

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
 - 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*

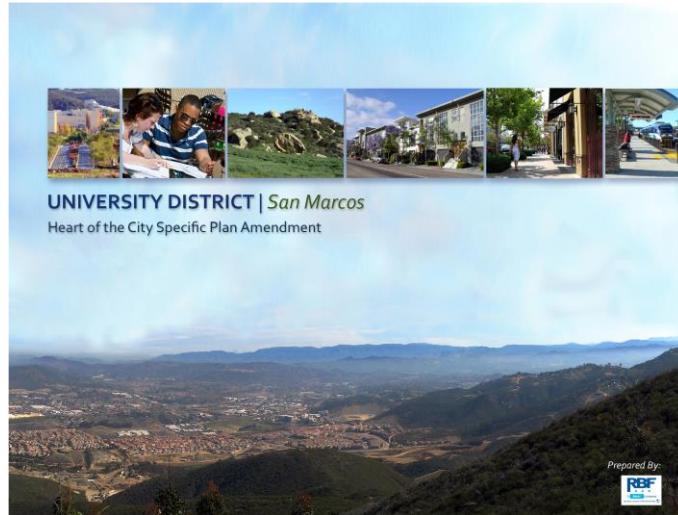
Project Decision

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

[https://www.san-marcos.net/departments/development-
services/planning/north-city](https://www.san-marcos.net/departments/development-services/planning/north-city)

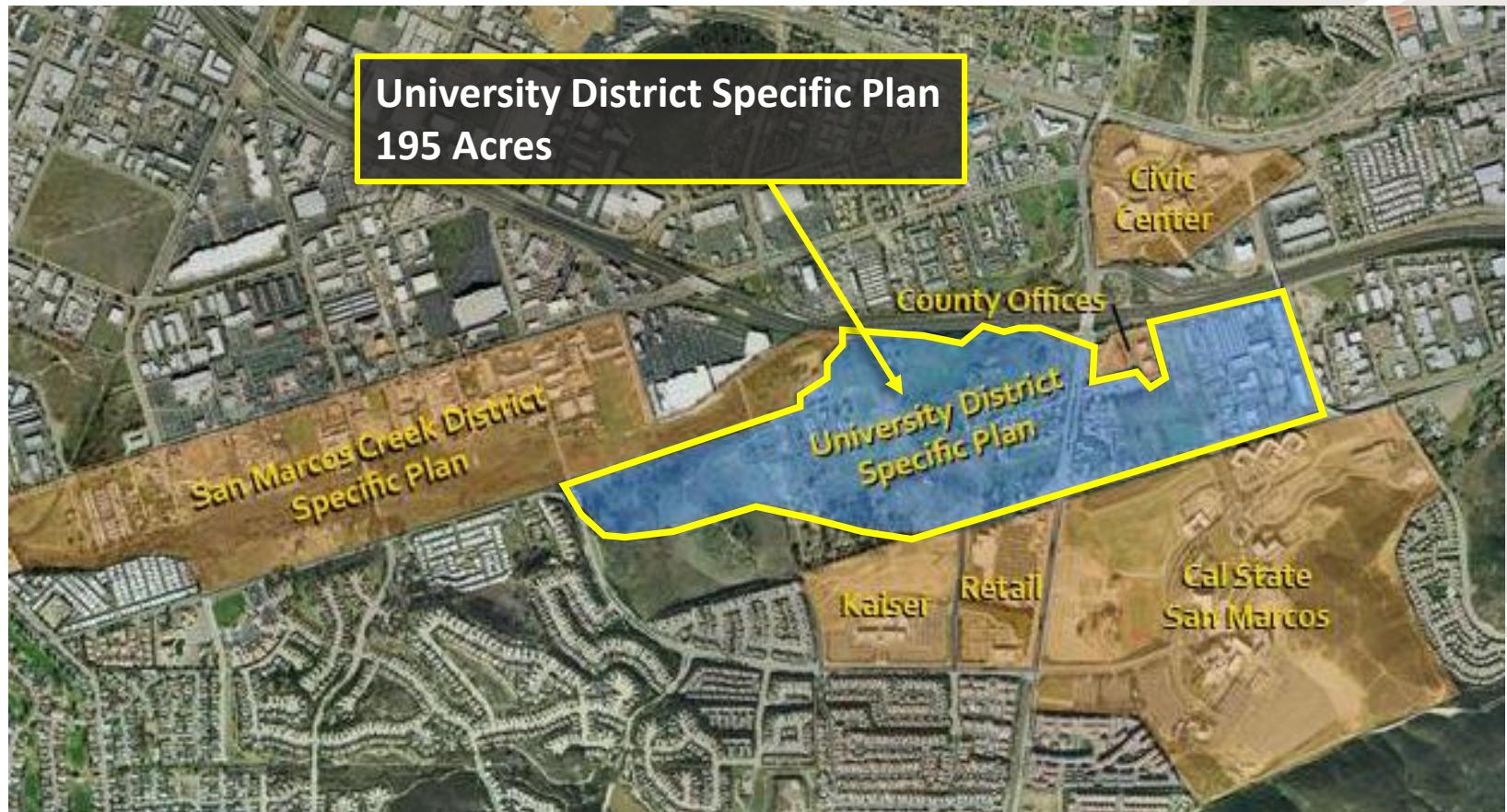
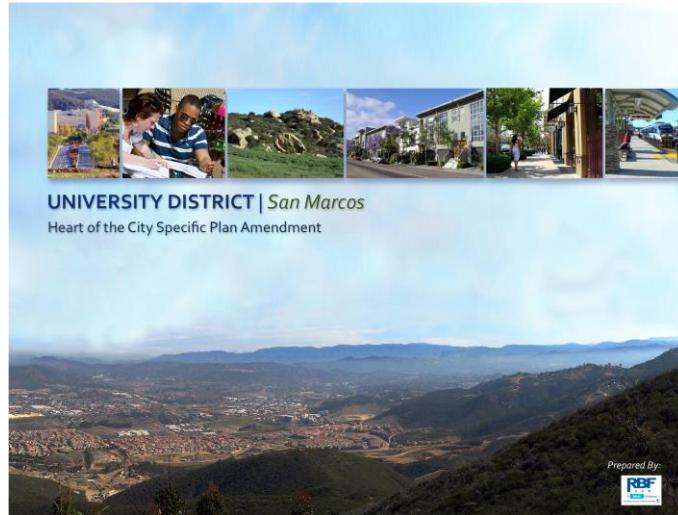
What is a Specific Plan?

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



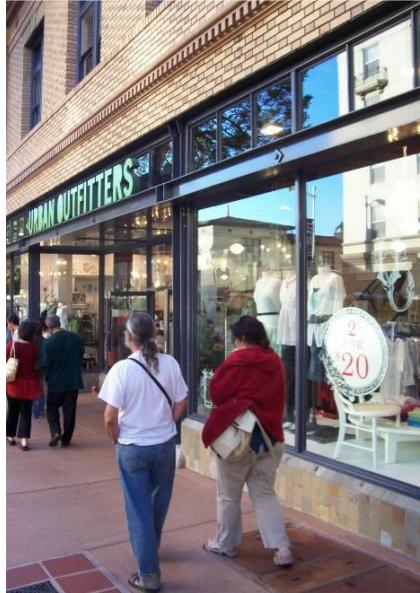
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Guiding Themes

- 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

Block Subdivisions and Lot Size

The entire development site may be developed as one project or subdivided into smaller properties.

A Lot Width 20' minimum

B Lot Depth 60' minimum

Building Setbacks from Property Lines (PL)

All Property A setback is not required.

Lines

C Exception An 8' setback is required from external side property lines along Street Type L.

Build-to-Line (BTL)

D Build-to-Line Building facades shall be placed along the front and external side property lines.

E Exception A Facades shall be placed within 8' to 12' of the property line along Street Type L and K2a.

F 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.

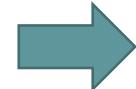
G Frontage Buildout 100% of the site's total street frontage (as measured by the total length of front and external side property lines) shall be occupied by one or more building facades **.

Exception A The frontage buildout requirement may be reduced alongside 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.

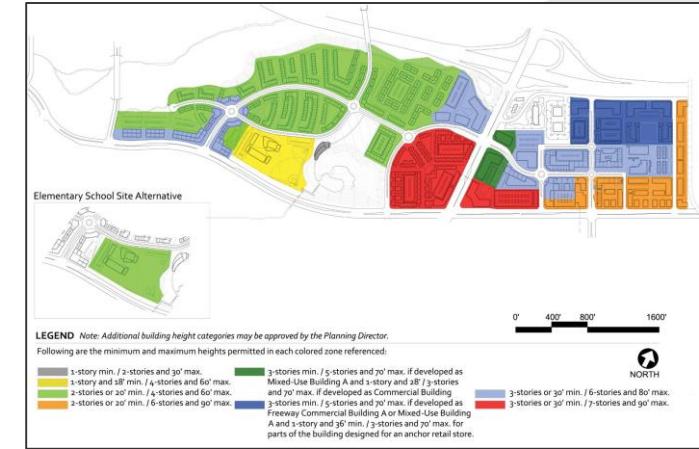
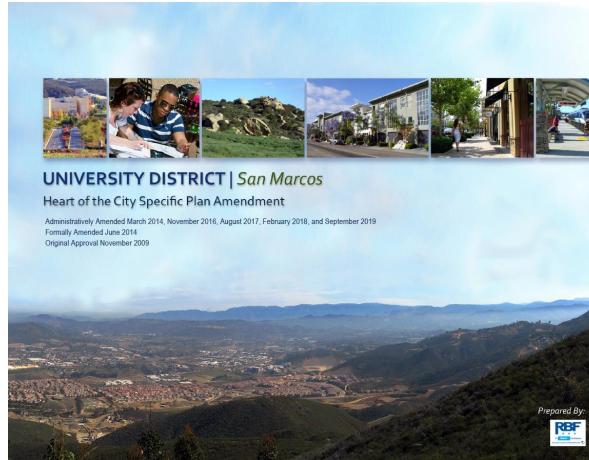
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Form-Based Code: VI-61



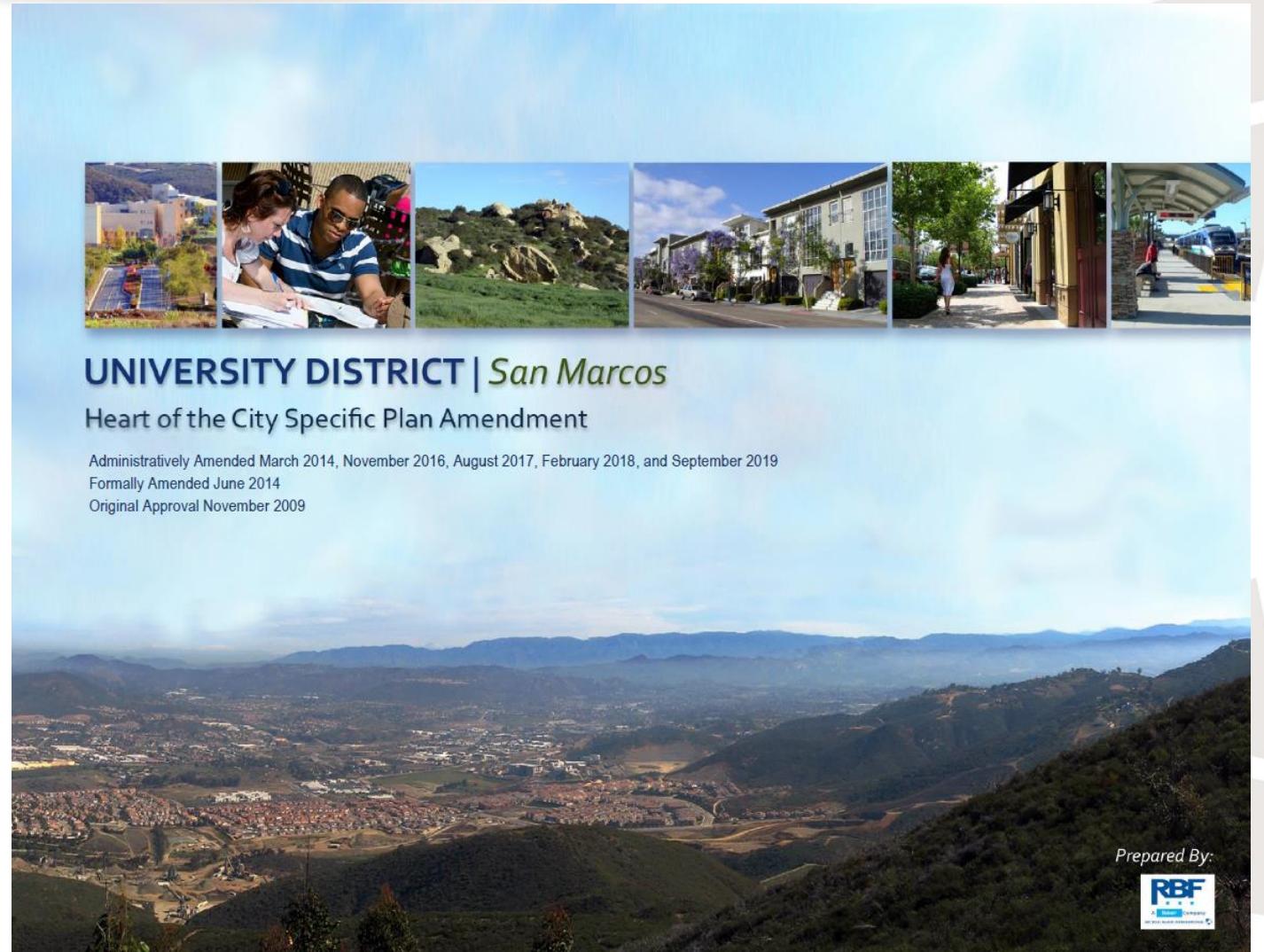
Specific Plan Amendments

- 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

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