



NOTICE OF PUBLIC WORKSHOP

When: March 23, 2023 at 6pm
Where: San Marcos City Hall in the Valley of Discovery Room (next to City Council Chambers)
1 Civic Center Drive, San Marcos, CA
Applicant: Lab Holding, LLC
Project No: SP22-0003 – Marcos Specific Plan

This notice is to inform you of an upcoming public workshop for a horizontal mixed-use project located at the southwest corner of Grand Avenue and Linda Vista Drive.

The project consists of 102 multi-family residential units on 5.03 acres of the west side of the project site, and 7,658 square feet (sf) of office space, 49,266 sf of specialty retail space and 7 live-work units on 6.05 acres of the east side of the project site. Residential units would be contained within 15 townhome buildings, and units would be a mix of six different unit types, ranging in size from two- to three-bedrooms. Additionally, the residential area would include a pool building, pool and spa area, barbecue area, picnic area, and play area for residents. Access to the residential area would be provided via Grand Avenue at a northern driveway, and access to the commercial area would be via Grand Avenue at a southern driveway and two driveways along Linda Vista Drive. The project would provide 204 garage parking spaces for residences, 34 residential guest parking spaces, and 278 commercial parking spaces.

The project application includes a request for approval of a Specific Plan, General Plan Amendment, Rezone, Site Development Plan, Multi-Family Site Development Plan, Conditional Use Permit, Tentative Subdivision Map, and a Tentative Parcel Map for a residential mixed-use development project within the 12.03-acre Specific Plan Area. The General Plan Amendment and Rezone would change the General Plan designation and Zoning from Commercial (C) to Specific Plan Area (SPA). The Marcos Specific Plan will provide a comprehensive plan to ensure the efficient development of a multi-land use development.

Project Location: Southwest corner of Grand Avenue and Linda Vista Drive.

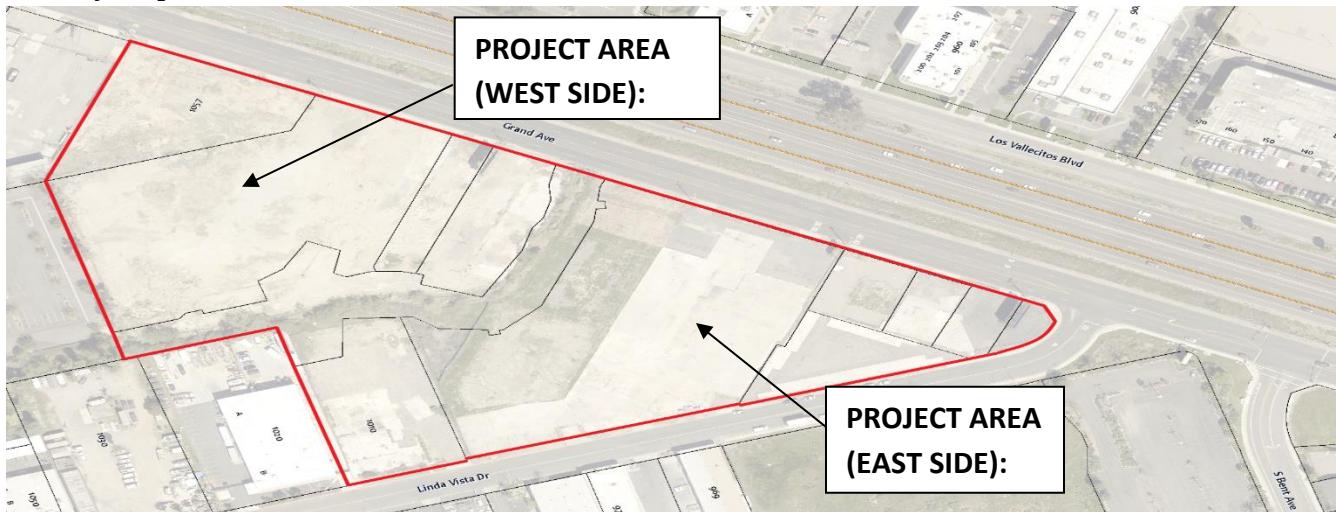
The workshop is intended to provide to the public an overview of the proposed project. As adjacent property owners, it is important to have your input on this project. No official decisions will be made during this meeting. The developer will use information from the discussion to determine how to proceed with the project. Please see the following City website for further information.

<https://www.san-marcos.net/departments/development-services/planning/public-workshops>

If you have any questions or comments related to this project or this notice, please contact Chris Garcia, Senior Planner, 760-744-1050, ext. 3237 or cgarcia@san-marcos.net



Vicinity Map:



Conceptual Site Plan:

