

## NOTICE OF PUBLIC HEARING (City Council)

The San Marcos City Council will hold the following public hearing in the City Council Chambers located at the San Marcos City Hall, 1 Civic Center Drive, San Marcos, CA 92069; at 6:00 p.m. on Tuesday, July 12, 2022.

**Project No:** SP21-0002, SP22-0002, GPA21-0005, TSM21-0002, & SDP21-0003

**Applicant:** Urban Villages San Marcos, LLC

**Request:** The project applicant is requesting an Amendment to the University District Specific Plan (UDSP) to allow the following:

- Increase building height in specific areas. The current Specific Plan generally limits buildings to seven stories and up to 90 feet in height. The proposed amendment would allow up to 16 stories and 185 feet in certain areas. Other areas will be increased to 12 and 15 stories and 150 feet and 175 feet.
- Removal of a future SR 78 bridge connecting the UDSP Area to Johnston Lane, north of SR 78.
- Removal of a planned pedestrian bridge connecting the UDSP area west of Twin Oaks Valley Road to the area south of Discovery Street.
- Revisions to various development standards to allow design flexibility.
- Expansion of the Specific Plan area east of the Sprinter Rail Line to cover Assessor's Parcels 220-201-90-00 and 220-202-18-00, a currently vacant site located on Carmel Street.
- Revisions to the mix of land uses. The revisions would not change the maximum number of residential units, however, it would reduce the number of hotel rooms and decrease non-residential uses by approximately 187,000 square feet which will result in an overall decrease in average daily trips compared to the existing UDSP.

In addition to the above University District Specific Plan changes, the applicant is also requesting approval of the following entitlements:

- Site Development Plan for the construction of a 484 apartment unit, 12 story, mixed-use project with 18,741 square feet of ground floor commercial space at the northwest corner of Campus Way and North City Drive; a 25,000 square foot grocery store with 55,000 square feet of office space and parking structure at the southeast corner of Carmel Street and Campus Way; and a 73 apartment unit, 5 story mixed-use project with 4,812 square feet of commercial space on the east side of Campus Way.
- Tentative Subdivision Map to create five (5) lots at the northwest corner of Campus Way and North City Drive, south of Carmel Street, and east of Twin Oaks Valley Road. The Tentative subdivision map will also establish 23 commercial condominium units on the (5) parcels and 3 residential units on three (3) of the parcels.
- General Plan Amendment to remove the previously planned bridge connecting the UDSP area from Johnston Lane north of SR78; and, removal of future pedestrian bridge over Discovery Street.
- Specific Plan Amendment to the Heart of the City Specific Plan to remove Assessor's Parcels 220-201-90-00 and 220-202-18-00 from its boundaries.

Additional information and updates on the project can be found at this website:

<https://www.san-marcos.net/departments/development-services/planning/north-city>



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**Environmental Determination:** Pursuant to the California Environmental Quality Act (CEQA), an Addendum to the programmatic Final Environmental Impact Report (FEIR) for the University District Specific Plan has been prepared. It is determined that no new environmental information or documentation was presented revealing any new unidentified environmental impacts, which had not been previously mitigated, in the programmatic Final Environmental Impact Report (FEIR) for the University District Specific Plan. The Addendum complies with all applicable requirements of CEQA, including CEQA Guidelines sections 15164 and 15168. The proposed project is within the scope of the program approved earlier and the programmatic Final Environmental Impact Report (FEIR) for the University District Specific Plan adequately describes the proposed project addressed in the Addendum for the purposes of CEQA.

**Location of Property:** See map below.

**Planning Commission Action:** On June 6, 2022, the Planning Commission voted to recommend approval of the proposed project to the City Council. Votes were as follows:

- Environmental Impact Report Addendum: 6-0
- Resolution PC 22-4989 (Specific Plan Amendment SP21-0002): 5-1
- Resolution PC 22-4990 (Specific Plan Amendment SP22-0002): 6-0
- Resolution PC 22-4991 (General Plan Amendment GPA21-0005): 6-0
- Resolution PC 22-4992 (Tentative Subdivision Map TSM21-0002): 6-0
- Resolution PC 22-4993 (Site Development Plan SDP21-0003): 5-1

Further information about this notice can be obtained from Art Piñon, Senior Planner, by calling 760-744-1050 extension 3234, or via email apinon@san-marcos.net.

**NOTICE:**

The hearing before the City Council is a de novo hearing and any correspondence submitted to the Planning Commission that you wish presented to the City Council must be resubmitted for the Council's consideration. Contact the City Clerk for resubmittal of any correspondence and/or petition for/against the project.

The City of San Marcos is committed to making its programs, services and activities accessible to individuals with disabilities. If you require accommodation to participate in a public hearing or any other city program, service, or activity, please contact the City Clerk's office at 1 Civic Center Drive, San Marcos, CA 92069, or call (760) 744-1050, Extension 3145.

