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#	Status	Project #	Project Name	APN (Project may include multiple parcels not listed)	Location/Address	Land Use	Intensity (non-residential)	Unit Type (non-residential)	Total DU - (residential)	Total DU - Net New Only (residential)	Unit Type** (residential): SFA, SFD, 2 to 4, 5+, ADU, MH.	Total Affordable Units (Including Inclusionary, DB) Inclusionary if developer has indicated intent to build on site; subject to change.	Buildout Year
1	Approved	TPM16-0005	Discovery Village North	221-142-19-00	Craven Rd	Office/Commercial/Residential	41	AC					
2	Proposed	SDP19-0004	Main Square	221-051-60-00	SE corner of San Marcos Blvd & McMahr Rd	Apartments* and Commercial	44,007	SF (Commercial)	468	468	5+	67	
3	Under Construction	P13-0009	San Marcos Highlands Highlands	182-110-02-00	North end of N Las Posas Rd	Single-Family Residential			187	187	SFD		2024
4	Under Construction	P15-0052	Villa Serena- Phases 1 & 2	220-112-09-00	Richmar Ave & Marcos St	Apartments (Demo 136 units & build 148)			148	12	5+	148 (12 net increase)	2023 Ph 1 2025 Ph 2
5	Under Construction	P14-0049	Montiel Rd Partners	228-120-33-00	Montiel Rd	Single-Family Res (1 existing SFR + 8 new)			8	8	SFD		2025
6	Approved	SP89-15	Meadowlark Canyon LLC	221-890-38-00	San Marcos Blvd	Single-Family Residential			33	33			
7	Completed	P14-0058	Pacifica San Marcos	219-086-09-00	S. Rancho Santa Fe Rd & Creek St	Apartments and Commercial	4,375	SF (Commercial)	31 + 5 units (accessory)	36			2024
8	Approved	SP20-0001	Breaker Real Estate	220-063-03-00	SE corner of Twin Oaks Valley Rd & Richmar Av	Assisted Living Facility	174	Beds					2024
9	Under Construction	SP20-0002	Hall Land Company	228-315-02-00	Barham Drive, east of Woodland Pkwy	MF Condominiums			151	151	5+		2024
10	Approved	SC18-0004	Southlake Park Phase 1	222-190-16-00	Twin Oaks Valley Rd, South of Village Dr	Parking Lot, Fishing Dock	2	AC					
11	Proposed	SP17-0004	SP 2017-0004 - Lanikai	220-063-04-00	Mission Rd at Woodward St (west side) 220-063-04	Senior Living Complex			115	115	5+		
12	Approved	SP19-0001	Montiel Commercial	228-370-39-00	2355/2357 Montiel Rd	Office	32,971	SF					
13	Proposed	CUP19-0001	Bodhi Hill Buddhist Center	219-022-48-00	Poinsettia Ave. s/o Linda Vista Dr	Place of Assembly and associated Campus	44,113	SF					
14	Proposed	CUP18-0001	Mercy Hill and Marian Center	218-012-08-00	Borden Rd, east of Via Barquero	Christian Center	31,105	SF					
15	Approved	CUP20-0008	Kiddie Academy	218-120-30-00	Twin Oaks Valley Rd, northeast of Windy Way	Preschool	11,430	SF					2024/25
16	Proposed	SP19-0003	Edenpark	223-080-41-00	1601 San Elijo Road	Adaptive reuse of existing structures for recreation, sports, and related personal services, and related commercial uses.	179,535	SF					
17	Funded	CIP 88179	CIP 88179	N/A	Smilax Road/South Santa Fe Avenue Intersection	Intersection widening and reconfiguration							2024
18	Under Construction	CIP21-0004	PARK CIP	222-170-38-00	Rancho Coronado Park Improvements - 6.5 acres of 41 acre park	City Park - Phase 1 Multi-Use Field and Parking Lot Improvements	7	AC					2024
19	Programmed	CIP ST005	CIP ST005	N/A	San Marcos Boulevard Reconstruction	Street signal upgrades - Rancho Santa Fe to Grand Ave.							2026
20	Approved	SP22-0001	Pacific Specific Plan	219-222-04-00	Las Posas and La Mirada. 219-222-01, -02, -03, -04	General Plan and Rezone from Industrial to Specific Plan, Specific Plan and TSM/SDP for 228 units			228	228	SFA		
21	Proposed	CUP21-0003	Twin Oaks Valley Winery	182-132-09-00	1451 Mulberry Dr.	Winery And Tasting Room	3,121	SF					
22	Under Construction	SP21-0003	Gran Vista/CCI	219-121-15-00	West side of Las Posas Rd and Palm Rd	Residential Condominium Development			120	120	SFA		2025
23	Approved	TSM21-0004	Summer Ranch Estates (Water Mill Homes)	182-131-14-00	Southwest corner of Cox Rd. and Mulberry Dr.	Tentative Subdivision Map 9 single-family residential lots			9	9	SFD		2026
24	Approved	SDP22-0001	San Marcos Hospitality	228-370-01-00	Southwest corner of Montiel Rd and Leora Lane	Hotel	107	Rooms					
25	Approved	GPA21-0001	Lonnie Tabbaa-Arco	219-122-03-00	200 Las Posas Rd.	Car Wash	3000	SF					
						Convenience Store	3,800	SF					
						Commercial Drive Thru	1,200	SF					
						Gas Station Fuel Pump Canopy (18 pumps)	6,192	SF					
26	Proposed	TPM21-0001	Woodward Lot Split	218-071-08-00	0 Woodward Street.	Tentative Parcel Map 3 single-family residential lots			3	3	SFD		
27	Approved	TSM19-0002	SH North City, LLC	221-100-02	0 Discovery St	Condo Units, Master Association Community Rec Center, Public And Private Trail Systems			480	480	SFD		2026/2027
28	Under Construction	SP21-0002	Univeristy District Specific Plan Amendment - North City Ph. A & B	221-111-03-00	Univeristy District Specific Plan - N.E. of North City Drive and Campus Way	Mixed-Use Development comprised of 20,000 SF retail, 100,00 SF office, and 537 mulit-family units	120,000	SF (Commercial)	537	537	5+		2025/2026
29	Completed	CUP22-0001	American Rentals	219-152-34-00	1030 Linda Vista Drive	Equipment Rental Facility	2,500	SF					2024
30	Proposed	SDP17-0005	Hunter Industries	223-030-67-00	Opal Drive	Office Building	67,657	SF					
31	Approved	SDP22-0002	Hughes SMCC, LLC	219-223-20-00	NE corner of Pacific, approximately 750 feet south of Linda Vista Drive.	Industrial Building containing manufacturing, warehouse, and office uses.	67,410	SF					

32	Approved	SP22-0003	Marcos Specific Plan (East Side Commercial)	219-152-42-00	SW corner of Grand Avenue and Linda Vista Drive.	General Plan and Zone Change from Commercial to Specific Plan and a SP, MFSDP, SDP, CUP, TSM and TPM for a horizontal mixed-use project consisting on 102 residential units on the west side and 63,641 square feet of commerical space and eight live/work units on the east side.	63,641	SF							2027/2028
33	Under Construction	SP22-0003	Marcos Specific Plan (West Side Residential)	219-152-79-00	SW corner of Grand Avenue and Linda Vista Drive.	General Plan and Zone Change from Commercial to Specific Plan and a SP, MFSDP, SDP, CUP, TSM and TPM for a horizontal mixed-use project consisting on 102 residential units on the west side and 63,641 square feet of commerical space and eight live/work units on the east side.			110	110	SFA				2026/2027
34	Proposed	MFSDP22-0004	Polley Apartments	219-113-10-00	North side of Polley Drive at the eastern terminus.	17-unit apartment building on a 0.60-arce undeveloped lot.	17	DU	17	17	5+				
35	Proposed	SDP22-0005	Salim Mixed-Use Development	221-051-63-00	South side of San Marcos Blvd, approximately 300 feet west of Via Vera Cruz.	Mixed use development on 4.8-acre lot.	250	DU	250	250	5+	38			
							8	Live/Work							
							10,067	SF commercial							
36	Approved	SP22-0004	Restaurant Row - Lennar Homes of California, LLC	219-200-46-00	1020-1080 W. San Marcos Blvd.	Redevelopment project removing existing buildings and constructing a mixed-use project of commercial, residential condominium units, and a public park.	10,400	SF commercial	202	202	5+				
37	Proposed	TPM22-0003	Marilyn Lane 3-Lot Split (Silvercreek)	182-102-25-00	0 MARILYN LN SAN MARCOS	3-lot split for Single Family Residential Lots.			3	3	SFD				
38	Under Construction	GPA22-0003	Capalina Apartments	219-115-33-00	Capalina Rd. 219-115-33-00	Construction of a mixed-use project on a vacant lot.	4,000	SF (Commercial)	119	119	5+	6			2026
39	Proposed	SP22-0005	Woodward 46	220-210-49-00	East side of Woodward St, north of Mission Rd.	Residential Condominium Development			46	46	SFA	0			2026/2027
40	Under Construction	GPA22-0005	Pico Investments	220-140-06-00	236 Pico Avenue	Residential Condominium Development			16	16	5+				2025
41	Proposed	SDP22-0009	CRP III Mission, LLC	220-210-26-00	528 W. Mission Road	Redevelop an existing 10.83 acre industrial park with 3 new industrial buildings.	132,310	SF							
42	Approved	SP23-0001	Armorlite Lofts	219-162-57-00	Vacant lot on the north side of Armorlite Drive, in the 1200 block	Residential Apartments and Commercial	5,600	SF	165	165		19			2025
43	Proposed	SDP23-0001	Pardis Apartments	221-061-57-00	South side of San Marcos Blvd, approximately 175 feet east of Via Vera Cruz.	Mixed use development on 0.92-acre lot.	2,980	SF commercial	41	41	5+	6			
44	Proposed	SDP23-0002	Sunrise Development	223-651-01-00	North side of San Elijo Road at the west City boundary.	118,475 square-foot, 92-unit, 113 resident residential care facility for Alzheimer's and Memory Care	118,475	SF 92 Units 113 Residents							
45	Proposed	CUP23-0004	Costco Gas	219-331-43-00	150 S. Bent Avenue	Gas station	15	multi-fuel dispenser							2026
46	Proposed	SDP24-0001	Block F Student Housing	220-202-29-00	NE Corner of Barham Dr and Redel Rd.	110 student housing units, 550 beds, 9,144 sf retail, 60,000 sf student recreation.	186	DU	<i>Student Housing does not count towards RHNA</i>	<i>Student Housing does not count towards RHNA</i>					
							930	Beds							
							310,334	SF Total							
							10,616	SF Commercial							
47	Proposed	MFSDP24-0002	National Community Renaissance	220-082-03-00	Richmar Avenue, between Pico Avenue & Firebird Lane	Affordable senior apartment units			52	52	5+	51			
48	Approved.	SDP24-0002	Carmel Affordable Housing	220-202-52-00	North of the Terminus of Enterprise Street and south of Carmel	Construction of a 224 affordable housing development	222 Affordable unit (Very Low Income)+ 2 Market Rate for Managers	224 Res DU	224	224	5+	222			2025/2026
49	Approved	SDP22-0008	Skyview Park	221-080-05-00	327 Discovery St.	Public Park	16.5 Acres of Public Park	NA							2026
50	Approved	SDP24-0004	263 E. Carmel Street	220-202-14-00	263-265 E Carmel St.	Mixed-use development	2,874	SF (Commercial)	247	247	5+	37			2027
51	Proposed	SDP24-0009	San Elijo Hills Town Center Apartments	223-630-30-00	Lot 3 of Parcel Map #16344	Residential Apartments			31	31	5+	6			
52	Proposed	SDP24-0008	Oasis Mixed-Use	219-331-34-00	W. San Marcos Blvd.	Mixed-use development	33 2630	DU SF (Commercial)	33	33	5+	5			
53	Under Construction	SDP24-0005	Corner@2Oaks	220-190-63-00	177 San Marcos Blvd.	Commercial building	9000	SF (Commercial)							2025

54	Proposed	SDP24-0006	Sears Site - Lennar Homes of California, LLC	219-200-47-00	1100 W. San Marcos Blvd.	Mixed-use development	3000	SF (Commercial)	71	71	5+		
55	Proposed	TSM24-0004	North City Community Partners (TSM2)	220-181-40-00	Northeast of Street A and Discovery Street.	Three lot subdivision for 216 townhome residential units			216	216	SFA		
56	Proposed	TSM25-0001	3345 Oleander Ave	217-241-20-00	3345 Oleander Ave	Six lot subdivision for 5 new detached single-family residences			6	5	SFD		
57	Proposed	SP24-0002	MG Properties	219-163-63-00	1045 Armorlite Dr	Allow 10 residential apartment units on the ground floor of existing mixed-use building.	10	DU	10	10	5+		
58	Approved	SP24-0004	UDSP Self Storage and District Expansion	220-201-90-00	South side of Carmel Street east of Industrial Street and east of the NCTD train tracks.	A CUP to relocate a self storage facility and a Specific Plan Amendment to add the existing Hampton Inn Hotel into the University District Specific Plan Area (No work proposed on Hampton Inn site).	111,200	SF (Self Storage)					2026/2027
59	Proposed	SP25-0002/ GPA25-0003/ R25-0002/ MFSDP25-0002/ TSM25-0003	Briggs Residential Specific Plan	219-042-31-00	East side of Poinsettia Avenue between La Mirada and W. Linda Vista, to the south of Sunset Park	Specific Plan, General Plan Amendment, Rezone, Multifamily Site Development Plan, and Tentative Subdivision Map to allow for a 138 residential condominium development on 7.19 acres currently zoned Business Park (BP).			138	138	5+	0	
60	Proposed	SP25-0003	Ascend Specific Plan	223-341-12-00	Along Melrose Drive and the north terminus of Diamond Street.	147 attached and detached single-family townhomes/condominiums with associated private recreational amenities.			147	147	SFA	0	2028
61	Proposed	SP25-0004	Oakcrest Specific Plan	218-330-05-00	West side of N. Twin Oaks Valley Road between Del Roy Dr and Legacy Dr.	257 detached single-family homes with associated recreational amenities and an approximately 6-acre public park.	6	AC (Public Park)	257	254	SFD	0	2028
