



AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: December 15, 2014
SUBJECT: University District Holdings II, LLC "Corner@2Oaks"
CASE: P14-0014: SDP 14-005 / TPM 14-002 / CUP 14-008 / ND 14-009

Recommendation

Staff recommends approval of the proposed Corner@2Oaks project allowing for the construction of Phase 1, a retail center consisting of 39,674 square feet (s.f.), for a three-story Class "A" Office building, a 8,031 s.f. of single story restaurant and a four-story 116 room hotel subject to the conditions provided in the attached resolutions.

Introduction

The Corner@2Oaks is a proposed infill project encompassing 19.26 acres. The project site is located on the southwest corner of San Marcos Boulevard/Twin Oaks Valley Road. Uses in the project vicinity include commercial/retail to the north and east, medium high density residential (Meadowlark Apartments) to the west, Highway 78 and vacant land designated as Freeway Commercial per the University District Specific Plan to the south. The project would be constructed in two phases as detailed in Table below. Phase 1 is conditioned that the hotel is built prior to or concurrent with the Phase 1 development. To ensure this occurs, the applicant is required to submit an executed hotel franchise agreement.

Proposed Land Use

Use	Phase 1 Northern Portion of Project Site	Phase 2 Southern Portion of Project Site	Total
Standard Commercial Office	19,837 s.f.	35,000 s.f.	54,837 s.f.
Medical Office	19,837 s.f.	---	19,837 s.f.
Retail Shops	4,015.5 s.f.	15,000 s.f.	19,015.5 s.f.
Restaurant	4,015.5 s.f.	5,000 s.f.	9,015.5 s.f.
Hotel(*)	116 rooms	---	116 rooms

(*) The proposed hotel is conditioned to be constructed in phase 1 pending verification by the applicant that a franchise agreement has been executed.

Background

In 2007, the City Council approved General Plan Amendment (GPA 06-95(A)), Rezone (R06-131), Specific Plan Amendment (SP 87-29 (06M #22), Site Development Plan (SDP 06-319), Conditional Use Permit



(CUP 06-689) and Tentative Parcel Map (TPM 659) allowing the consolidation of thirteen (13) existing lots and creation of seven (7) new commercial lots for 26,100 square feet of commercial/retail, 5,000 square feet restaurant, a 3-story Class "A" 120,000 square feet office building, a 2-story Class "A" 21,410 square foot office building, 17,319 square foot drive through drug store and a parking structure with a capacity of 461 parking spaces. Due to market conditions, the project was not constructed and the site was purchased by the current applicant.

In July 2012, a revised project was submitted with 58,560 square feet of retail, 15,850 square feet of restaurant, 20,000 square feet for a two-story office building, and a four-story 118 hotel. The revised project was placed on hold while negotiating with a potential Walgreen Drug Store. After numerous meetings and design studies, Walgreen's decided not to pursue the site.

In July 2014, another revised site plan was submitted with a four-story, 116 room hotel, a three-story Class "A" office building with 39,674 square feet, and a single-story retail building consisting of 8,031 s.f. which is being presented as the current project.

Land Use

The project site is designated as per the Town Center/Heart of the City Specific Plan. The project's proposed office, retail, restaurant, and hotel (pending approval of a CUP) uses are consistent with the existing and future land uses contemplated within the Town Center. The proposed project will complement existing and future development in the area.

The Meadowlark Apartments are located immediately west of the project site. The proposed hotel would incorporate a 100 foot setback buffer with landscaping to establish a transition from residential to commercial uses.

Architecture

In Phase 1, the hotel architectural style consist of a quasi-contemporary design with color blocking consisting of various colors of smooth cement plaster finish, stone veneer, painted metal and a curvilinear porte cochere extending out from the entrance of the hotel on the south elevation. The hotel has been conditioned under CUP 14-008 to incorporate additional architectural detail creating variation in the roofline profile, requiring the parapets to be of sufficient height to screen all roof equipment, and provide additional stone veneer or a comparable material on high profile elevations from public view.

Although, the architectural design for Phase 1 that was submitted by the applicant for the Class "A" 3- story office building and the single-story retail building, the applicant has acknowledged it was not intended as the final design. Therefore, the applicant agreed to accept conditions recommending architectural treatments to be addressed in the future submittal prior to issuance of building permits. The final Phase 2 in the southern portion of the site did not address architectural elevations details or site plan layout, therefore the applicant is conditioned to submit to the city pending final review and approval prior to issuance of a building permit.



Access

The Corner@2Oaks site proposes two (2) access driveways, one on San Marcos Blvd and one on Twin Oaks Valley Road. The San Marcos Blvd access will have full access, minus the westbound left turn into the site. The Twin Oaks Valley Road access proposes a new traffic signalized intersection at the existing L.A. Fitness/commercial center driveway. Southbound Twin Oaks Valley Road traffic will not be allowed to turn left into the LA Fitness/commercial center. Based on the results of the intersection analysis, the proposed driveway intersection is forecast to operate at an acceptable level of service (LOS), LOS D or better, during the peak hours through the year 2030.

Traffic

A traffic impact analysis was prepared for the project by Urban Systems Associates, Inc. (2014) and was peer reviewed by RBF Consulting to determine and evaluate the potential impacts to the local roadway system.

The Corner@2Oaks is expected to generate a total of 5,153 Average Daily Trips ("ADT") with 366 vehicular trips during the AM peak hour and 505 vehicular trips during the PM peak hour. The Corner@2Oaks for Phase 2 is expected to generate a total of 1,863 Average Daily Trips ("ADT"), as part of the 5,153 total, with 130 vehicular trips during the AM peak hour and 193 vehicular trips during the PM peak hour.

