



**Regular City Council Meeting**

**Special San Marcos Successor Agency to the San Marcos Redevelopment Agency Meeting**

**Special San Marcos 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**

---

Cell Phones: As a courtesy to others, please silence your cell phone or pager during the meeting and engage in conversations outside the Council Chambers.

Americans with Disabilities Act: If you need special assistance to participate in this meeting, please contact the City Clerk at (760) 744-1050, ext. 3145. Notification 48 hours in advance will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are available for the hearing impaired. Please see the City Clerk if you wish to use this device.

Public Comment: If you wish to address the City Council, please complete a "Request to Speak" form. Forms are located at the rear of the Council Chambers. Be sure to indicate which item number you wish to address. Comments are limited to FIVE minutes, unless you meet the requirements of a formal or informal organization and have registered your organization with the City Clerk in advance. Speakers are asked to fill out a "Request to Speak" form and hand it to staff, although provision of a name, address, or other identifying information is optional.

The Oral Communication segment of the agenda is for the purpose of allowing the public to address the City Council on any matter NOT listed on the agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications. The Oral Communication segment is split on the agenda and begins with a 15-minute timed segment during which the Council will hear as many speakers as possible. Upon the conclusion of the 15-minute timed segment, any remaining speakers will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. The City Council is prohibited by state law from taking action on items NOT listed on the Agenda. However, they may refer the matter to staff for a future report and recommendation. If you wish to speak under "Oral Communications," please complete a "Request to Speak" form as noted above.

Meeting Schedule and Broadcast Information: Regular City Council meetings are held on the second and fourth Tuesday of each month at 6:00 pm in the Council Chambers. City meetings are broadcast LIVE on San Marcos Community Television (SMTV) on Cox Channel 19, Time Warner Channel 24 and AT&T Channel 99. Meetings are also streamed live and archived online at [www.san-marcos.net](http://www.san-marcos.net).

Agendas: Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the City Clerk Department located on the second floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours. Packet documents are also posted online at [www.san-marcos.net](http://www.san-marcos.net).

Agenda-related writings or documents provided to a majority of the City Council after distribution of the agenda packet will be available for public inspection at the time of distribution in the City Clerk Department located on the second floor of City Hall, 1 Civic Center Drive, San Marcos, CA during normal business hours. The same materials are also posted online at [www.san-marcos.net](http://www.san-marcos.net) as time permits.

**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION - TANIS BROWN****ROLL CALL****PROCLAMATIONS AND PRESENTATIONS****A. HOMELESSNESS UPDATE****CONSENT CALENDAR**

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.

**Recommendation:** WAIVE

2. APPROVAL OF MINUTES

**Recommendation:** APPROVE the minutes of a regular meeting on February 27, 2018 at 6:00 p.m.

3. APPROVAL OF WARRANTS

**Recommendation:** APPROVE City Council, Successor Agency, and Fire Protection District warrants dated 3/5/2018.

4. RESOLUTION NO. 2018-8465 - EXPENDITURE OF FUNDS PURSUANT TO COMPENSATION AND REIMBURSEMENT POLICY EVENT TICKET APPROVAL

**Recommendation:** ADOPT a resolution approving expenditure of funds for attendance at a public purpose event.

5. RESOLUTION NO. 2018-8466 - LEGISLATIVE REPORT

**Recommendation:** ADOPT a resolution taking a position on pending legislation in the U.S. Congress and State Legislature.

**ORAL COMMUNICATIONS**

*Speakers are limited to five minutes. Please complete a "Request to Speak" form and place in basket provided.*

**PUBLIC HEARINGS**

6. PROPOSED USES OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FISCAL YEAR 2018/19 ANNUAL ACTION PLAN

**Recommendation:** NOTE AND FILE for the purpose of receiving public input on the proposed uses of federal Community Development Block Grant funds for the 2018/19 Annual Action Plan.

7. ORDINANCE NO. 2018-1462 (DEVELOPMENT AGREEMENT 16-001), RESOLUTION NOS. 2018-8467 (TENTATIVE SUBDIVISION MAP 16-001), 2018-8468 (CONDITIONAL USE PERMIT 17-004), 2018-8469 (GRADING VARIANCE 17-005) - PROJECT NO. P16-0005 H.G. FENTON DEVELOPMENT CO. LLC TERMINATION OF DEVELOPMENT AGREEMENT BETWEEN CITY OF SAN MARCOS AND SCRIPPS AND REQUEST FOR ENTITLEMENTS TO FACILITATE FUTURE DEVELOPMENT OF THE SITE FOR OFFICE, COMMERCIAL, RESIDENTIAL, PUBLIC PARK, POTENTIAL SCHOOL SITE AND OPEN SPACE ENHANCEMENT AND PRESERVATION ON 41 ACRES LOCATED EAST OF BENT AVENUE AND NORTH OF THE FUTURE DISCOVERY STREET EXTENSION

**Recommendation:** ADOPT the following entitlements:

1. First Reading of a Development Agreement Ordinance terminating the existing Scripps Memorial Hospital Development Agreement and the Owner Participation Agreement between Scripps Memorial Hospital and the City of San Marcos;
2. Resolution to approve a Tentative Subdivision Map for the mapping of 12 lots for future building pads, open space enhancement and preservation, public park site, storm water detention basins and potential school site;
3. Resolution to approve a Grading Variance to allow for five (5) slopes to exceed 20 feet; and
4. Resolution to approve a Conditional Use Permit to allow for the temporary use of a rock crusher during project construction.

8. RESOLUTION NO. 2018-8470 (GENERAL PLAN AMENDMENT 17-003, MITIGATED NEGATIVE DECLARATION 16-001), ORDINANCE NO. 2018-1463 (SPECIFIC PLAN 16-002), RESOLUTION NOS. 2018-8471 (TENTATIVE SUBDIVISION MAP 16-003), 2018-8472, (SITE DEVELOPMENT PLAN 17-006), 2018-8473 (GRADING VARIANCE 17-004) - PROJECT NO. P16-0037 H.G. FENTON DEVELOPMENT CO. LLC, REQUEST FOR ENTITLEMENTS TO ALLOW CONSTRUCTION OF 220 SINGLE-FAMILY DETACHED RESIDENTIAL CONDOMINIUMS ON 39 ACRES LOCATED EAST OF CRAVEN ROAD AND SOUTH OF THE FUTURE DISCOVERY STREET EXTENSION

**Recommendation:** ADOPT the following entitlements:

1. Resolution for the General Plan Amendment to modify the General Plan land use designations onsite from Scripps Health Care Campus Specific Plan to Discovery Village South Specific Plan, and approving Mitigated Negative Declaration (MND) in compliance with the California Environmental Quality Act (CEQA);
2. First Reading of Ordinance to approve a Specific Plan to replace the existing Scripps Health Care Campus Specific Plan on 39 acres with the Discovery Village South Specific Plan for single-family detached residential condominiums and establish site design and architectural standards;
3. Resolution to approve a Tentative Subdivision Map for the mapping of three (3) residential lots for 220 single-family detached residential condominium unit development on the project site and one (1) for storm water detention basin;
4. Resolution to approve a Site Development Plan to construct 220 single-family residential condominium units on the project site; and
5. Resolution to approve a Grading Variance to allow for two (2) slopes to exceed 20 feet;

**NEW BUSINESS**

9. RESOLUTION 2018-8474 APPROVING A REIMBURSEMENT AGREEMENT RELATING TO DISCOVERY STREET ROAD IMPROVEMENTS

**Recommendation:** ADOPT a resolution to approve a Reimbursement Agreement between the City and H.G. Fenton Company, LLC. related to the design and construction of the Discovery Street extension.

**ORAL COMMUNICATIONS - CONTINUED**

*Speakers are limited to five minutes. Please complete a "Request to Speak" form and place in basket provided.*

**REPORTS (INCLUDING AB 1234 REPORTING REQUIREMENTS)**

10. SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR DESMOND)

**Recommendation:** Note and File

11. NORTH COUNTY TRANSIT DISTRICT REPORT (VICE MAYOR JONES)

**Recommendation:** Note and File.

12. LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER JABARA)

**Recommendation:** Note and File

13. NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT  
(COUNCILMEMBER JENKINS)

**Recommendation:** Note and File

14. SAN MARCOS UNIFIED SCHOOL DISTRICT JOINT WORKING GROUP  
(COUNCILMEMBER JENKINS)

**Recommendation:** Note and File

**COUNCIL COMMENTARY****CLOSED SESSION**

15. CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION [GC 54956.9(d)(4)]. Confer with City Manager, City Attorney and special counsel regarding potential litigation, one potential action.

**ADJOURNMENT**

STATE OF CALIFORNIA     )  
COUNTY OF SAN DIEGO   ) SS.  
CITY OF SAN MARCOS     )

I, PHILLIP SCOLLICK, CITY CLERK OF THE CITY OF SAN MARCOS, HEREBY CERTIFY THAT I CAUSED THE POSTING OF THIS AGENDA IN THE GLASS DISPLAY CASE AT THE NORTH ENTRANCE OF CITY HALL AND ON THE CITY'S WEBSITE ON MARCH 8, 2018, 5:30 P.M.

DATE: MARCH 8, 2018

A handwritten signature in blue ink, appearing to read "P. Scollick", is written above the printed name.

PHILLIP SCOLLICK, CITY CLERK