



General Plan Advisory Committee Meeting #8

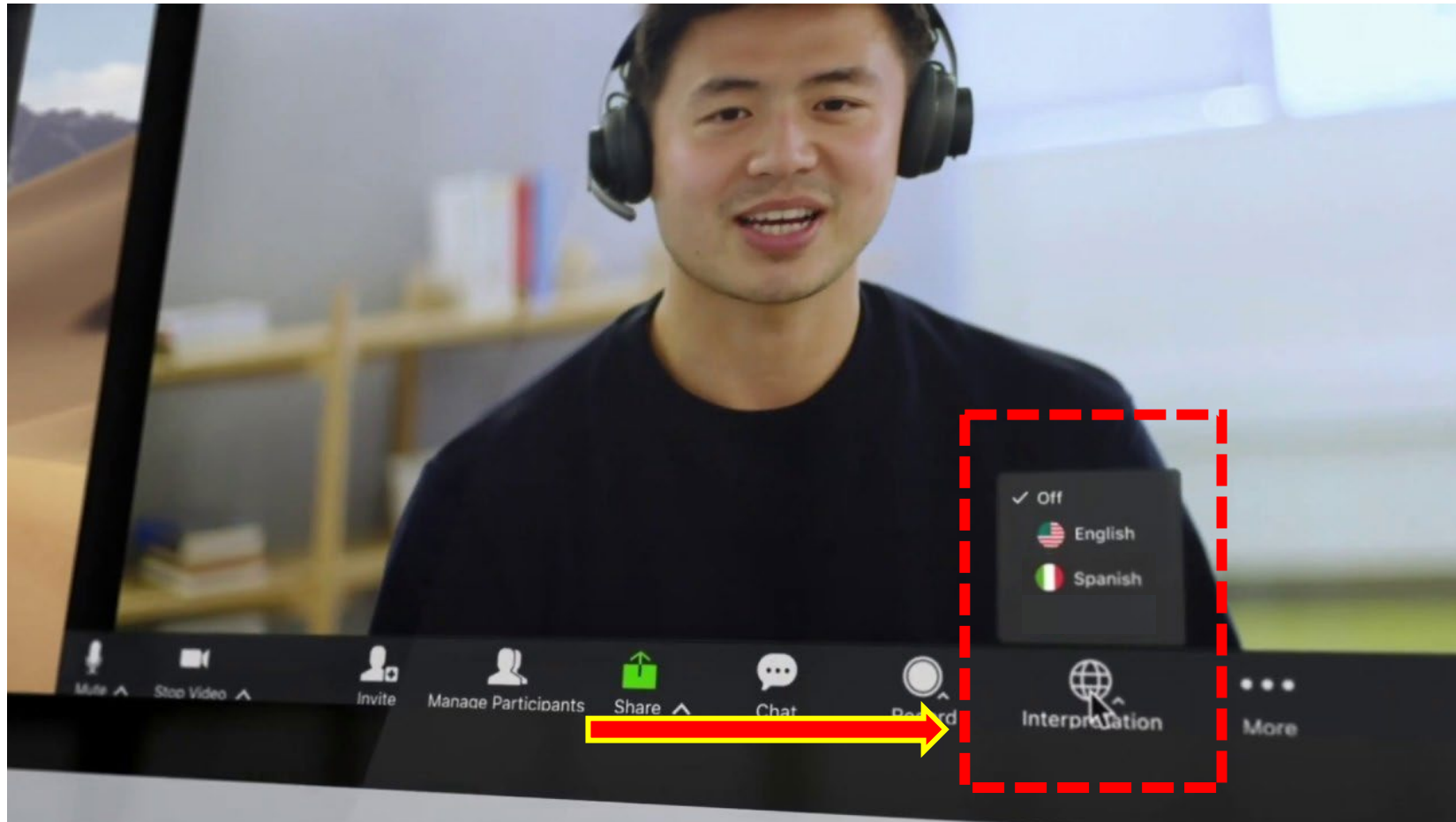
January 20, 2022

SAN MARCOS

DISCOVER LIFE'S POSSIBILITIES

Welcome to the City of San Marcos' GPAC Meeting

Bienvenidos al Taller Virtual sobre Vivienda de la Ciudad de San Marcos



Tonight's meeting will be facilitated in both English and Spanish. **The presentation will begin shortly.**

La junta de hoy se llevará a cabo en ambos idiomas Inglés y Español. **La presentación empezará en unos momentos.**

Please click on the "Interpretation" icon and select your preferred language to hear the audio presentation. See the image to the left for an example.

Haga clic en el ícono de "interpretación" y escoja el idioma de su preferencia para escuchar la presentación. Vea la imagen de la izquierda.

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- Request Remote Control
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General Plan Advisory Committee Meeting #8
 November 16, 2021

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 DISCOVER LIFE'S POSSIBILITIES

Kearns & West

Webinar Manager

Audio

Video

Participants/
Las Participantes

Chat/
Charla

Spanish Interpretation/
Traducian en Español

Reactions/
Reacciones

🔇 Mute

📺 Start Video

👤 2 Participants

💬 Chat

📺 Share Screen

🎥 Record

ES Spanish

😊 Reactions

Leave

Agenda

1. Call to Order
2. Attendance
3. Consultant Presentation
4. Public Comment Opportunity #1
5. Roundtable Discussion
6. Public Comment Opportunity #2

Guides for Productive Virtual Meetings

- Actively participate
- Be respectful of other perspectives
- Listen for understanding
- Stay concise to allow time for everyone to participate
- Enjoy the meeting!



Call to Order and Attendance

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Hello!

Regular meeting of the General Plan Advisory Committee is called to order at _____ on Thursday January 20, 2022

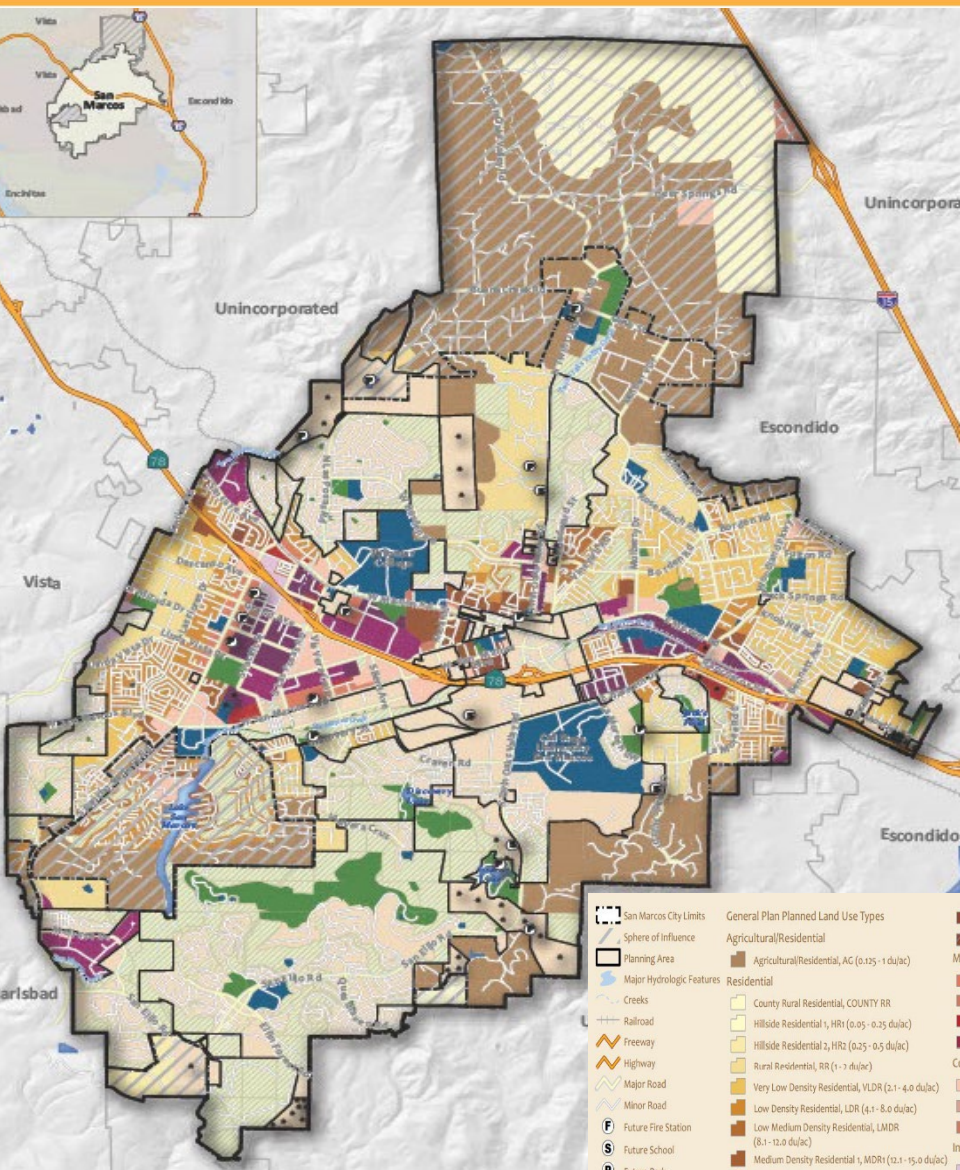


Land Use Planning

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Current Land Use Planning in San Marcos



General Plan Planned Land Use Types	
Agricultural/Residential	Agricultural/Residential, AG (0.125 - 1 du/ac)
Residential	County Rural Residential, COUNTY RR
Hillside Residential 1, HR1 (0.05 - 0.25 du/ac)	Hillside Residential 1, HR1 (0.05 - 0.25 du/ac)
Hillside Residential 2, HR2 (0.25 - 0.5 du/ac)	Hillside Residential 2, HR2 (0.25 - 0.5 du/ac)
Rural Residential, RR (1 - 3 du/ac)	Rural Residential, RR (1 - 3 du/ac)
Very Low Density Residential, VLDR (2.1 - 4.0 du/ac)	Very Low Density Residential, VLDR (2.1 - 4.0 du/ac)
Low Density Residential, LDR (4.1 - 8.0 du/ac)	Low Density Residential, LDR (4.1 - 8.0 du/ac)
Low Medium Density Residential, LMDR (8.1 - 12.0 du/ac)	Low Medium Density Residential, LMDR (8.1 - 12.0 du/ac)
Medium Density Residential 1, MDR1 (12.1 - 15.0 du/ac)	Medium Density Residential 1, MDR1 (12.1 - 15.0 du/ac)
Medium Density Residential 2, MDR2 (15.1 - 20.0 du/ac)	Medium Density Residential 2, MDR2 (15.1 - 20.0 du/ac)
Medium High Density Residential, MHDR (20.1 - 30.0 du/ac)	Medium High Density Residential, MHDR (20.1 - 30.0 du/ac)
High Density Residential, HDR (30.1 - 45.0 du/ac)	High Density Residential, HDR (30.1 - 45.0 du/ac)
Light Industrial, LI	Light Industrial, LI
Industrial, I	Industrial, I
Public/Institutional, PI	Public/Institutional, PI
Recreation	Recreation
Parks, P	Parks, P
Open Space, OS	Open Space, OS
Commercial, C	Commercial, C
Neighborhood Commercial, NC	Neighborhood Commercial, NC
Office Professional, OP	Office Professional, OP
Industrial	Industrial
Business Park, BP	Business Park, BP
Specific Plan Area (SPA)	Specific Plan Area (SPA) (For more information regarding specific plans, refer to Figure 2-3 and Appendix D, Table D-3 in General Plan)
* Identifies Land Use Special Conditions areas as it applies to specific parcels, refer to Appendix D, Table D-3 for details on those special conditions	

- Residential- 10 designations; Defined by density ranges
- Mixed Use- 4 designations; Defined by floor area ratios
- Commercial- 3 designations; Defined by floor area ratios
- Industrial- 3 designations; Defined by floor area ratios
- Public/Institutional- Defined by floor area ratios
- Recreation- 2 designations (Parks & Open Space)
- Agricultural – 1 designation (Agricultural/Residential)
- Specific Plan Areas; Density/intensity variable by location
 - San Marcos has 48 Specific Plan Areas

What is Density?

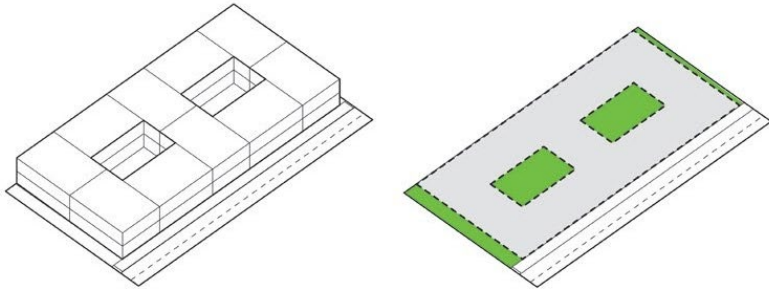
- Density represents the number of housing units that fit within a defined area. Traditionally, density is described as the number of housing units within an acre of land (1 acre = 43,560 square feet)

What is Density?

DENSITY CAN TAKE MANY FORMS WITH VARYING QUALITIES

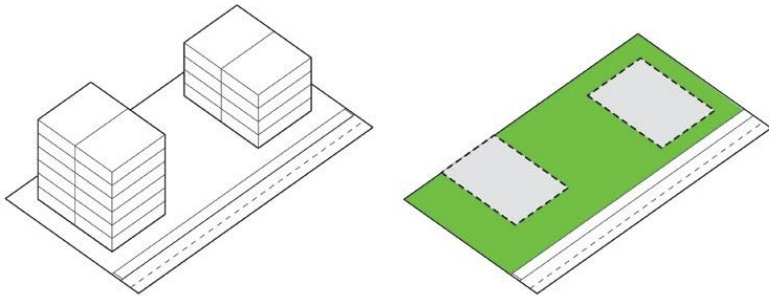
30 DWELLING UNITS PER ACRE AS LOW-RISE APARTMENTS

Horizontality has a limited ability to accommodate open-space uses on the ground plane.



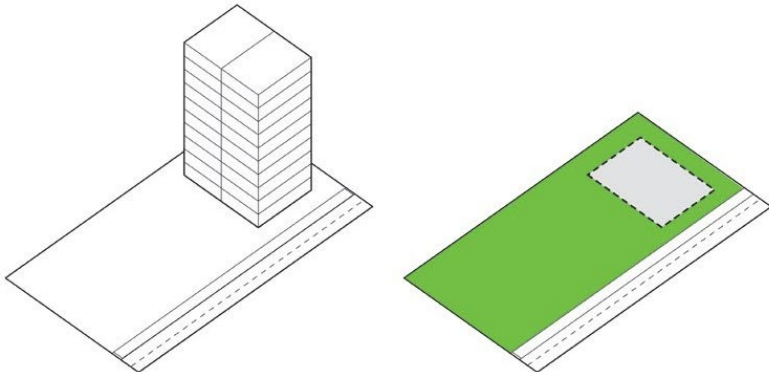
30 DWELLING UNITS PER ACRE AS MID-RISE APARTMENTS

Verticality allows for greater open-space uses on the ground plane.



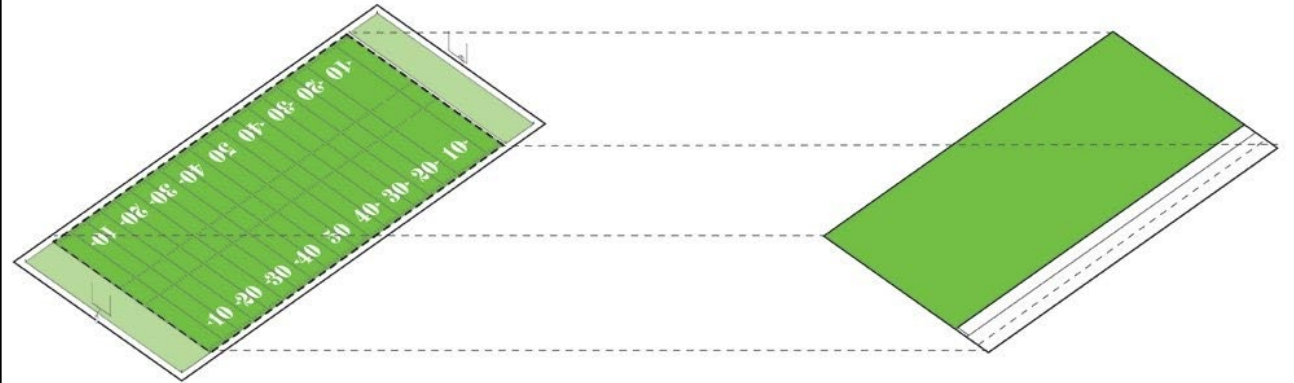
30 DWELLING UNITS PER ACRE AS HIGH-RISE APARTMENTS

More height allows for the maximization of open-space uses on the ground plane and the vertical intensification of amenities in the tower.



A LENS FOR VISUALIZING DENSITY

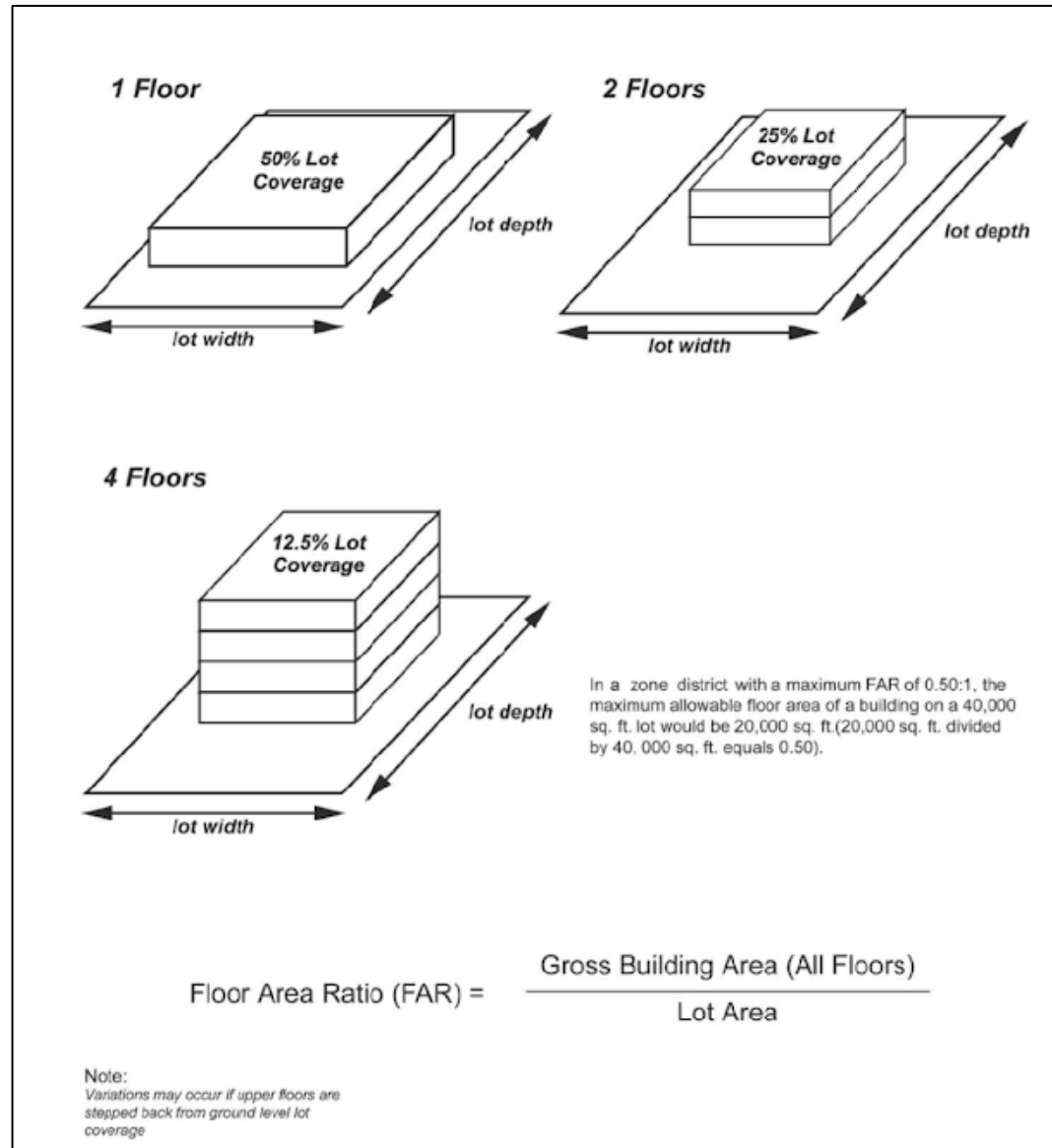
One acre of land is 90% of a typical football field.



What is Intensity?

- The intensity of nonresidential uses are measured by Floor Area Ratio (FAR)
- FAR is the ratio of the total net floor area of a building on a parcel to the total adjusted gross square footage of that parcel
- FAR calculations do not include floor areas for parking structures or outdoor open storage
- A one-story building with 50 percent coverage to a three-story building with 10 percent coverage might have the same FAR




What is Intensity?



What does “Form-Based” mean?

- Traditional zoning ordinances emphasize the regulation of land uses
 - Ex: Land designated Residential may contain homes or apartments
 - Ex: Land designated Commercial may contain restaurants or shopping centers
- Form-based codes/zoning emphasizes on shaping the *character* of an area (rather than focusing on land uses).
 - Emphasis is on building placement/form in relation to other buildings/streets/public spaces- creates a more livable and human scale environment
- City examples of Form-based codes:
 - San Marcos Creek Specific Plan
 - University District Specific Plan



Ag/Residential Land Use Designations

Land Use Designation	Typical Illustration	Description
Agricultural/Residential		
AG Agricultural/Residential 0.125–1.0 dwelling unit (du) per parcel based on location and slope		Agricultural uses as the primary use. Agricultural uses include greenhouses, wholesale nurseries, and agricultural crops. Raising poultry, cattle, birds, small animals, horses, and bovine animals is permitted. Agricultural tourism activities may also be allowed.
Residential		
HR1 Hillside Residential 1 0.05–0.25 du/acre, depending on slope		Single-family homes on larger lots in hillside areas as the primary use with the objective of preserving the hillside. Agricultural uses include trees, flower and vegetable gardens, and other horticultural stock. Horses and certain combinations of poultry and bovine animals are permitted.
HR2 Hillside Residential 2 0.25–0.5 du/acre, depending on slope		Single-family homes in hillside areas as the primary use with the objective of preserving the hillside. Agricultural uses include trees, flower and vegetable gardens, and other horticultural stock. Horses and certain combinations of poultry and bovine animals are permitted.

Things to Consider

- Of development in the City's hillside areas (only applied in the SOI)
- Could HR1 and HR2 be combined (zoning could distinguish lot size)?

Ag/Residential Land Use Designations

Land Use Designation	Typical Illustration	Description
<p>RR Rural Residential 1.0-2.0 du/ac, max 2.0 du/ac</p>		<p>Single-family homes and limited agricultural uses. Agricultural uses include flower and vegetable gardens, fruit trees, and horticultural stock.</p>
<p>VLDR Very Low Density Residential 2.1- 4.0 du/ac</p>		<p>Conventional single-family residential development characterized by individual single-family homes constructed in subdivisions, or by custom units built on individual lots.</p>
<p>LDR Low Density Residential 4.1-8.0 du/ac</p>		<p>Single-family and duplex residential development including detached condominiums, clustered homes, and courtyard housing. Mobile home parks are also allowed.</p>

Things to Consider

- Could RR be combined with HR?
- VLDR and LDR designations generally working well; descriptions describe actual housing types, is this helpful?

Ag/Residential Land Use Designations

Land Use Designation	Typical Illustration	Description
<p>LMDR Low Medium Density Residential 8.1–12.0 du/ac</p>		<p>Row homes, townhomes, and multi-family (apartments and condominiums), and duplex units. Small-lot single-family homes with alley access and unique design features are included. Mobile home parks are allowed as consistent with zoning.</p>
<p>MDR1 Medium Density Residential 1 12.1–15.0 du/ac</p>		<p>Row homes, townhomes, and multi-family (apartments and condominiums) units.</p>
<p>MDR2 Medium Density Residential 2 15.1–20.0 du/ac</p>		<p>Row homes, townhomes, and multi-family (apartments and condominiums) units.</p>

Things to Consider

- LMDR applies to less than 0.7% of the Planning Area, could it be combined with another category?
- What is the material difference between MDR₁ and MDR₂, if the same types of housing are allowed?



Ag/Residential Land Use Designations

Land Use Designation	Typical Illustration	Description
<p>MHDR Medium High Density Residential 20.1–30.0 du/ac</p>		<p>Multi-family units (apartments and condominiums), row homes, and townhomes.</p>
<p>HDR High Density Residential 30.1–45.0 du/ac</p>		<p>Multi-story, multi-family (apartments and condominiums) developments with either surface or structured parking, typically found along or near major transportation corridors within walking distance of commercial centers and transit services.</p>

Things to Consider

- Only 0.2% of the Planning Area is MHDR, are there other areas this use is appropriate?
- The current land use map does not designate any area for HDR, is this appropriate somewhere in the City?

Current Land Use Designations

Land Use Designation	Typical Illustration	Description
<p>MU1 Mixed Use 1 Max 1.75 floor area ratio (FAR), 20.1–30.0 du/ac</p>		<p>A wide variety of commercial, office, civic, and residential uses integrated as a cohesive development. These uses may be mixed “vertically” (on separate floors of a building) or “horizontally” (in separate buildings) on a single site or on adjacent parcels. Structured parking may be necessary to accommodate maximum allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed uses. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level.</p>
<p>MU2 Mixed Use 2 Max 2.25 FAR, 30.1–45.0 du/ac</p>		<p>A wide variety of commercial, office, civic, and residential uses integrated as a cohesive development. These uses may be mixed “vertically” (on separate floors of a building) or “horizontally” (in separate buildings) on a single site or on adjacent parcels. Structured parking may be necessary to accommodate maximum allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed uses. To maintain a pedestrian scale and orientation, retail and other active uses shall be located at street level.</p>

Things to Consider

- Very little area is designated as MU1 (0.5% of the Planning Area) and no area designated as MU2
- MU2 requires retail/active uses at the street level; given that no areas is designated as MU2, is this an impediment?




Current Land Use Designations

Land Use Designation	Typical Illustration	Description
<p>MU 3 Mixed Use 3 (Nonresidential) Max 1.50 FAR</p>		<p>Provides for a variety of commercial and office uses integrated as a cohesive development. These uses may be mixed “vertically” (on separate floors of a building) or “horizontally” (on a single site or adjacent parcels). Structured parking, while not required to achieve the maximum FAR, may be allowed. Shared parking arrangements may also be allowed consistent with the nature of mixed uses. Typical uses include retail, commercial services, administrative and office uses, institutional and government uses, business support and financial uses, restaurants, and health care facilities. To maintain a pedestrian scale and orientation, retail and other active services are encouraged at street level. This designation does not allow residential uses. A Specific Plan is required for development.</p>
<p>MU 4 Mixed Use 4 (Nonresidential) Max 1.50 FAR</p>		<p>Provides for a variety of commercial, office professional, and business park uses integrated as a cohesive development. These uses may be mixed “vertically” (on separate floors of a building) or “horizontally” (on a single site or adjacent parcels). Structured parking may be necessary and/or shared parking arrangements may be allowed consistent with the nature of mixed uses. Typical uses include commercial retail, commercial services, office, and business park uses. Retail and other active services are encouraged at street level. This designation does not allow residential uses. A Specific Plan is required for development.</p>

Things to Consider

- MU₃ and MU₄ do not allow residential uses
- MU₃ and MU₄ require preparation of a Specific Plan
- Same maximum FARs
- Could Zoning Code provide the detailed use direction?

Current Land Use Designations

Land Use Designation	Typical Illustration	Description
Commercial Land Uses		
C Commercial Max 0.70 FAR		Commercial areas where a wide range of retail activities, services, and offices are permitted. Typical uses include general retail, markets, commercial services, restaurants, hardware, home improvements centers, financial institutions, lodging, and commercial recreation.
NC Neighborhood Commercial Max 0.30 FAR		General retail, markets, commercial services, offices, and restaurants designed to serve primarily the needs of surrounding neighborhood and residential areas.
OP Office Professional Max 1.50 FAR		Office-based working environments for administrative and professional offices and necessary support uses. Typical uses include administrative and professional offices, supporting retail and service functions, and health care facilities.

Things to Consider

- Commercial designation is well-used and understood
- Less than 0.1% of the Planning Area is NC
- Can NC be absorbed into C (at an FAR of 0.70)?
- What is different between OP and BP?




Current Land Use Designations

Land Use Designation	Typical Illustration	Description
Industrial Land Uses		
BP Business Park Max 1.20 FAR		Employee-intensive uses including research and development, “clean” industry, technology centers, offices, administrative uses, supporting retail, and industrial support services.
LI Light Industrial Max 0.60 FAR		Light manufacturing, processing, assembly, wholesale, office, and research and development laboratories, all within enclosed buildings with limited outdoor storage, in freestanding or campus-style industrial development. Supporting uses, such as office, limited retail, and business services, are also allowed.
Industrial Max 0.50 FAR		Manufacturing, assembly, processing, and distribution of goods. Warehousing and wholesale activities associated with industrial operations, and small-scale support retail, service commercial, and office uses may also be established. Allows outdoor storage as part of industrial operations and, in limited circumstances, without buildings on-site.

Things to Consider

- Can BP and OP be combined?
- LI and I uses are materially different and separate designations are working well


Current Land Use Designations

Land Use Designation	Typical Illustration	Description
Public/Institutional Land Uses		
PI Public/Institutional Max 3.0 FAR		Facilities built and maintained for public use such as academic facilities, institutional uses, community service facilities, water and sewer facilities, detention and drainage facilities, cemeteries, police and fire stations, and other government buildings and property. This designation may include privately owned facilities built and maintained for public use.
Recreation Land Uses		
P Parks		Active and passive public or privately owned parks. Park lands are for outdoor and indoor recreation including playing fields, playgrounds, community centers, small accessory buildings, and other appropriate recreational uses. Community gardens may be considered for some parks.
OS Open Space		Undeveloped lands, visually significant open lands, trails, utility corridors, water areas, and wildlife habitat. Land designated as open space is intended to remain undeveloped in the future.

Things to Consider

- No changes recommended

Current Land Use Designations

Land Use Designation	Typical Illustration	Description
Specific Plan Area		
<p>SPA Specific Plan Area Density/intensity variable by location</p>		<p>Applied to areas where a Specific Plan has been adopted by the City. A Specific Plan is a detailed plan for the development of a particular area and may contain residential, commercial, industrial, public, and/or open space uses. Detailed land use regulations are contained within each adopted Specific Plan document.</p>

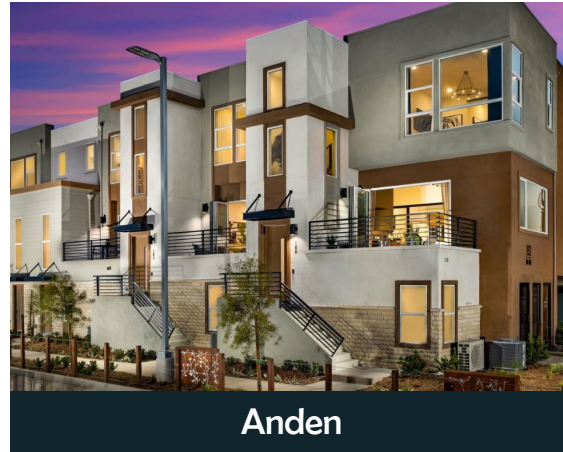
Things to Consider

- No changes recommended

Recent Development in the City



Mission Terrace



Anden



Westlake Village



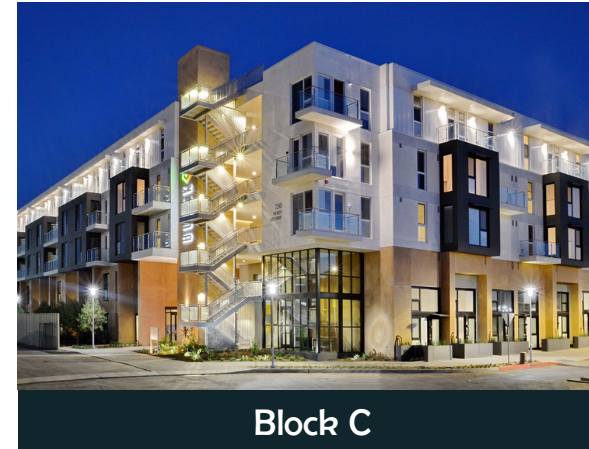
CSUSM Extended Learning Center



Promenade at Creekside



Eastgate at Creekside



Block C



The Quad



Summary of Public Input/Focus Area Identification

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Workshops 1 & 2 Recap

Workshop 1 – October 25, 2021

- Vision and Values
- ~68 attendees

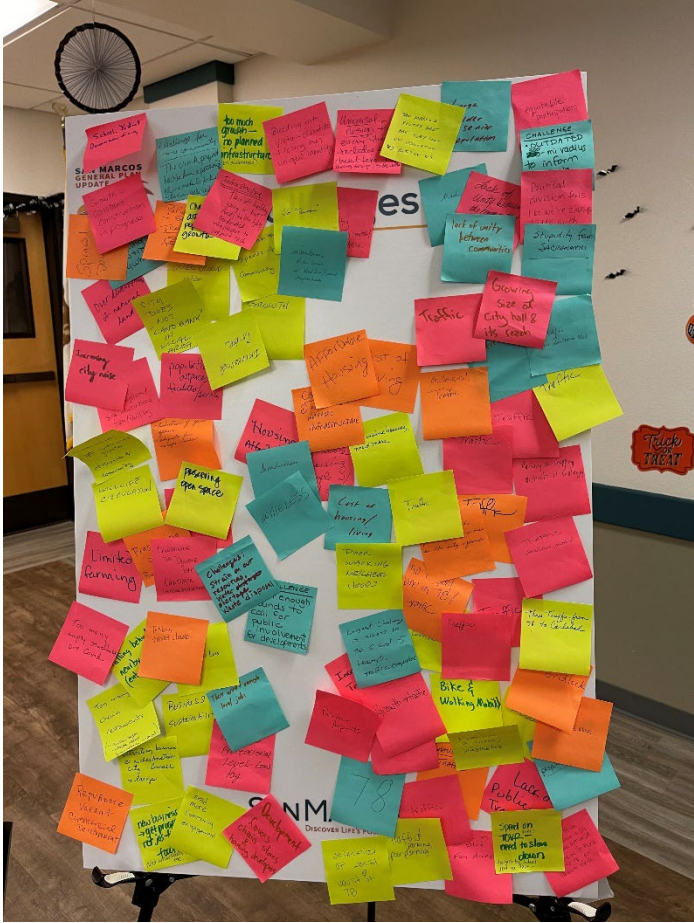


Workshop 2 – November 16, 2021

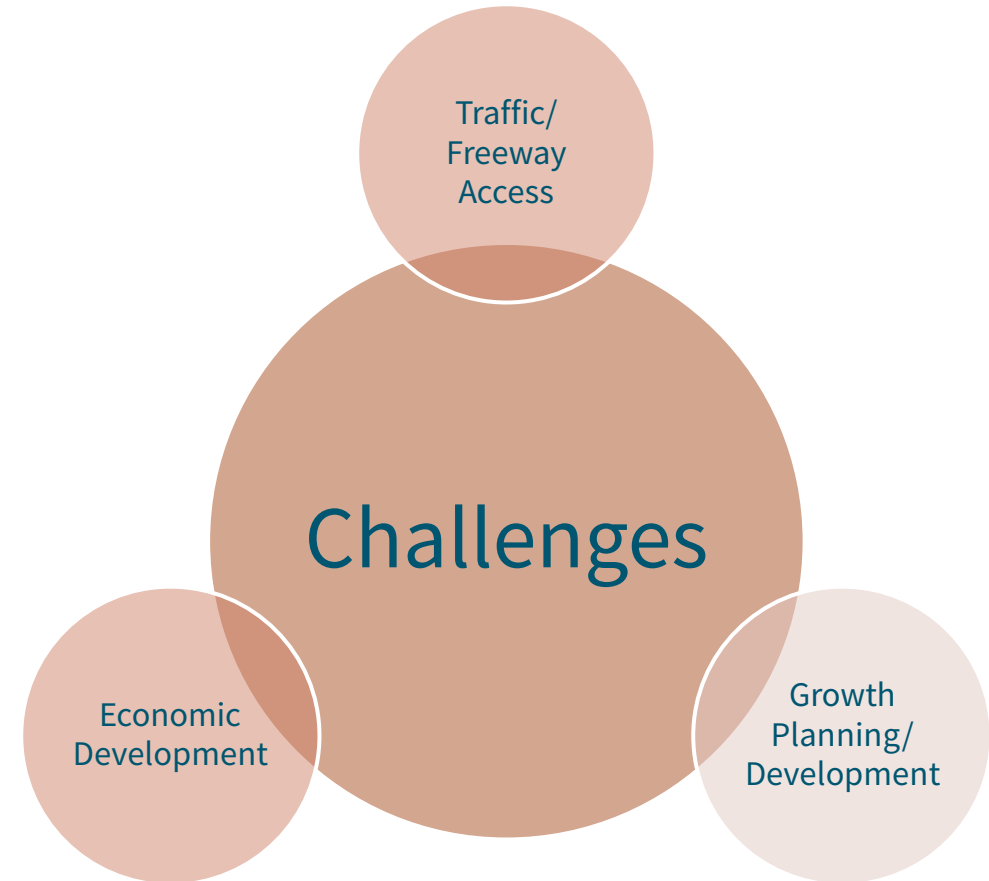
- Land Use and Community Design
- ~65 attendees



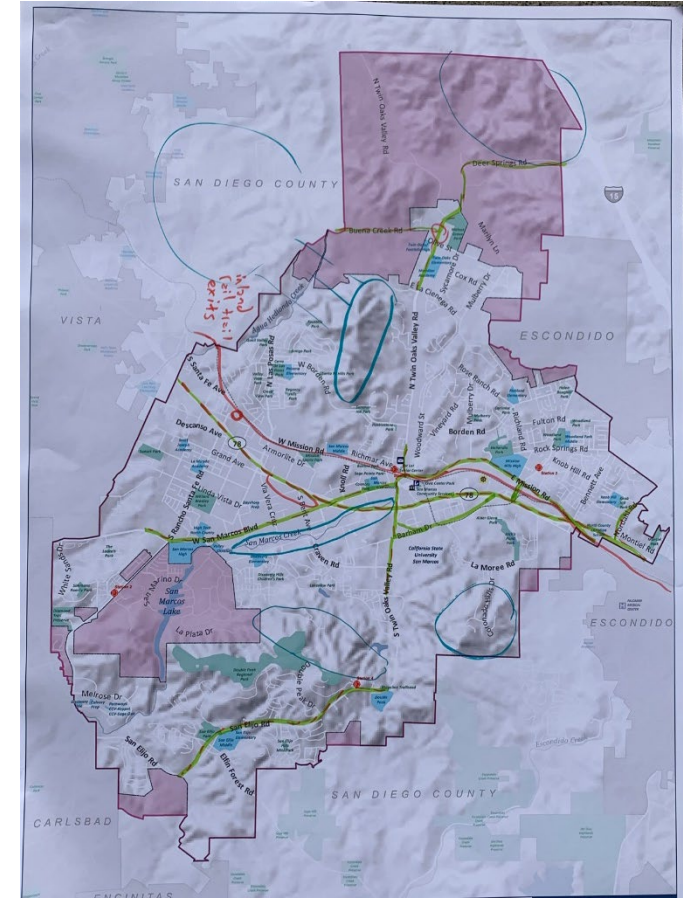
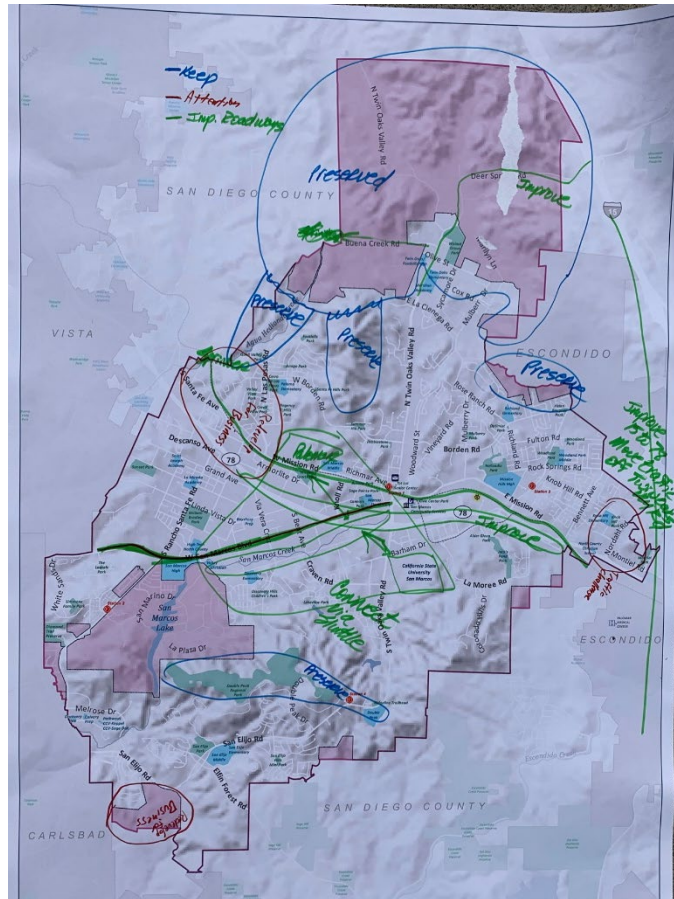
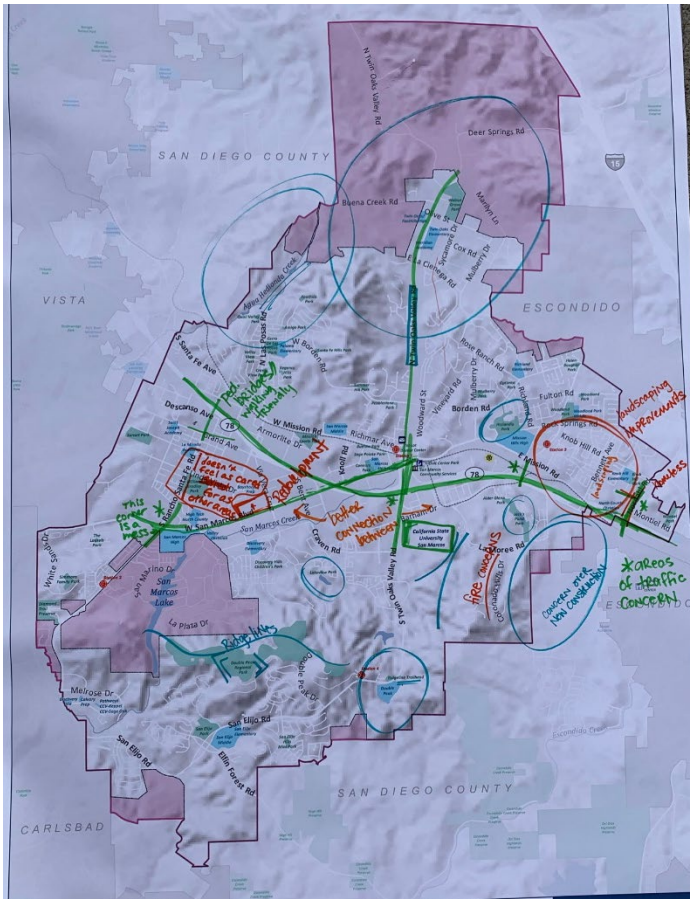
Workshop 1 – Assets and Challenges



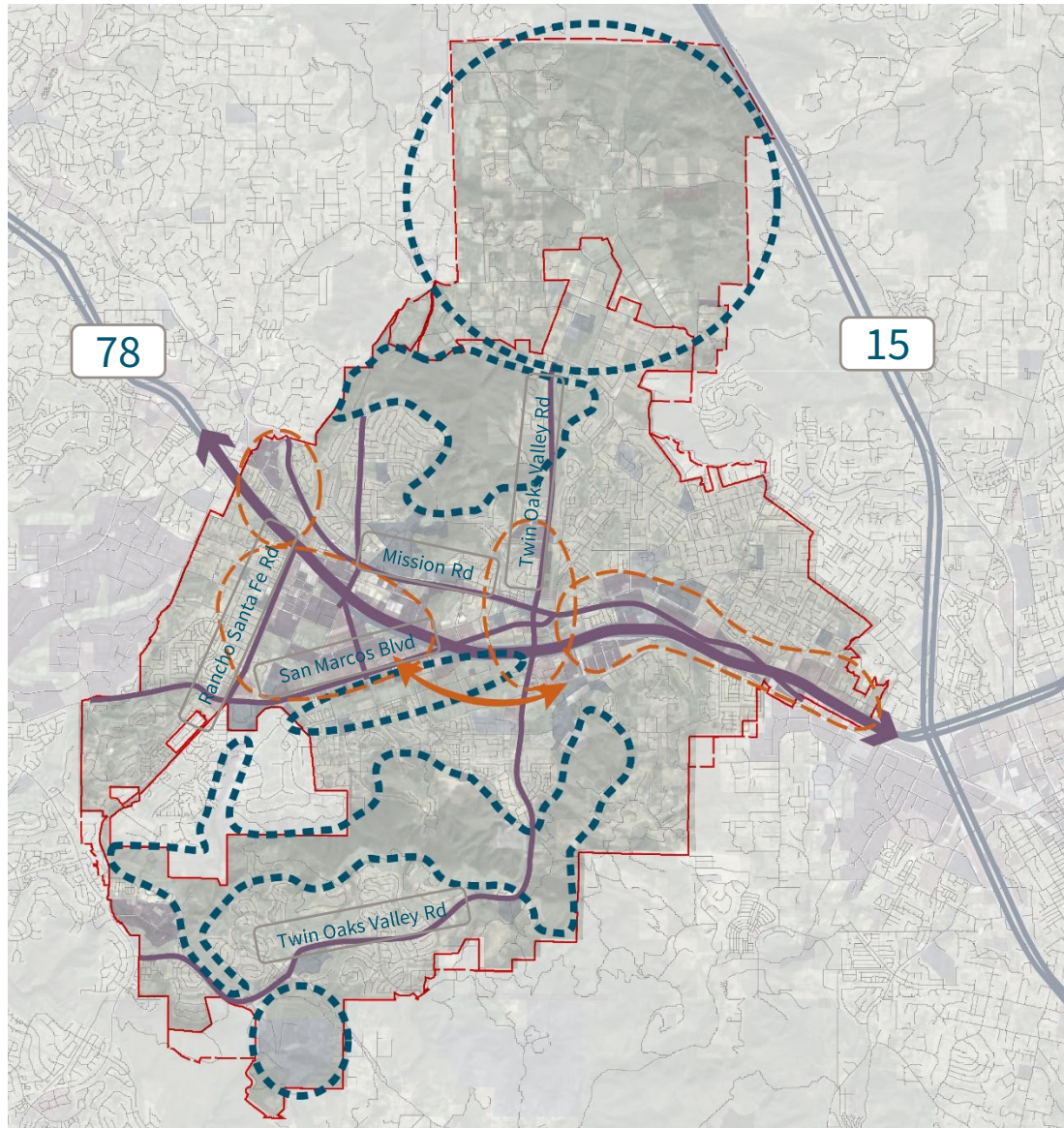
Workshop 1 – Assets and Challenges



Workshop 1 – Mapping

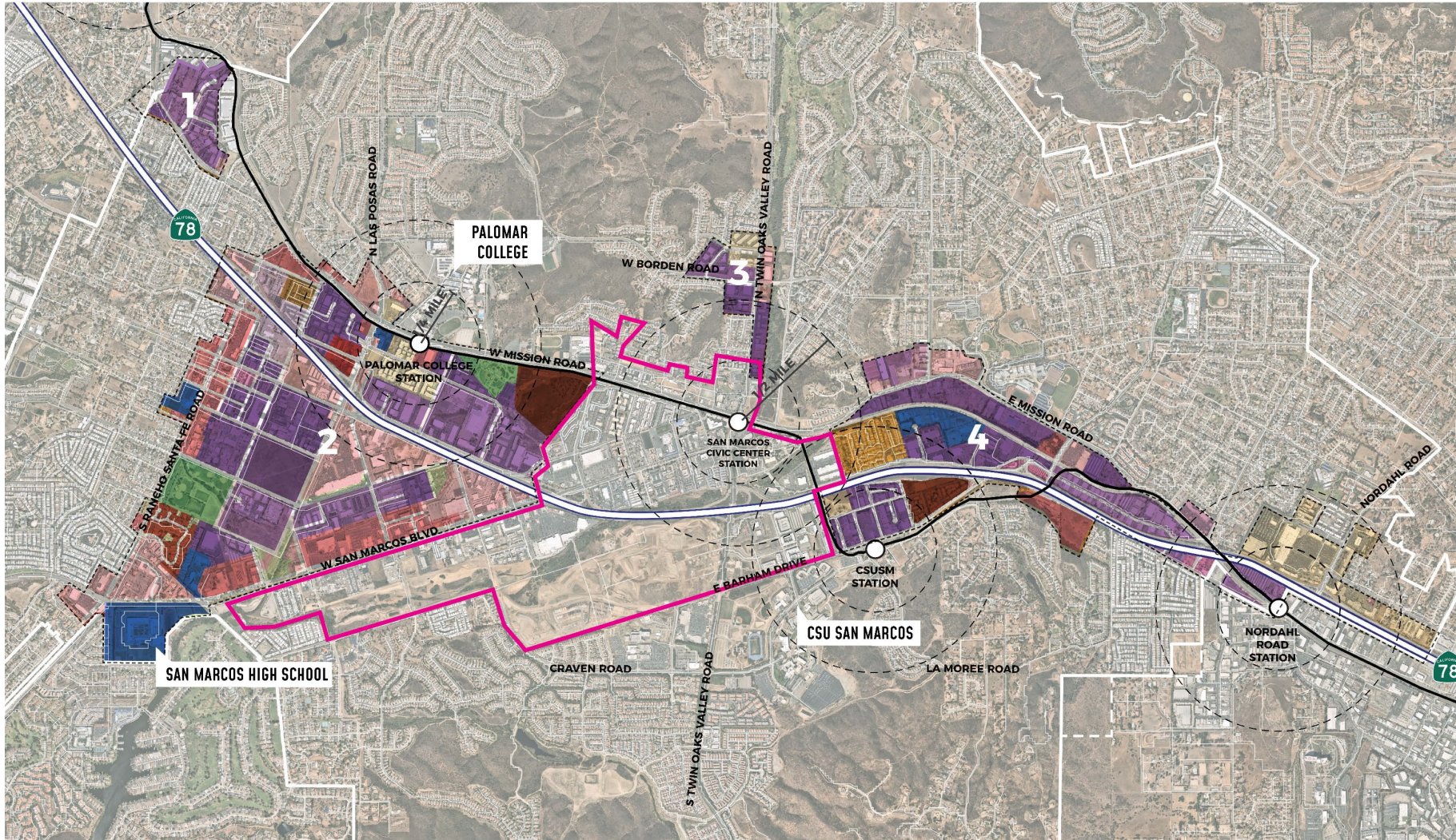


Key Takeaways from Workshop 1



- Areas to be Preserved & Protected
- Important Roadways & Corridors
- - - - Areas that Need Special Attention

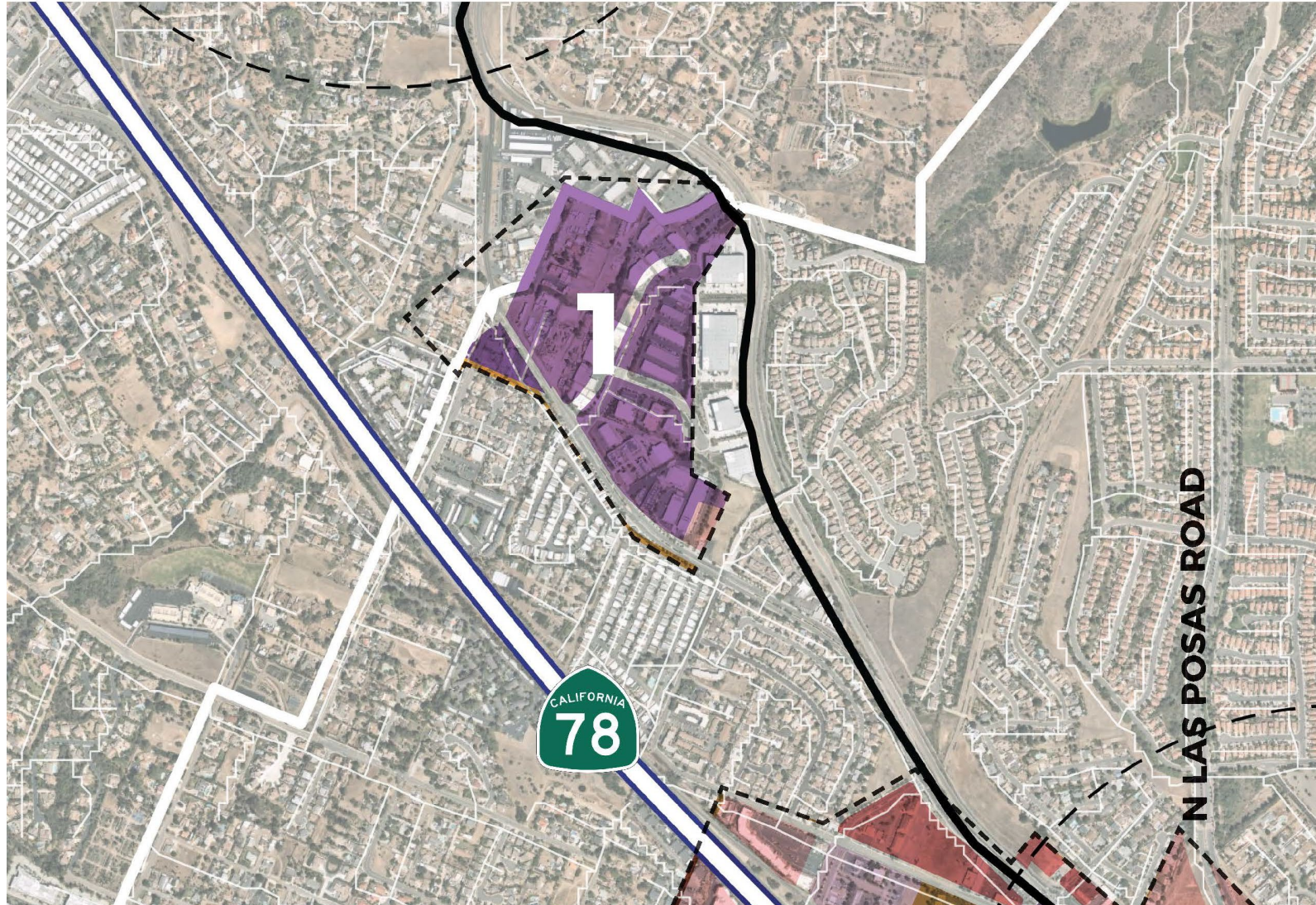
Transit Corridor Map



LEGEND

- VLDR- Very Low Density Residential
- LDR- Low Density Residential
- LMDR- Low Medium Density Residential
- P- Parks
- OS- Open Space
- MDR1- Medium Density Residential 1
- MDR2- Medium Density Residential 2
- MHDR- Medium High Density Residential
- MU1- Mixed Use 1
- MU3- Mixed Use 3
- MU4- Mixed Use 4
- OP- Office Professional
- BP- Business Park
- LI- Light Industrial
- I- Industrial
- PI- Public/Institutional
- SPA- Specific Plan Area
- C- Commercial
- NC- Neighborhood Commercial
- City Core Boundary
See City Core Map

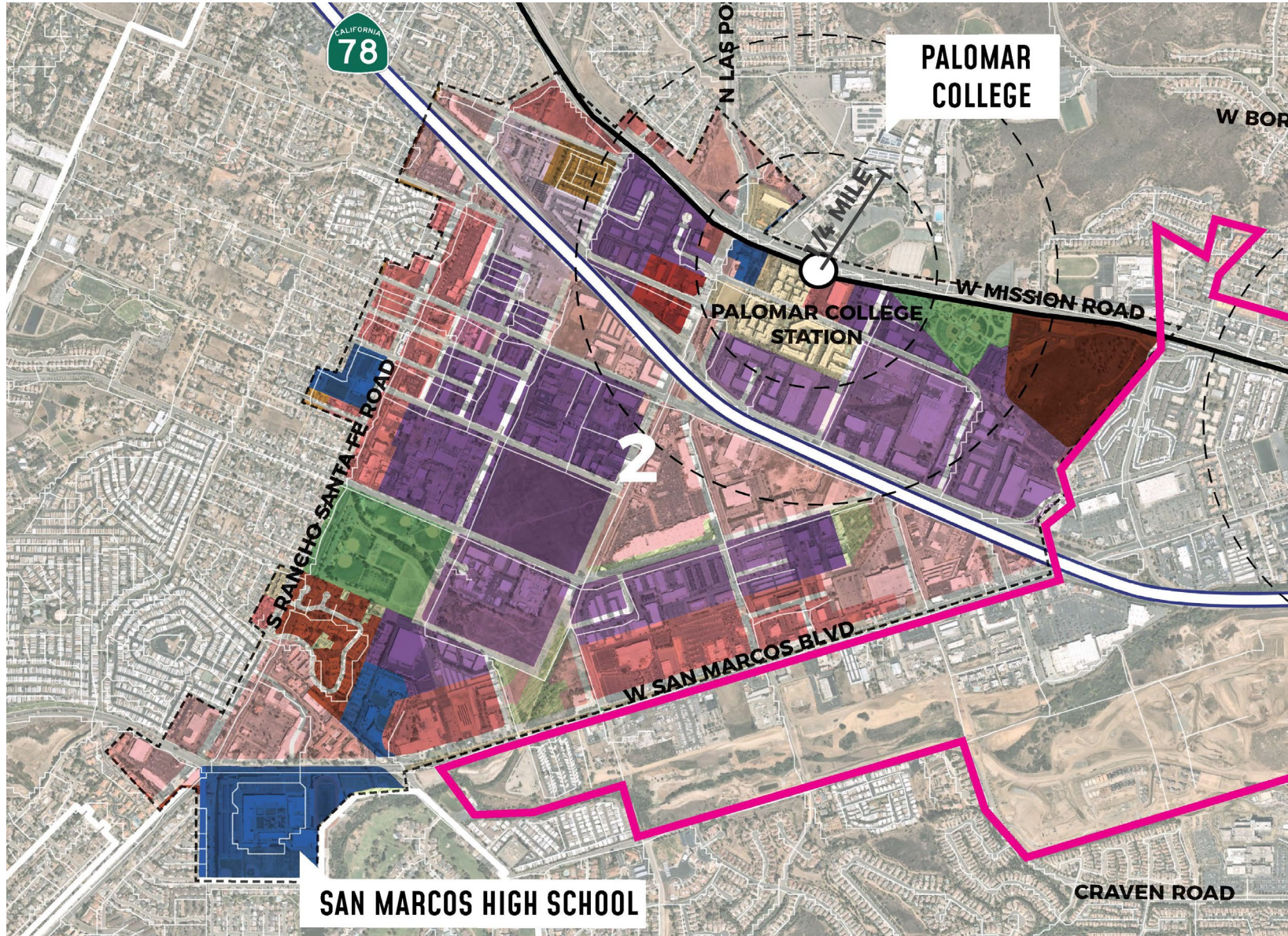
Transit Corridor Sub-Area 1



LEGEND

- VLDR- Very Low Density Residential
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- City Core Boundary
See City Core Map

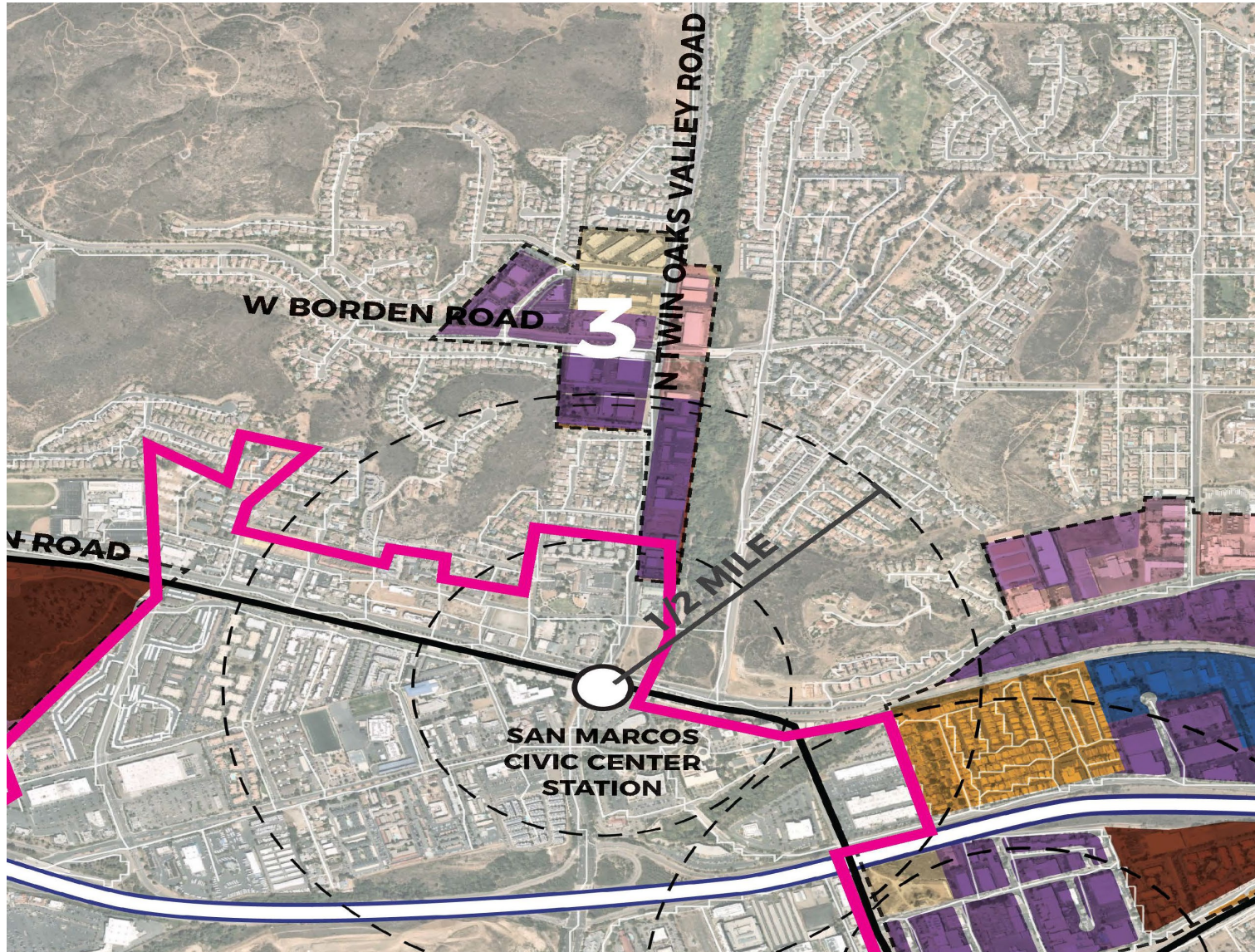
Transit Corridor Sub-Area 2



LEGEND

- VLDR- Very Low Density Residential
- LDR- Low Density Residential
- LMDR- Low Medium Density Residential
- P- Parks
- OS- Open Space
- MDR1- Medium Density Residential 1
- MDR2- Medium Density Residential 2
- MHDR- Medium High Density Residential
- MU1- Mixed Use 1
- MU3- Mixed Use 3
- MU4- Mixed Use 4
- OP- Office Professional
- BP- Business Park
- LI- Light Industrial
- I- Industrial
- PI- Public/Institutional
- SPA- Specific Plan Area
- C- Commercial
- NC- Neighborhood Commercial
- City Core Boundary
See City Core Map

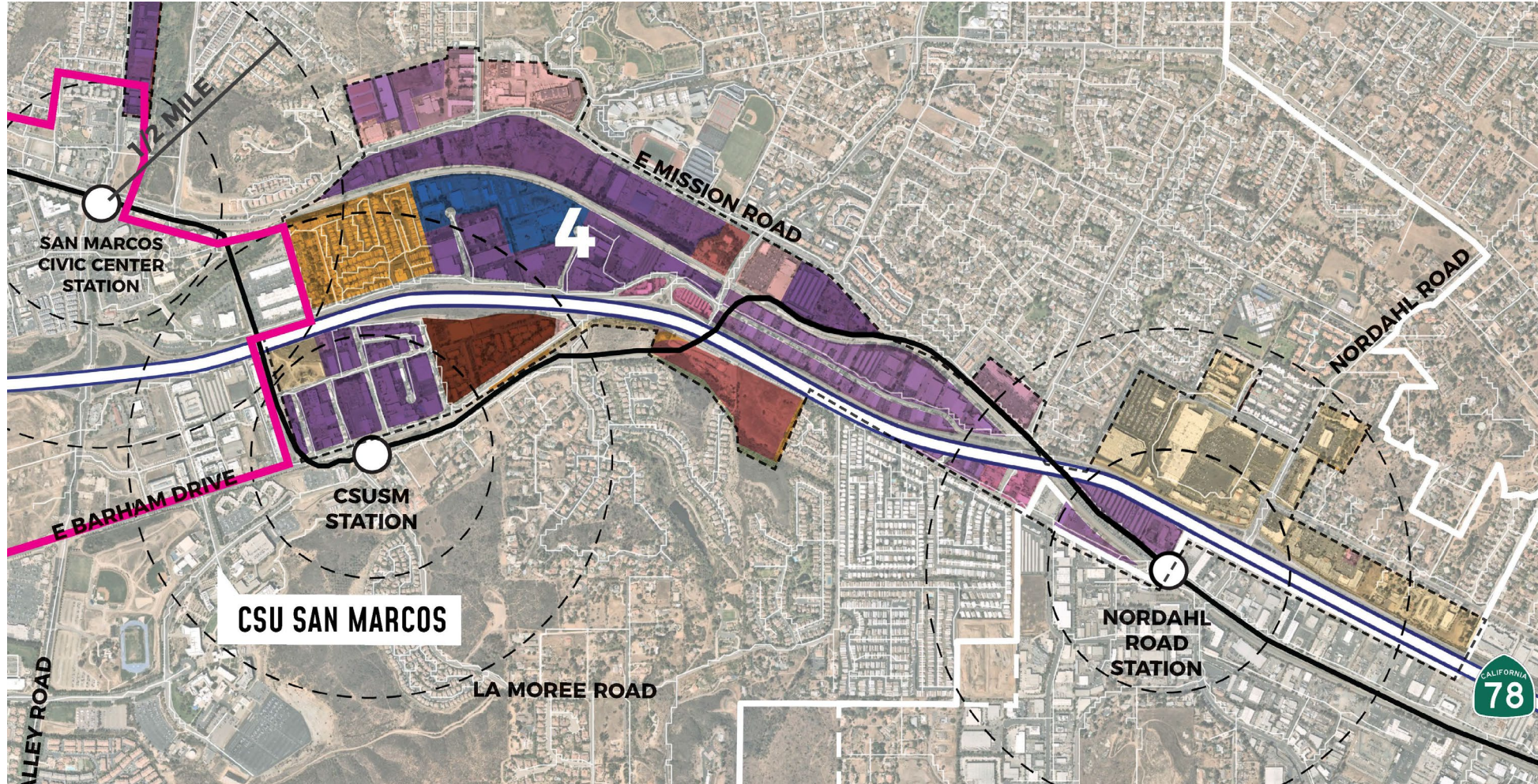
Transit Corridor Sub-Area 3



LEGEND

- VLDR- Very Low Density Residential
- LDR- Low Density Residential
- LMDR- Low Medium Density Residential
- P- Parks
- OS- Open Space
- MDR1- Medium Density Residential 1
- MDR2- Medium Density Residential 2
- MHDR- Medium High Density Residential
- MU1- Mixed Use 1
- MU3- Mixed Use 3
- MU4- Mixed Use 4
- OP- Office Professional
- BP- Business Park
- LI- Light Industrial
- I- Industrial
- PI- Public/Institutional
- SPA- Specific Plan Area
- C- Commercial
- NC- Neighborhood Commercial
- City Core Boundary
See City Core Map

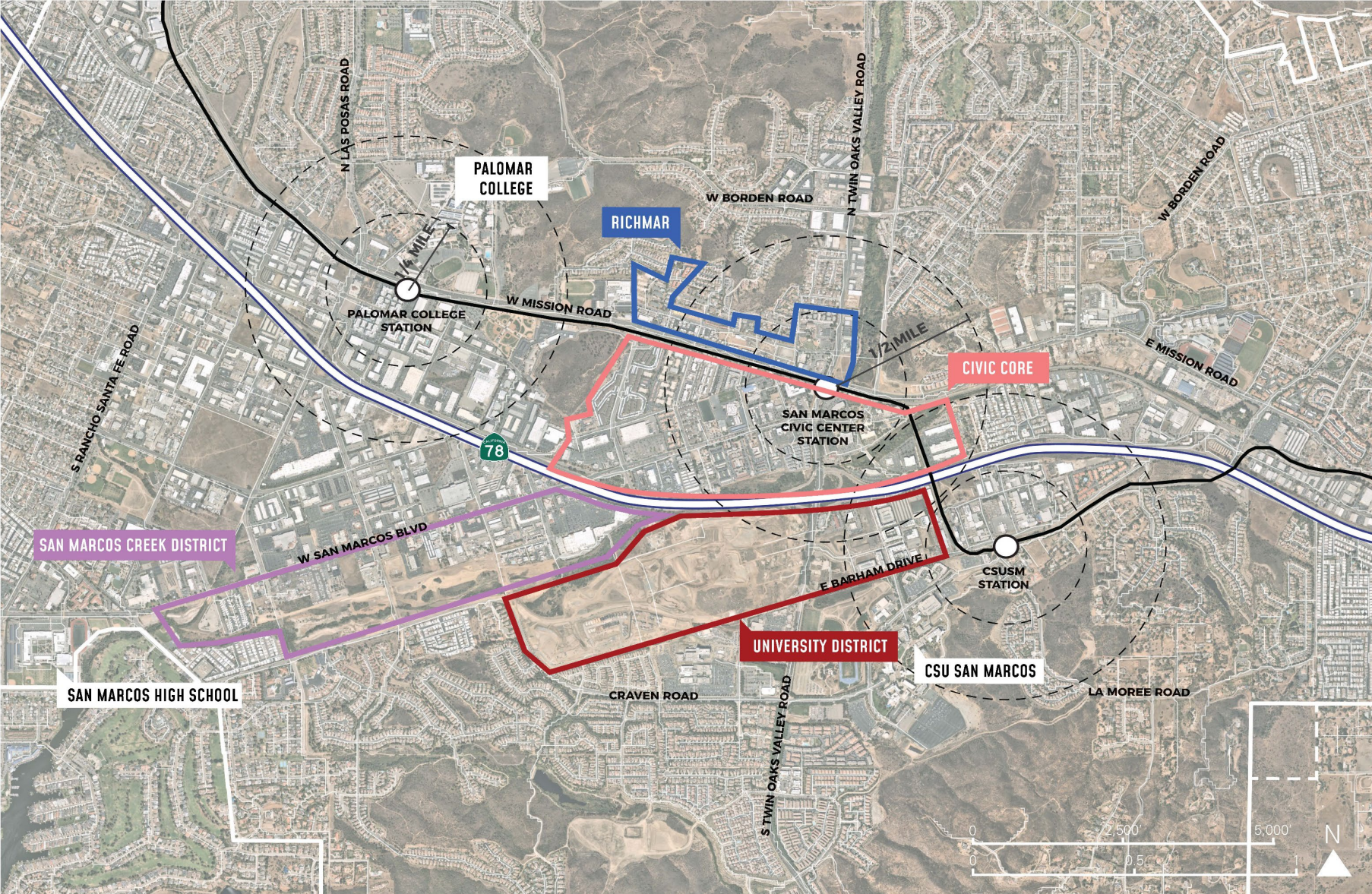
Transit Corridor Sub-Area 4



LEGEND

- VLDR- Very Low Density Residential
- LDR- Low Density Residential
- LMDR- Low Medium Density Residential
- P- Parks
- OS- Open Space
- MDR1- Medium Density Residential 1
- MDR2- Medium Density Residential 2
- MHDR- Medium High Density Residential
- MU1- Mixed Use 1
- MU3- Mixed Use 3
- MU4- Mixed Use 4
- OP- Office Professional
- BP- Business Park
- LI- Light Industrial
- I- Industrial
- PI- Public/Institutional
- SPA- Specific Plan Area
- C- Commercial
- NC- Neighborhood Commercial
- City Core Boundary
See City Core Map

City Core Map




Workshop 2 – Dot Polling

 **SAN MARCOS** | **PLAZA/PARKLET**

Plaza/Parklet


- Focal points for public gathering
- Small open spaces




 **SAN MARCOS** | **OFFICE/COMMERCIAL MIXED-USE**

OFFICE/COMMERCIAL MIXED-USE


- Vertical or Horizontal Mixed-Use
- Vertical: Office over Retail
- Horizontal: Office and Commercial Co-located



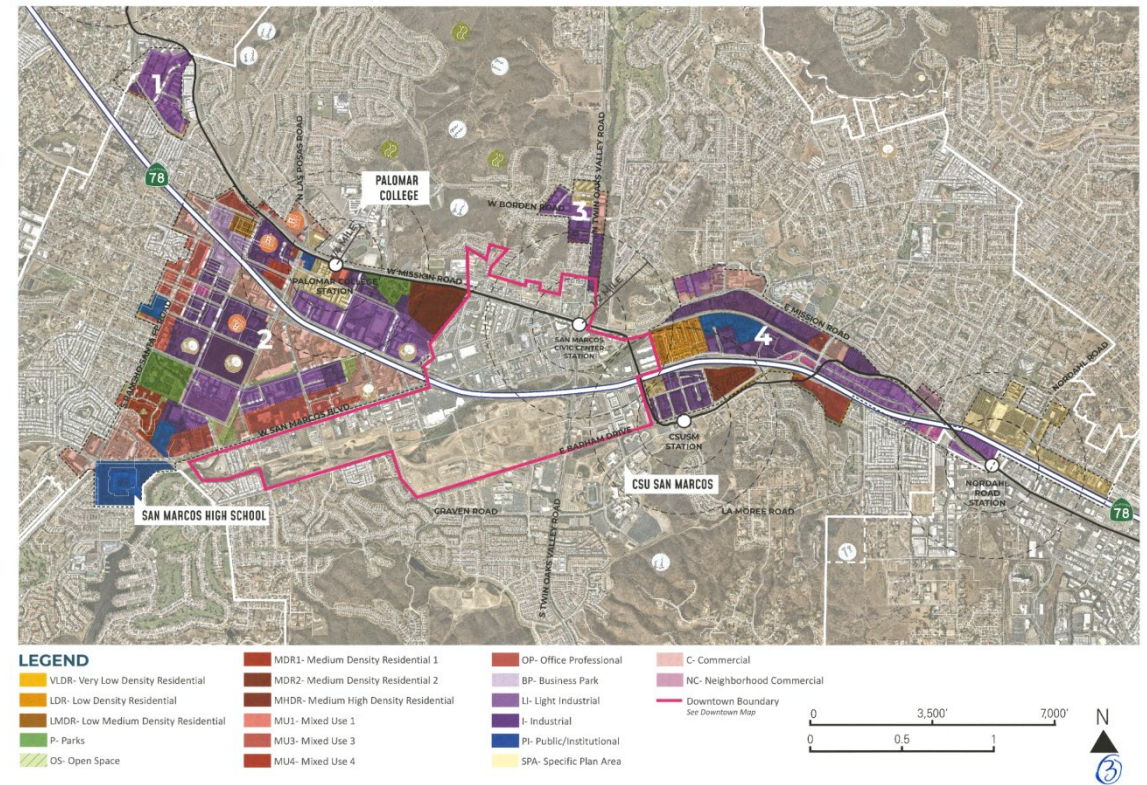
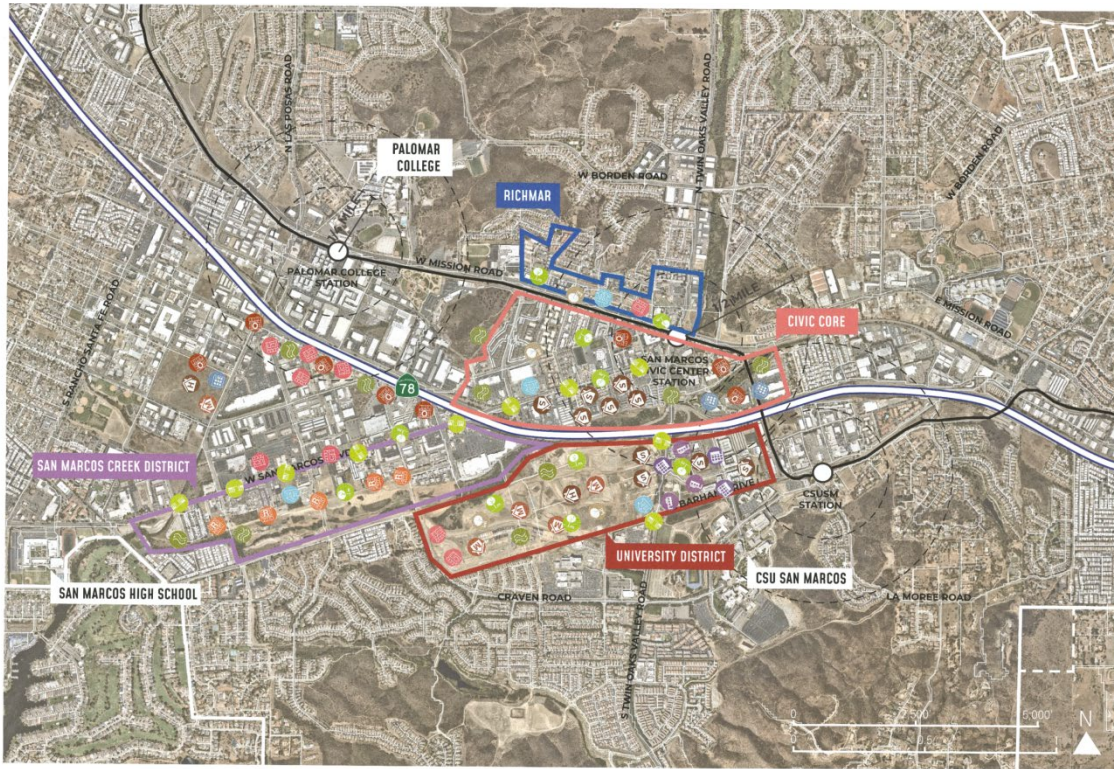
 **SAN MARCOS** | **HIGH DENSITY RESIDENTIAL**

