



NOTICE OF APPLICATION & PUBLIC WORKSHOP

DATE: 4/3/2025

PROJECT NUMBER: SP24-0003, SP25-0001, GPA25-0002, TA24-0004, CUP24-0005

APPLICANT: Urban Villages San Marcos, LLC

LOCATION: Vacant Parcel between 307 and 411 East Carmel Street, APN 220-201-90-00; Hampton Inn Site at 123 E. Carmel Street, APNs 221-110-67 & 221-110-68-00; and all parcels within the University District Specific Plan Area (see project description and maps below).

PUBLIC WORKSHOP:

WHEN: April 24, 2025; 6pm – 6:30pm

WHERE: City Hall: 1 Civic Center Drive, San Marcos, CA 92069 – Valley of Discovery Room

DESCRIPTION OF PROJECT: A San Marcos Municipal Code (SMMC) text amendment, an amendment to the University District Specific Plan (UDSP), an amendment to the Heart of the City Specific Plan (HOCSP), a General Plan Amendment (for graphical changes) and a Conditional Use Permit to allow a self-storage facility consisting of two buildings; a three-story approximately 104,600 square foot building and a one-story approximately 6,600 square foot building to the rear. The 2.71-acre vacant site has been rough graded per a previous entitlement. The proposed project would also amend the UDSP Transportation Demand Management (TDM) requirements for all properties within the Specific Plan to be consistent with existing City TDM regulations and also add the 2.36-acre Hampton Inn site into the UDSP and remove from the HOCSP.

The above-mentioned project has been submitted to the City for review. All property owners within close 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. You will subsequently receive a notice for the public hearing once one has been scheduled.

The public workshop on April 24, 2025, is intended to provide the public with 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>

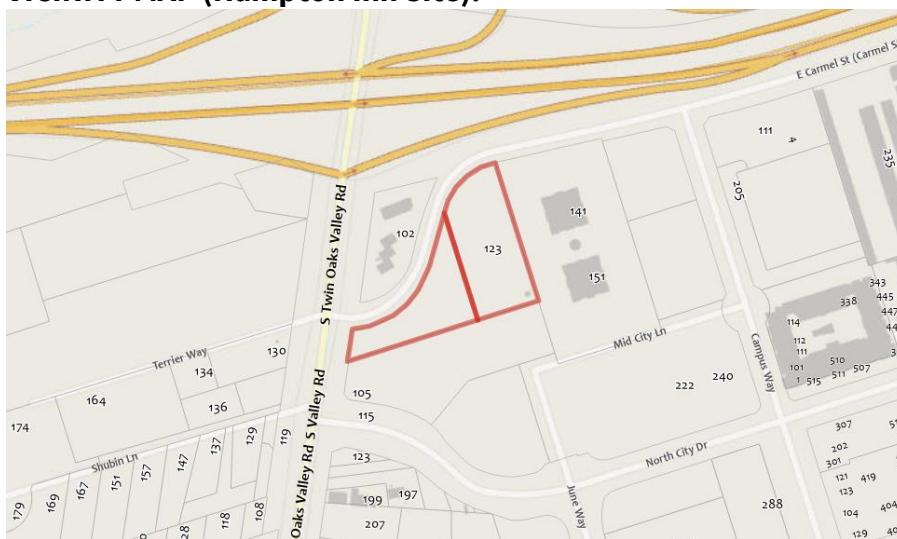
If you have any questions related to this project or this notice, please contact: Chris Garcia, Senior Planner at (760)744-1050 extension 3237, or cgarcia@san-marcos.net.

www.san-marcos.net

VICINITY MAP (Self Storage Site):



VICINITY MAP (Hampton Inn Site):



UNIVERSITY DISTRICT SPECIFIC PLAN (UDSP) PROPOSED BOUNDARY:

