



# PUBLIC WORKSHOP

November 8, 2021

SAN MARCOS

DISCOVER LIFE'S POSSIBILITIES





## University District Specific Plan Amendment

Urban Villages San Marcos

**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES

# Objective

1. Presentation from Applicant
2. What do you think about the project?



# How to provide comments:

- Verbal comments tonight
- Email:
  - [apinon@san-marcos.net](mailto:apinon@san-marcos.net)
  - Title email: Comments on SP21-0002
- Mail:

*City of San Marcos - Planning Division  
1 Civic Center Dr.  
San Marcos, CA. 92069  
(760) 744-1050 ext. 3234*
- Comment Card - Drop Box

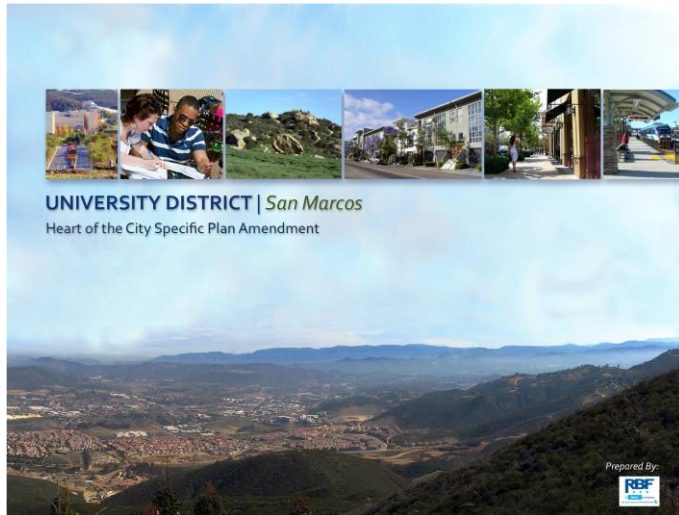
# Project Decision

- No decision made tonight
- Decision to be made by:
  - Planning Commission
  - City Council

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

# What is a Specific Plan?

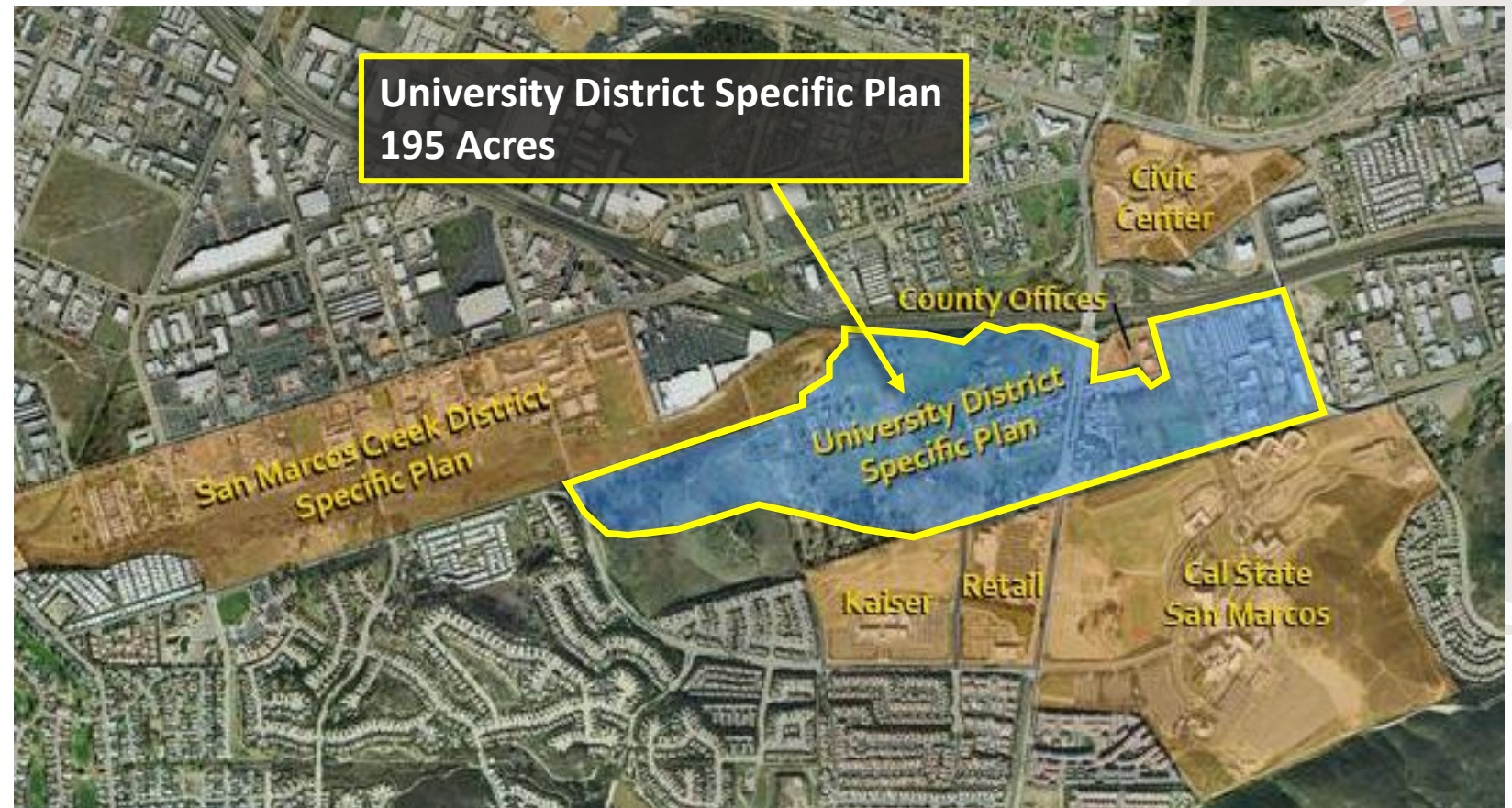
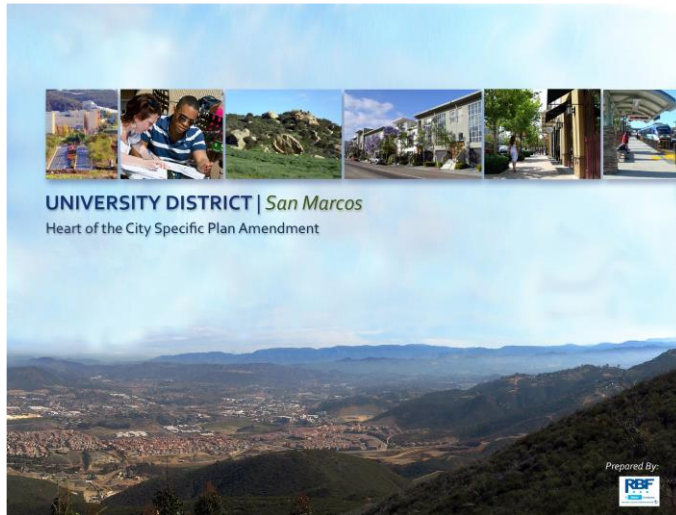
Governing document we use to regulate development within a certain geographic area of the City based on characteristics of that area and City vision of that area





# What is a Specific Plan?

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# Guiding Themes

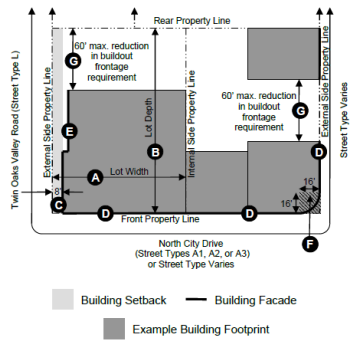
- Pedestrian Friendly Streets
- Urban Plazas & Paseos
- Mixed Use Development
- Environmental Sustainability
- Housing, Employment, and Recreational Uses in a concentrated area