HIGH DENSITY RESIDENTIAL

- Townhouses
- Apartments/Condominiums



Workshop 2 – Mapping

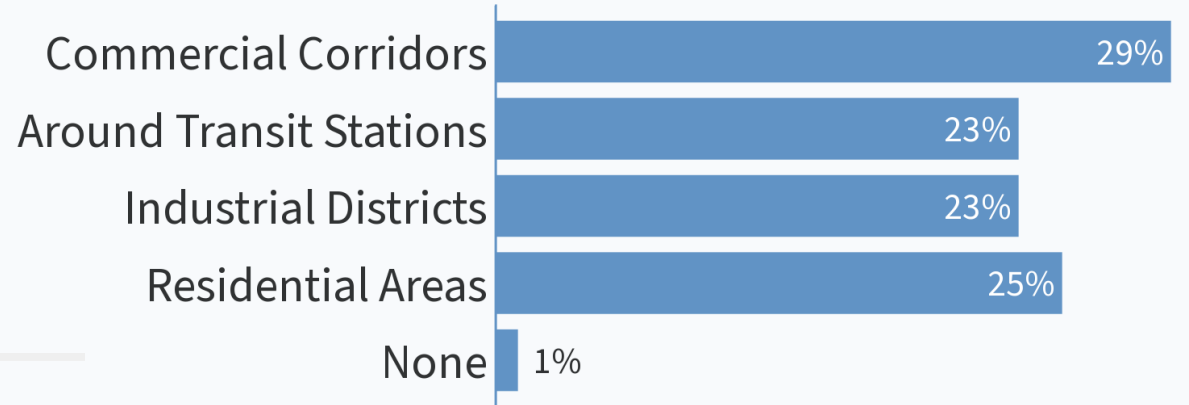


Workshop 2 – Mapping Results

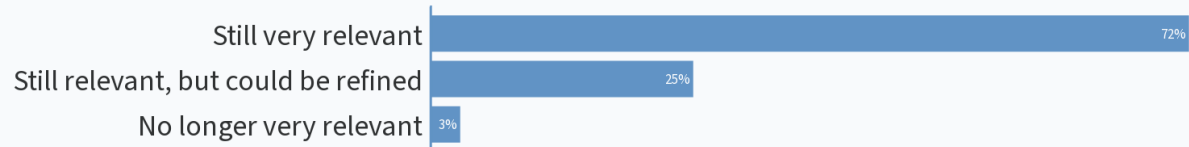
- **University District: 40 stickers**
 - Top categories: Pocket Park (6), Streetscape (5), and Student Housing (5)
- **Civic Core Area: 27 stickers**
 - Top categories: Student Housing (6), Trails (5), and Streetscape (5)
- **San Marcos Creek District: 24 stickers**
 - Top categories: Streetscape (9), Residential/Commercial Mixed Use (5), and Pocket Park (4)
- **Palomar College Area: 19 stickers**
 - Top categories: Retail (4), Residential/Commercial Mixed Use (3), Plaza/Parklet (2), Trails (2), and Pocket Park (2)
- **Richmar Area: 17 stickers**
 - Top categories: Streetscape (4), Pocket Park (2), and Retail (2).

Workshop 2 – Poll Questions

Where do you want to see streetscape improvements?



Goal #5: Promote community design that produces a distinctive, high-quality built environment with forms and character that create memorable places and enrich community life.





Property Owner Requests

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Summary of Requests Received

Current Designation	Requested Designation
Agricultural/Residential	Ability to develop clustered housing
Rural Residential	Agricultural (specific request for ag not residential zoning)
VLDR	LDR
MU-3	Industrial (expansion of adjacent uses)
MU-3	Specific Plan to allow residential up to 60 du/ac
MU-3	Ability to develop residential uses up to 50 du/ac
Public Institutional (Church)	Ability to develop residential uses for affordable housing
Industrial	Specific Plan to allow residential up 30 du/ac
Industrial	High Density Residential
Industrial	Ability to develop residential uses up to 20 du/ac
Specific Plan	Light Industrial (would require Specific Plan Amendment)
Multiple (industrial, commercial, MU-3)	Specific Plan to allow residential up to 60 du/ac
Multiple (residential, industrial, public, commercial)	Specific Plan to allow for HDR (45-55 du/ac) on a portion of the site (keep some existing uses)

Key Findings

- General interest in higher density residential development
- MU-3 is not working well
- Interest in changing industrial to residential
- Specific Plans are tools to facilitate development



Public Comment Opportunity #1

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Public Comment

- Please use the “raised hand” function in the top of the webinar window; click again to lower your hand after speaking.
- The facilitator will call on you when it is your turn to speak. You will then be unmuted.
- If you are a phone call-in user, dial *9 on your phone to Speak in order; facilitator will mind the queue.
- Provide your name and affiliation before you speak.
- Public comment will be approximately 3 minutes per person; please be respectful of everyone’s time and opportunity to speak.



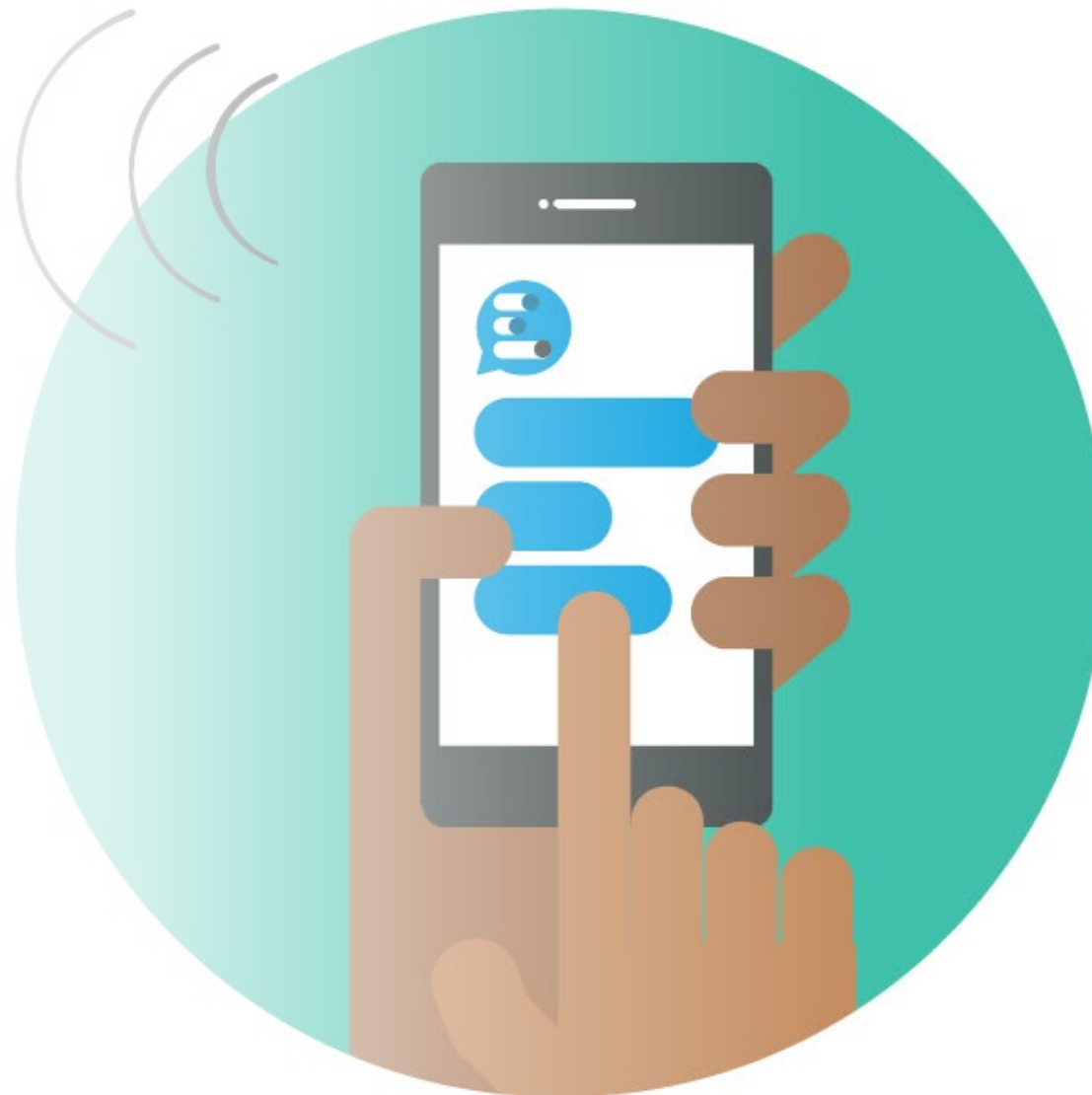
Roundtable Discussion/GPAC Activities

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Polling Questions



Polling Questions

Our goal is to develop a “Land Use Planning Framework” to guide the land use planning process. The “Framework” will be a set of **core principles** that are fundamental to the City’s future land use planning decisions. Among other things, these principles will:

- Establish the parameters for land use options to be studied as part of the Land Use Alternatives Report
- Provide guidance on how to evaluate property owner requests for land use changes
- Inform recommended changes to the City’s land use designations
- Guide the development of goals, policies, and programs

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Strengthen the City's cohesive identity and image

1 **1**

2 **2**

3 **3**

4 **4**

5 **5**

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Encourage the development of distinctly different nodes of activity throughout the City

1

2

3

4

5

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Maintain a land use plan that is easy to understand and implement

1

2

3

4

5

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Expand the range of attainable housing choices to allow more people to live and work in San Marcos

1

2

3

4

5

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Accommodate most future new growth in areas within a half-mile of a transit stop

1

2

3

4

5

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Accommodate future new growth throughout the community so that it is not concentrated in any specific neighborhood or type of area

1
2
3
4
5

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Create flexible land use options and development standards to prepare for changing market conditions

1

2

3

4

5

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Prioritize enhancing the City's multimodal transportation network

1

2

3

4

5

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Expand the local economy by planning for emerging industries and employment opportunities

1

2

3

4

5

On a scale of 1 to 5, how high of a priority are the following statements? Where 1 is low priority and 5 is high priority.

Create a fiscally-sustainable land use plan with balanced residential and nonresidential development

1
2
3
4
5

Of these 10 potential principles, which three are your highest priority?

Strengthen the City's cohesive identity and image

Encourage the development of distinctly different nodes of activity throughout the City

Maintain a land use plan that is easy to understand and implement

Expand the range of attainable housing choices to allow more people to live and work in San Marcos

Accommodate most future new growth in areas within a half-mile of a transit stop

Accommodate future new growth throughout the community so that it is not concentrated in any specific neighborhood or type of area

Create flexible land use options and development standards to prepare for changing market conditions

Prioritize enhancing the City's multimodal transportation network

Expand the local economy by planning for emerging industries and employment opportunities

Create a fiscally-sustainable land use plan with balanced residential and nonresidential development



Annotated Mapping





Public Comment Opportunity #2

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Public Comment

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General Plan Advisory Committee Meeting #8

January 20, 2022

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