LEBLANG. No report given.
18. **NORTH COUNTY TRANSIT DISTRICT REPORT** – DEPUTY MAYOR SANNELLA. Report given. No action taken.
19. **NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT** – COUNCILMEMBER LEBLANG. No report given.
20. **CLEAN ENERGY ALLIANCE REPORT** – COUNCILMEMBER NUÑEZ. Report given. No action taken.
21. **CITY COUNCIL BUSINESS VISITS** – No report given.

**COUNCIL COMMENTARY**

There was no Council commentary.

**ADJOURNMENT**

**MAYOR JONES** adjourned the meeting at 7:26 p.m.

---

REBECCA D. JONES, MAYOR  
CITY OF SAN MARCOS

ATTEST:

---

PHILLIP SCOLLICK, CITY CLERK  
CITY OF SAN MARCOS