

ORDINANCE NO. 2026-1579

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS APPROVING A REZONE 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)

R25-0001
Santa Fe Flores, LP

WHEREAS, on February 18, 2025, the City received an application from Paul Mayer on behalf of Santa Fe Flores, LP requesting a zone reclassification of 2.23 net acres from Multifamily Residential 3 (R-3-10) to Multifamily Residential (R-3-6) and 0.37 net acres from Commercial (C) to Multifamily Residential (R-3-6) located at the rear of 2966, and the complete lots at 2972 and 2982, South Santa Fe Avenue, at the intersection of South Santa Fe Avenue and North Las Flores Drive in the College Area Neighborhood, more particularly described as:

Brief Legal Description: Portion of Lot 4 in Block 95 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806, filed in the Office of the County Recorder of San Diego County on December 21, 1895.

Assessor's Parcel Number(s): A portion of 217-161-17-00, and the entirety of 217-161-18-00 and 217-161-19-00; and

WHEREAS, the zone reclassification is being requested in conjunction with a General Plan Amendment (GPA25-0001) to change the land uses from "Commercial" to "Medium High Density Residential" on that portion of 2966 South Santa Fe Avenue and from "Medium Density Residential 2" to "Medium High Density Residential" for those vacant residential lots; a Multifamily Site Development Plan (MFSDP25-0001), which will guide the orderly development of 46 residential condominium units on the project site; and a Tentative Subdivision Map (TSM25-0001) to consolidate two and a half parcels into one lot and create up to 46 condominium units; and

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

WHEREAS, on December 11, 2025, the City held a public workshop to provide an informational overview of the proposed project to the general public; and

WHEREAS, on April 20, 2026, the San Marcos Planning Commission held a duly noticed public hearing and recommended approval of said request and the appropriate environmental document for said request to the City Council, by a 7-0 vote, in favor; and

WHEREAS, on [date], the City Council held a duly noticed public hearing in the manner prescribed by law to consider said request; and

WHEREAS, the City Council did review and consider the Addendum to the previously adopted Final Mitigated Negative Declaration (ND22-008; SCH No. 2022090486) and 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 impacts identified in ND22-008; and

NOW, THEREFORE, the City Council does hereby order as follows:

- A. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Ordinance.
- B. The City Council hereby approves this Rezone, as shown on the attached Exhibit A, incorporated by reference and made a part of this Ordinance as though fully set forth herein.
- C. This Rezone is approved in conjunction with the submitted GPA25-0001, MFSDP25-0001, TSM25-0001 and all conditions of approval specified in Resolution No. 2026-XXXX, Resolution No. 2026-XXXX, and Resolution No. 2026-XXXX, respectively, which documents are incorporated herein by this reference; and the mitigation measures in the Addendum to the previously adopted Final Mitigated Negative Declaration (ND22-008; SCH No. 2022090486) are hereby incorporated by reference and made a part of this Ordinance with the same force and effect as though fully set forth herein.
- D. The City Council's decision is based on the following findings and determinations:
 1. The proposed Rezone is consistent with the City's General Plan and the land uses authorized by the Rezone are compatible with the objectives, policies, general land uses, and programs specified in the General Plan, in that the project implements the following goals and policies:
 - a. Achieves a balanced distribution and compatible mix of land uses by providing a logical transition between existing and new land uses, meeting the present and future needs of all residents and the business community through the addition of a 0.37-acre portion of property that would otherwise be difficult to develop commercially due to site access and topographical challenges. (Goal LU-1)
 - b. Complements adjacent land uses by considering compatibility of activities, development patterns and architectural character elements through provision of a multi-family project that transitions to existing land uses with a contemporary architectural design and multiple recreational amenities for residents, and access to various mobility choices as it provides pedestrian connectivity to the adjacent public transit stop and rail trail. (Policy LU-1.1)
 - c. Promotes a compact development pattern that reduces air pollution and automobile dependence and facilitates walking, bicycling, and transit use by providing EV Ready parking for each unit and an irrevocable offer of dedication of right-of-way on S. Santa Fe Avenue for future Class IV one-way separated bicycle and pedestrian facilities. (Policy LU-2.1)