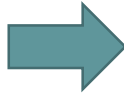
# Form Based Code

Mixed-Use Building A: Lot Size and Building Placement		
The entire development site may be developed as one project or subdivided into smaller properties.		
<b>A</b>	Lot Width	20' minimum
<b>B</b>	Lot Depth	60' minimum
<b>Building Setbacks from Property Lines (PL)</b>		
	All Property Lines	A setback is not required.
<b>C</b>	Exception	An 8' setback is required from external side property lines along Street Type L.
<b>Build-to-Line (BTL)</b>		
<b>D</b>	Build-to-Line	Building facades shall be placed along the front and external side property lines.
<b>E</b>	Exception A	Facades shall be placed within 8' to 12' of the property line along Street Type L and K&A.
<b>F</b>	Exception B	At block corners, the front facade may deviate from the BTL within an area that is not greater than 16' by 16' square. *
	Exception C	The BTL may be set back to allow for forecourts, and retail entries to prevent doorways from encroaching into the public right-of-way.
<b>G</b>	Frontage Buildout	100% of the site's total street frontage (as measured by the total length of front and external side property lines) shall be occupied by one or more building facades. **
	Exception A	The frontage build out requirement may be reduced alongs property lines at internal side streets (excluding those fronting Twin Oaks Valley Road) by 60' to allow for driveways and parking lots.
	Exception B	For properties at the corner of Street Type L and A3, the frontage buildout requirement may be reduced by an additional 12' along the front property line to accommodate the setback from Street Type L.



\*Block 3, Extended Learning Building, located at the northwest corner of Campus Way and Barham Drive, may deviate from the BTL to accommodate a pedestrian bridge over Barham Drive, and to provide a retail patio on the ground floor at the southwest corner of the building.

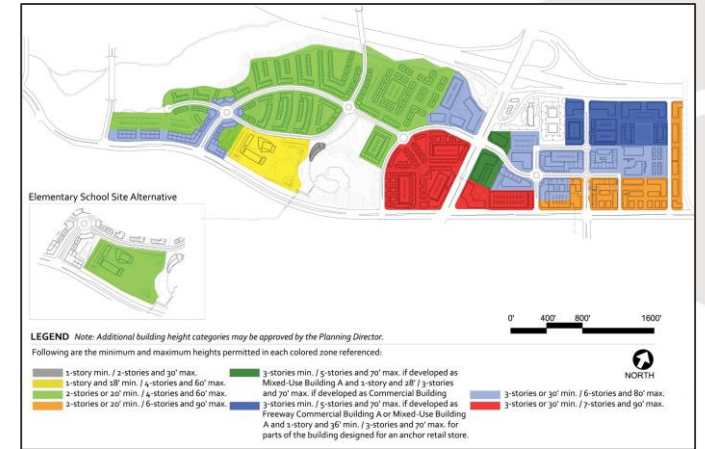
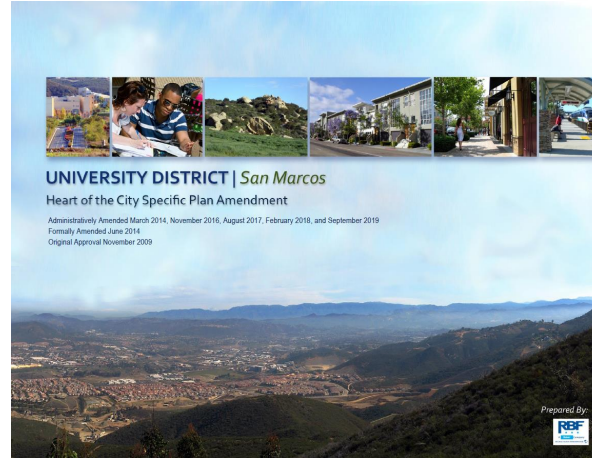
**\*\*Breezeways and outdoor lobbies are allowed, provided the breezeway does not exceed 11% of the length of the building façade.**





# Specific Plan Amendments

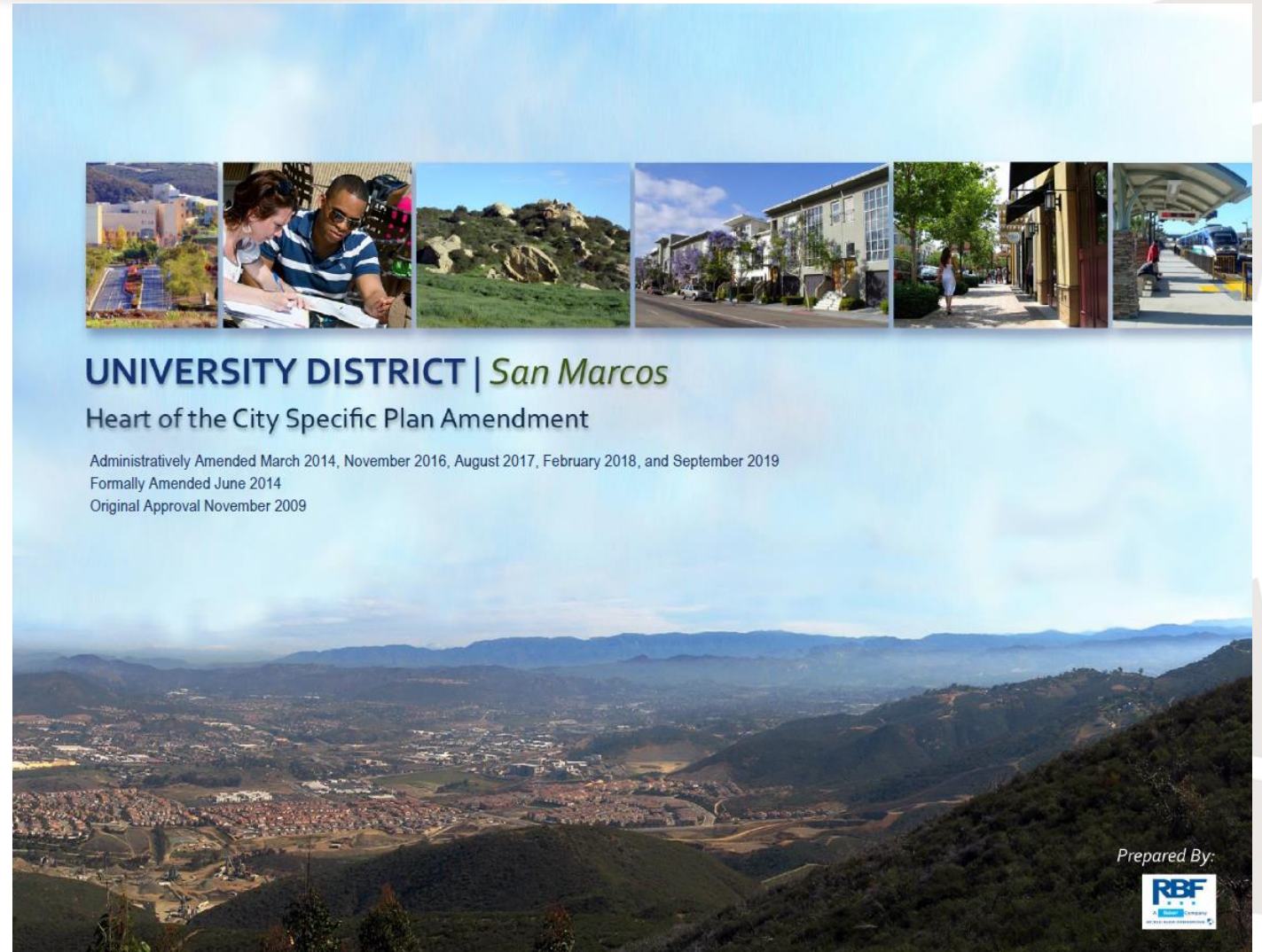
- Changes due to:
  - Architecture
  - Market Trends
  - Traffic Patterns
  - Other conditions
- Vision must remain the same





# Specific Plan Amendments

- Adopted in 2009
- Amended in 2014
- Administratively Amended:
  - 2014
  - 2016
  - 2017
  - 2018
  - 2019





# California Environmental Quality Act

- Environmental Impact Report (EIR) adopted in 2009 - Current Environmental Document
- Applicant proposing Addendum to EIR



# Public Comments

- Verbal comments tonight
- Email:
  - apinon@san-marcos.net
  - Title email: Comments on SP21-0002
- Mail:

*City of San Marcos*

*Attn: Art Pinon - Planning Division*

*1 Civic Center Dr.*

*San Marcos, CA. 92069*

*(760) 744-1050 ext. 3234*

*Drop Box*

# Staying Informed

- Additional Notifications:

- Planning Commission
- City Council

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