



Public Workshop

SMB Mixed-Use Development
October 3, 2024 at 6:00 pm

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

Introductions

- **City Staff**

- Sean del Solar, Senior Planner
- Macey Winter, Assistant Civil Engineer
- Brad Holder, P.E., Associate Civil Engineer

- **Project Applicant**

- David Sheperd, Lennar Homes of California
- Arlene Tendick, A.N.T. Strategic Communications

Agenda

- **Project Overview**
- **Applicant Presentation**
 - Applicant Introduction
 - Overview of the Project
 - Q&A Session
- **Conclusion**

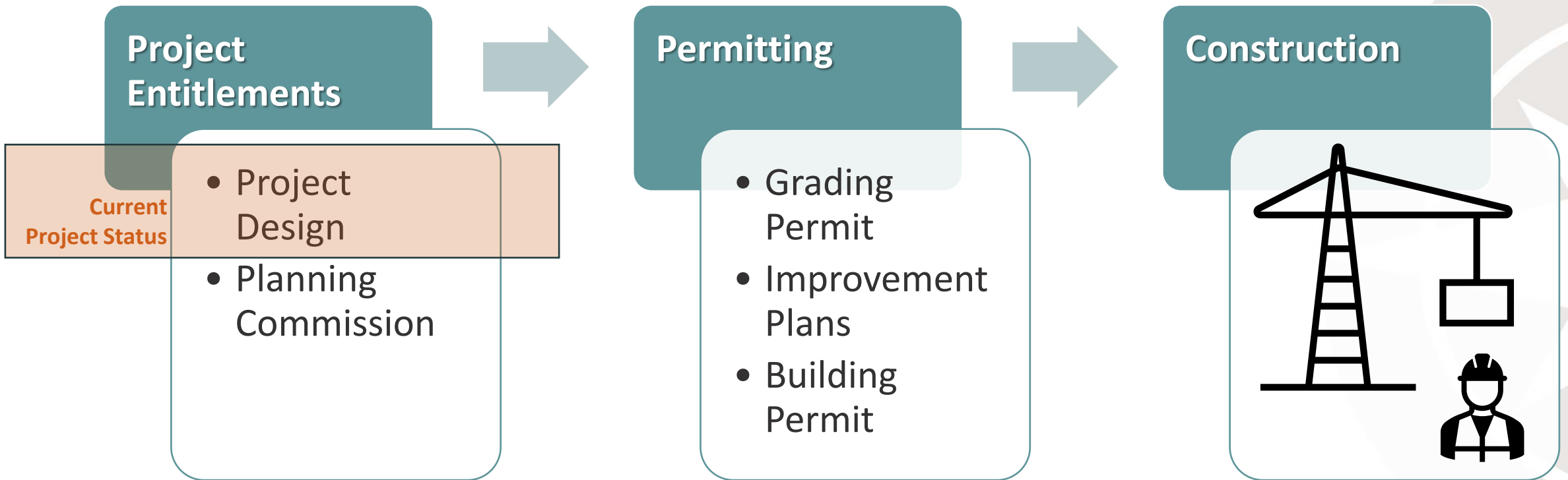
Project Overview

- 71 Residential condominium units
- 6,000 sq.ft. (approx.) of Mixed-use ground floor area
 - Commercial/retail space
 - Indoor HOA recreational space

Project Location



Development Process





Workshop

Applicant Presentation



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SEARS REDEVELOPMENT

October 3, 2024 Public Workshop

Dave Shepherd, Director of Entitlement
Arlene Tendick, Community Outreach

PROJECT LOCATION

- 2.8-acre parcel at 1100 San Marcos Blvd.
- Zoned for Mixed Use (MU-1) in General Plan
- Identified as Smart Growth Opportunity Area



