



NOTICE OF APPLICATION & PUBLIC WORKSHOP

DATE: 10/19/2021

PROJECT NUMBER: SP21-0002/GPA21-0005/TSM21-0002/SDP21-0003

APPLICANT: Urban Villages San Marcos, LLC

LOCATION: The University District Specific Plan area consists of approximately 195 acres located south of State Route 78 on the east and west sides of Twin Oaks Valley Road (See vicinity map on the reverse side of this notice).

DESCRIPTION OF PROJECT: The applicant is requesting an Amendment to the University District Specific Plan (UDSP) to increase the allowable building height in certain areas of the UDSP Area (up to 185 feet and 16 stories in certain areas); remove a future State Route (SR) 78 bridge connecting the UDSP area to Johnson Way, north of SR 78; remove a planned pedestrian bridge connecting the UDSP area west of Twin Oaks Valley Road to the area south of Barham Drive over Discovery Street; revise various development and architectural design standards; expand the UDSP area east of the Sprinter Rail Line to cover Assessor's Parcel 220-201-90-00; and revise the current mix of land uses permitted within the UDSP area. Removal of the planned SR 78 bridge at Johnson Lane and pedestrian bridge over Discovery Street also require approval of a General Plan Amendment.

The project also includes a Site Development Plan application for the construction of a 484 apartment unit, 12 story, mixed-use project with 20,000 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 6,000 square feet of commercial space on the east side of Campus Way. A Tentative Subdivision Map has also been filed 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 map will also establish twenty-three (23) commercial condominium units on the five (5) parcels and three (3) residential units on three (3) of the parcels.

Further information and application exhibits on the project can be found at the link below:

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

The above referenced project has been submitted to the City for review. All property owners within proximity of the proposed project are being notified of the project early in the review process. This proposal MAY affect property you own in San Marcos. A workshop to gather public input on the project has been scheduled and is detailed on the reverse side of this notice.

If you have any questions or comments related to this project or this notice, please contact: Art Pinon, Senior Planner at (760)744-1050 extension 3234, or apinon@san-marcos.net.



PUBLIC WORKSHOP

WHEN: Monday, November 8, 2021 at 6:00 PM

WHERE: City of San Marcos - Community Services Main Hall, 3 Civic Center Drive, San Marcos, CA. 92069

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The workshop is intended to provide the public an overview of the proposed project. Your input is requested for this workshop. No official decisions will be made during this meeting. The developer will use information from the discussion to determine how to proceed with the project.

A presentation of the proposed project will be shown at the meeting. A copy of the presentation (PDF file) will be posted the day of the workshop at the aforementioned City website to download for viewing. After the presentation, the workshop will include an opportunity for members of the public to provide input regarding the proposed project. The project applicant and City staff will be available to answer questions.

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

VICINITY MAP:

