



NOTICE OF PUBLIC WORKSHOP

When: January 23, 2025; 6:00 p.m.

Where: 3 Civic Center Drive, San Marcos, CA. 92069 – San Marcos Community Center Main Hall

Applicant: San Elijo Hills Building F, LLC

Project No & Name: Site Development Plan (SDP24-0009), San Elijo Town Center Apartments

This notice is to inform you of an upcoming public workshop for a request of a Site Development Plan (SDP24-0009) and density bonus to construct 31 apartments within four stories of a building above a single-level parking garage on a vacant site. The proposal includes 28 one-bedroom units and three (3) two-bedroom units ranging in size from 665 to 880 square feet. Fifteen percent, or six (6) units, will be restricted as affordable units to meet State Density Bonus requirements and the City's Inclusionary Housing Ordinance. Each unit is designed with a private balcony. Common recreational amenities include a passive recreation area at ground level and a roof deck at the west end of the building. Parking for the project includes 31 total spaces which includes 11 open air parking spaces, 10 parking spaces within a common parking garage, and 10 parking spaces along San Elijo Road as permitted by the San Elijo Hills Specific Plan.

Project Location: Southwest of the San Elijo Split into San Elijo South and North (See Vicinity Map below)

The workshop is intended to provide 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/city-services/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, at cgarcia@san-marcos.net or 760-744-1050, ext. 3237.