Las Posas

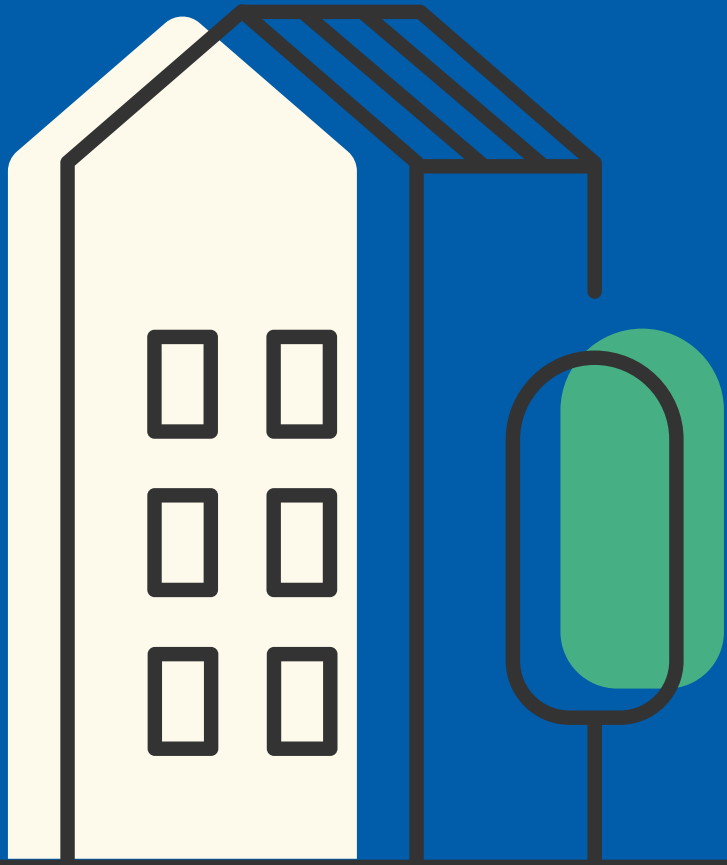
San Marcos Blvd.

Via Vera Cuz



AGENDA

About Lennar	01
Project Overview	02
Next Steps	03
Q & A	04





10.3.24 Public Workshop

LENNAR®

At Lennar Homes, we hold the highest level of integrity for our customers, associates, trade partners, community, and environment.





PROJECT BACKGROUND



2009 – Sears closes

The 14,600 square foot building has remained vacant since.



2018 – Site approved for redevelopment

Plans included 82 units with private common space.



2024 – Lennar acquires site and agrees to amend plans

Lennar's involvement allows for improved coordination and integration with Restaurant Row plans

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COMMUNITY CONTEXT

Redesign Objectives in alignment with public feedback:

- Improved pedestrian connectivity and circulation
- Enhance community character through consistent/compatible architecture
- Increase retail
- Reduce density

■ Commercial
■ Housing



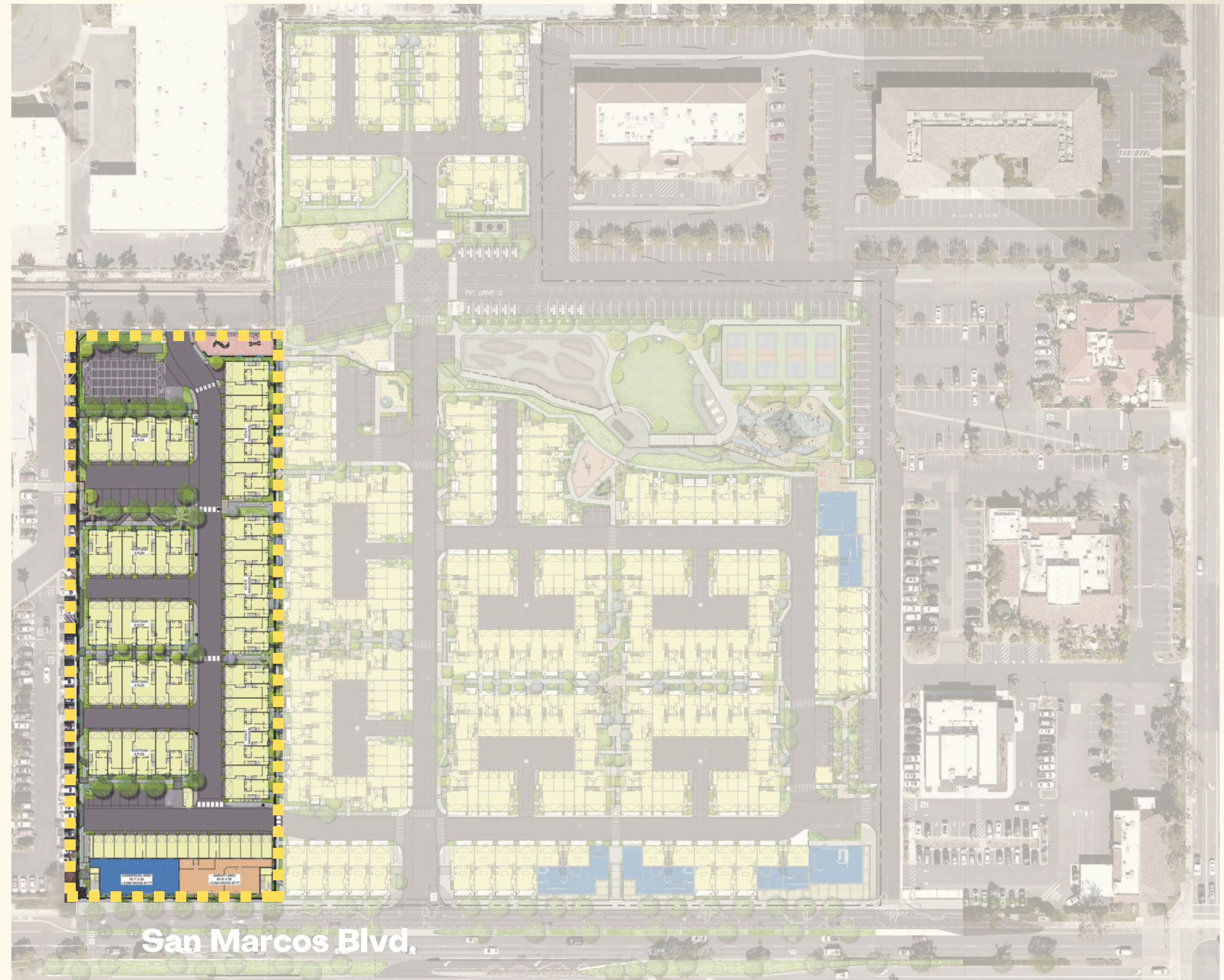


COMMUNITY CONTEXT

The result is a more cohesive design with improved circulation and pedestrian connectivity that better aligns with today's needs.

- 71 new homes, for sale
- 2,996 square feet of retail
- 159 parking spaces

- Commercial
- Housing
- Amenity Space





PROJECT OVERVIEW

The result is a more cohesive design with improved circulation and pedestrian connectivity that better aligns with today's needs.



Sears Redevelopment (proposed)

The Row (approved, in process)



Key Map



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View looking northeast from San Marcos Blvd.

Street Scene NTS





Key Map



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View looking northwest from San Marcos Blvd.



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RANGE OF HOMES

A wide variety of homes are available and suited for first-time homebuyers, young professionals or those looking to downsize.

- One, Two and Three bedroom and 1 to 3.5 bathroom floorplans
- Range in size from 821 – 1,642 square feet
- Private garages
- Three stories