62	Proposed	TSM25-0005	Sancerra Mission/Pacific Mixed Use	219-304-10-00	Existing structure addressed as 302 N. Pacific Street	Tentative Subdivision Map and Site Development Plan to allow for construction of 105 three-story for-sale townhomes on a 5.89-acre site within the Mixed Use-1 (MU-1) Zone. The project includes 13 separate buildings with a maximum height of approximately 35 feet. Homes will range from 1,330 to 1,787 square feet, including 5 live-work units with approximately 312 square feet of dedicated workspace each.	5 live work units with approximately 312 square feet of dedicated workspace each; totaling 1,560.	SF	105	105	5+	0	
63	Proposed	SP25-0005	Fire Station 5	219-163-60-00	NEC of Las Vallecitos Blvd. and Los Posas Rd.	SPA, GPA, REZ, to change designation from Specific Plan to Public Institutional for future City fire station							2027
64	Proposed		Block 1 (UDSP)	221-110-67, 68, 221-111-01, 02	NE corner of Twin Oaks Valley Road & N. City Dr.	SDP & AASP for the Development of a 14,000-square-foot grocery store, a 9,500-square-foot retail/restaurant building, a four-story 77,500-square-foot mixed-use building with ground-floor commercial space and office use above, a 1,000-square-foot commercial pavilion, and the expansion and complete redevelopment of the existing Hampton Inn to increase its capacity to 122 guest rooms and include new amenity and common spaces. Parking provided through an approximately 22,000-square-foot below-grade parking structure and additional surface parking spaces	102,000 SF retail & office & 69,000 sf Hotel						
65	Proposed	GPA25-0001	Santa Fe Flores Townhomes	217-161-19-00	2972 S SANTA FE AVE	Multi-Family Site Development Plan modification and Tentative Subdivision Map, including a Density Bonus, for construction of 46 residential condominiums on 2.87 acres. Project includes a General Plan Amendment and Rezone of a 0.37-acre portion of the property from Commercial (C) to Multi-Family Residential (R-3-10).			46	46	5+	0	
66	Proposed	TPM25-0001	North Alda Lot Split	218-160-42-00	731 - 741 N Alda Dr	2 lot subdivision, developed property no additional units proposed	6	DU	6	0	2 to 4		
67	Proposed	TSM25-0007	Woodland Court	221-041-51-00, 221-041-52-00, 221-041-53-00	Corner of San Marocs Boulevard & Discovery St	31 MF residential units			31	31	5+	5	
68	Proposed	SDP25-0009	UD Central Park	220-202-35-00	261 Redel Rd	University District privately maintained park with playground, water features, open seating/tables, and open air pavillion (event space)	1	AC					

69	Proposed	SDP25-0010	North City Community Partners (SDP2)	220-181-40-00	Northwest of Twin Oaks Valley Road and North City D	Three lot subdivision for 216 townhome residential units			202	202	SFD	0	
Notes:													
SF: SQUARE FEET; DU: DWELLING UNITS;LF: LINEAL FEET;AC: ACREAGE													
*Apartments include live/work units.													
Other Projects to consider outside of City jurisdiction/land use authority: CSUSM Master Plan, Palomar Master Plan and Newland Sierra (County).													
** Unit Category definitions (from HCD):													
Single Family-Detached Unit (SFD) - a one-unit structure with open space on all four sides. The unit often possesses an attached garage. Single Family-Attached Unit (SFA) - a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems. 2-, 3-, and 4-Plex Units per Structure (2-4) - a structure containing two, three, or four units and not classified as single-unit attached structure. 5 or More Units per Structure (5+) - a structure containing five or more housing units. Accessory Dwelling Unit (ADU) - means a unit that is attached, detached or located within the living area of the existing dwelling or residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family dwelling is situated pursuant to Government Code section 65852.2. An ADU also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code. Mobilehome Unit/Manufactured Home (MH) – a one-unit structure that was originally constructed to be towed on its own chassis. Please note: Spaces in a mobilehome park can be counted towards RHNA, if the spaces counted are new hook-ups/spaces rather than new mobilehome park residents moving onto existing lots.													