- d. Provides community connections through development of land uses compatible with and support a variety of mobility opportunities and choices through development of a walkable, bike friendly and transit-oriented community as the project promotes pedestrian connections to transit and trails, along with bicycle connections to the rail trail as well as future Class IV separated bicycle and pedestrian facilities. (Goal LU-3)
 - e. Supports walkable development along main transit and transportation corridors through walkable connections to amenities within the project and to public transit connections offsite, both along S. Santa Fe Avenue and to the Sprinter station a mile to the east. (Policy LU-7.1)
2. The proposed Rezone complies with the objectives of the adopted City-wide Land Use Policy Plan, in that the project proposes 46 residential units, with consideration of the site: being restricted by Fire Code to no more than 50 units due to the properties being limited to a single access point; having constraining topography, requiring multi-family residential amenities; providing a two car garage for each condominium unit, the project closely aligns with the allowed density of the Medium High Density Residential (MDHR) land use designation and is compliant with the R-3-6 density maximum 30 du/ac.
3. The proposed Rezone implements the land use designations of the City's General Plan for the public health, safety, comfort, convenience, and general welfare of the San Marcos Community in that the project will direct growth into an area of San Marcos that can support a variety of uses, and the proposed multi-family residential development constitutes an appropriate transition from the commercial and light industrial development to the north and west, and is compatible with the adjacent Multifamily Residential property to the east across Las Flores Drive and Residential Mobile Home Park property to the south across South Santa Fe Avenue. The proposed multifamily residential development will conform to the provision of the R-3-6 zone, which is consistent with and implements the MHDR General Plan land use designation. The rezone of the property to R-3-6 will facilitate development of two vacant parcels and a vacant remainder portion of an existing commercial parcel by creating a zoning district of an appropriate size to accommodate a high-quality residential development. Additionally, a Multifamily Site Development Plan (MFSDP25-0001) will ensure the orderly development of the site in conformance with the new General Plan and Zoning designations, and ensure adequate public facilities and infrastructure, including but not limited to fire, police, water, and sewer are available to the property for the project. The project will also be developed in accordance with the California Building Code and all landscaping will be installed in conformance with the City's Water Efficient Landscape Ordinance.
4. The proposed Rezone enables flexibility in development type and scale by location to provide for emerging economic and social trends, in that there has been no pursuit to develop the properties due to topography and access constraints; and development of the vacant properties with the proposed residential project would be a lesser intense development that is more suitable for the property and more compatible with the surrounding area.

5. All requirements of CEQA have been met, in that the project, as conditioned, will not have significant impact on the environment as reviewed and analyzed in the Addendum to the previously adopted Final Mitigated Negative Declaration (ND22-008; SCH No. 2022090486) and the implementation of the mitigation monitoring report program (MMRP) will ensure the mitigation measures related to biological resources, tribal/cultural resources, and public services have been incorporated into the conditions of approval of MFSDP25-0001 (Resolution No. 2026-9590) and TSM25-0001 (Resolution No. 2026-9591).
- E. This Rezone is within the scope of the Addendum to the previously adopted Final Mitigated Negative Declaration (ND22-008; SCH No. 2022090486) and the mitigation monitoring and reporting program pursuant to CEQA.
- F. This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk shall publish this Ordinance or the title hereof as a summary in a newspaper of general circulation in the City as required by law.

INTRODUCED at a regular meeting of the City Council of the City of San Marcos, California, held on the 26th day of May, 2026.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos, California, at a regular meeting thereof, held on this _____ day of _____, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

Rebecca D. Jones, Mayor

ATTEST:

APPROVED AS TO FORM:

Phillip Scollick, City Clerk

Helen Holmes Peak, City Attorney

Attachment(s):

Exhibit A – Existing Zoning Exhibit
Exhibit B – Proposed Zoning Exhibit

EXHIBIT A

Existing Zoning Exhibit



- Project Boundary
- Off-site Improvements

- Existing Zoning**
- Commercial (C)
 - Multi-family Residential 3 (R-3-10)



EXHIBIT B

Proposed Zoning Exhibit



- | | |
|---|--|
|  Project Boundary | Proposed Zoning |
|  Off-site Improvements |  Multi-Family Residential (R-3-6) |