IMPROVED CONNECTIVITY



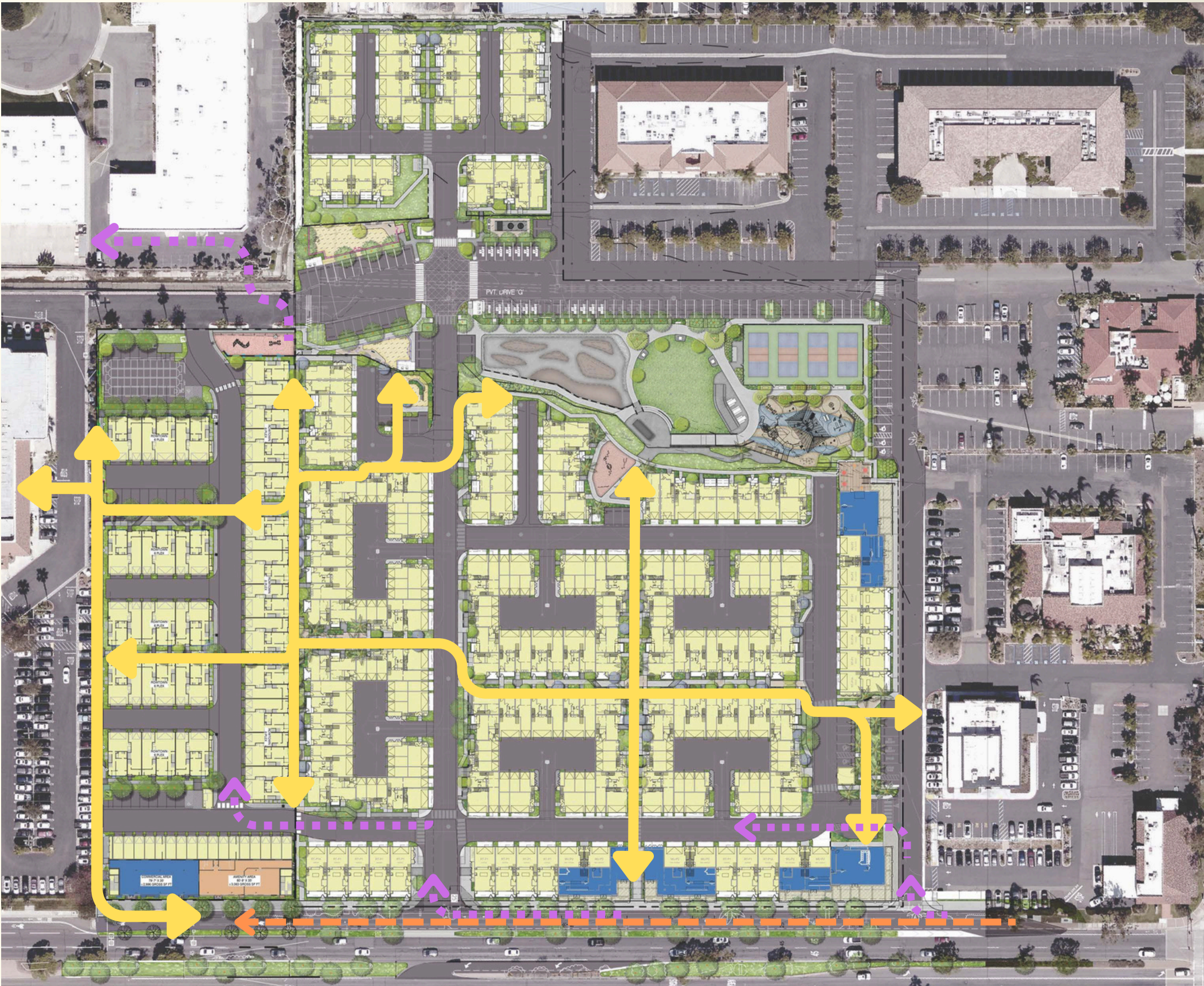
Bike and Pedestrian

Direct connection to future park and shops and dining



Vehicular

- Streamlined vehicular access
- Continues Multi-Way consistent with Mobility Element





PROJECT MILESTONES

City Review of Application

- 8/13 – First submittal
- 9/12 – Second Submittal

Finalize Application

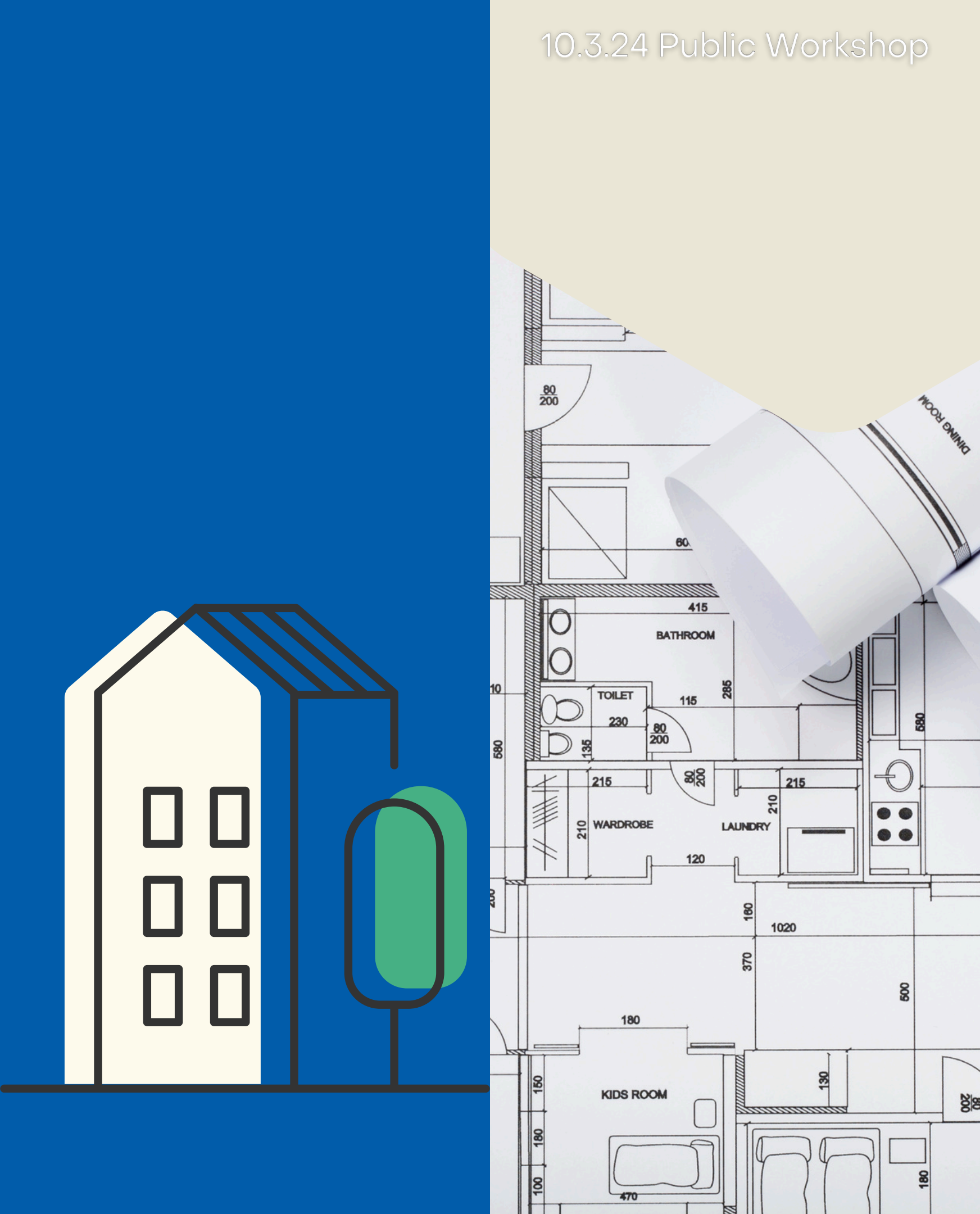
- Aggregate and incorporate comments

Community Outreach

- Project Notice
- **10/3 - Public Workshop**
- Continued Outreach


DECEMBER 2024

City Approval

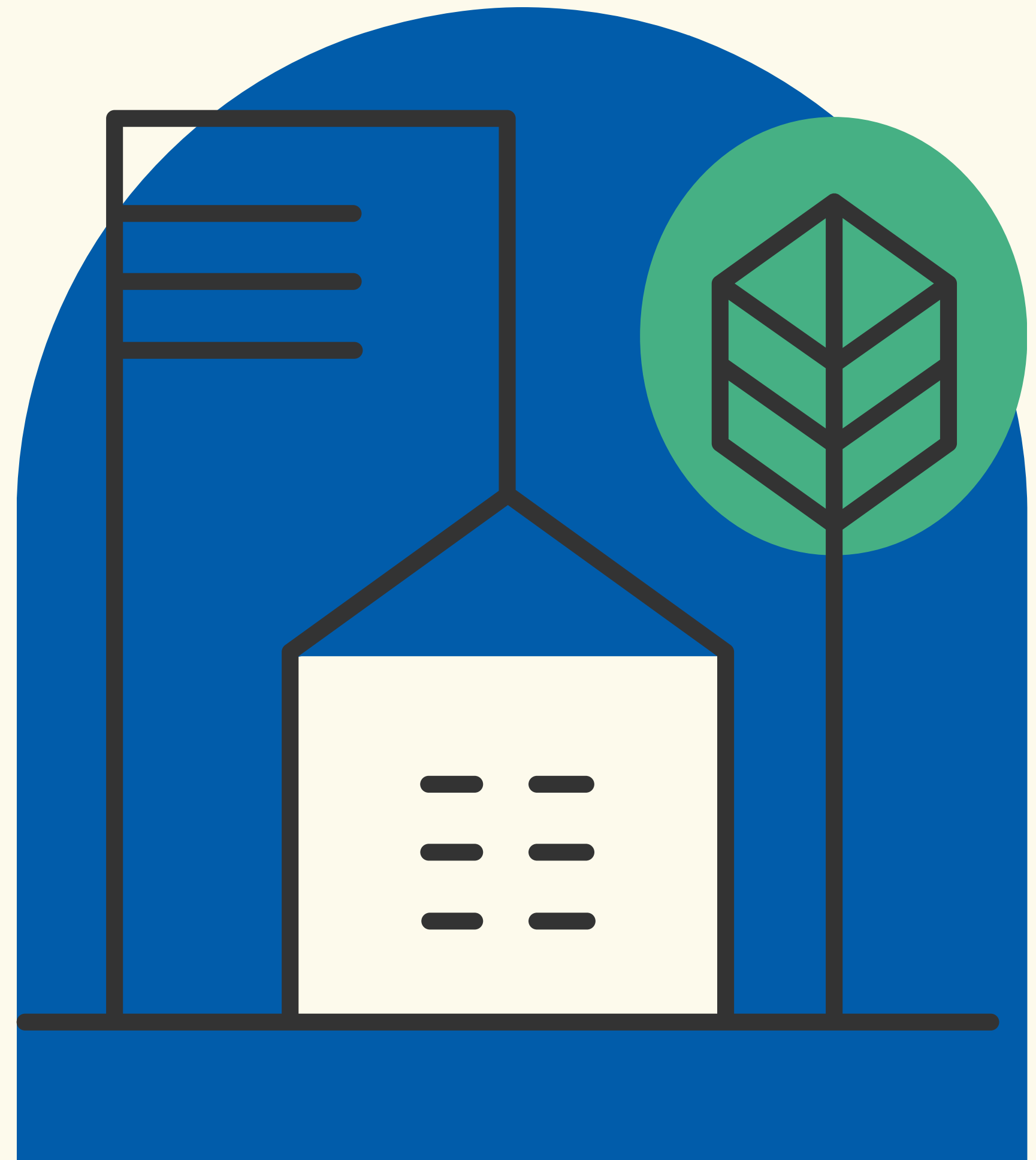


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**CONNECT
WITH US.**

 **858-453-5300**

 **info@lennarsdbuilds.com**





Thank you

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Public Workshop**

Submit Comments / Questions to:

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sdelsolar@san-marcos.net
(760) 744-1050, ext. 3223

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