Existing Conditions plus Project - With development of the project added to existing traffic conditions, all study roadway segments and intersections will continue operating at acceptable level of service (LOS), LOS D or better. Therefore, mitigation measures will be not required at this time.

Near-term Conditions plus Project - Based on the near-term condition analysis, all intersections are forecast to operate at acceptable LOS (LOS D or better) except for the San Marcos Boulevard/Twin Oaks Valley Road intersection, which is forecast to operate at LOS E in the a.m. and p.m. peak hours resulting in a significant impact. The mitigation is to require the project to pay a fair-share contribution towards the following improvements at San Marcos Boulevard/Twin Oaks Valley Road intersection:

- Provide a dedicated right-turn lane for southbound Twin Oaks Valley Rd to westbound San Marcos Blvd traffic; and
- Provide a third left-turn lane for westbound San Marcos Blvd to southbound Twin Oaks Valley Rd.

With the incorporation of the above mitigation, the project's impacts would result in LOS D at San Marcos Boulevard/Twin Oaks Valley Road intersection.

Long-term Conditions plus Project - The following intersection is forecast to operate at deficient LOS (LOS E or F) under Horizon Year 2030 built out conditions resulting in a significant impact:

- San Marcos Boulevard / Knoll Road (a.m.: LOS E; p.m.: LOS F)



As such, the project is conditioned to pay a fair share contribution towards the following improvement (or alternative improvement providing the same or better impact relief acceptable to Caltrans and the City) at the intersection of San Marcos Boulevard and Knoll Road:

- Restripe the San Marcos Boulevard eastbound through lanes to provide a third lane when the roadway is widened to a six lane prime arterial.
- Restripe westbound SR-78/San Marcos Blvd off-ramp to provide three left turn lanes and one northbound through-shared right turn lane, OR, an alternative solution providing the same or better impact relief, acceptable to Caltrans and the City.

With the incorporation of mitigation above, the project's impact would result in LOS D at San Marcos Boulevard/Knoll Road. Therefore, impact would be reduced to below the level of significance in the Horizon Year 2030 built-out condition.

Corner@2Oaks is also conditioned to provide the following onsite and offsite improvements:

- San Marcos Boulevard frontage will be dedicated to a full width of 63 feet from centerline to right-of-way. Dual right turn lanes will be constructed for eastbound San Marcos Blvd. to southbound Twin Oaks Valley Road. Standard parkway improvements will also be constructed.
- Twin Oaks Valley Road frontage will be dedicated to a full width of 73 feet from centerline to right-of-way to accommodate a fourth (new) travel lane, which will connect directly to the existing SR-78 westbound onramp. Standard parkway improvements will also be constructed.
- One new access driveway will be constructed at the San Marcos Boulevard and Pico Avenue intersection.
- One new access driveway will be constructed to align with the currently existing LA Fitness driveway. New traffic signal installation is required at this newly created intersection. Southbound Twin Oaks Valley Road left turns into the LA Fitness driveway will not be allowed. Full movements will be allowed in the other directions.
- Existing trees along the Twin Oaks Valley Road frontage will be removed due to the road widening. New mature trees will be planted along the new frontage.
- Pedestrian crossing at westbound SR-78 on-ramp, for the Twin Oaks Valley Rd southerly traffic, shall include modifications subject to review and approval by Caltrans.
- Update the curb ramps to meet current Americans with Disability Act (ADA) standards at Twin Oaks Valley Road (northwest corner of the westbound entrance ramp) and San Marcos Boulevard (southeast corner of the westbound exit ramp) to the satisfaction of Caltrans and the City of San Marcos.

Drainage

Stormwater currently sheet flows southeasterly into the San Marcos Creek channel. Flow joins San Marcos Creek beyond the headwall of an existing box culvert of a storm drain system that reroutes the creek. The creek leaves the property at the western property boundary. Currently there is a single point of discharge. Flows will be reduced via bioretention and stormtech systems before being



discharged into San Marcos Creek, mimicking existing conditions. For Phase 1, seven flow control structures will be included and sized to satisfy hydromodification requirements and match the existing flow. For Phase 2, a similar storm drain structure will satisfy hydromodification requirements and match the existing flow.

The project incorporates a comprehensive approach to hydromodification to ensure that runoff rates and volumes in the post-development condition are equal to or less than the pre-development condition. Low Impact Development (LID) features include a series of bio-retention features, two modular wetlands, as well as the use of porous pavers.

The Corner@2Oaks includes approximately eight acres within the FEMA 100 year floodplain for San Marcos Creek. The development will be elevated above the floodplain by graded fill. This will require a letter of map revision based on fill to be approved by FEMA. FEMA requires that on-site structures must be elevated two feet above the water surface elevation. As proposed, the project will be 2.5 feet above the water surface elevation, providing a buffer should the water surface elevation increase beyond its current condition.

Tree Replacement

There are approximately 22 existing mature trees along the Twin Oaks Valley Road frontage that will need to be removed due to the required road widening. The City will verify how many existing street trees will be affected or removed by the required street improvements. Said trees shall be replaced at a 3:1 ratio with 36-inch box trees or as established in an approved landscape plan. The replacement ratio can be reduced if larger mature trees are installed. Any remaining trees will be relocated elsewhere in the City's public right-of-way or placed in a nearby City park.

Attachments

A - Vicinity Map
B - Aerial
C - Requested Entitlements
D - Site & Project Characteristics
E - Site Plan
Resolutions (SDP, TPM, CUP)
Mitigated Negative Declaration ND 14-009

Prepared by:

Garth Koller, Principal Planner

Rick Alzaga, Associate Civil Engineer

Reviewed by:

Peter Kuey, Principal Civil Engineer

Mike Edwards, Public Works Director/City Engineer

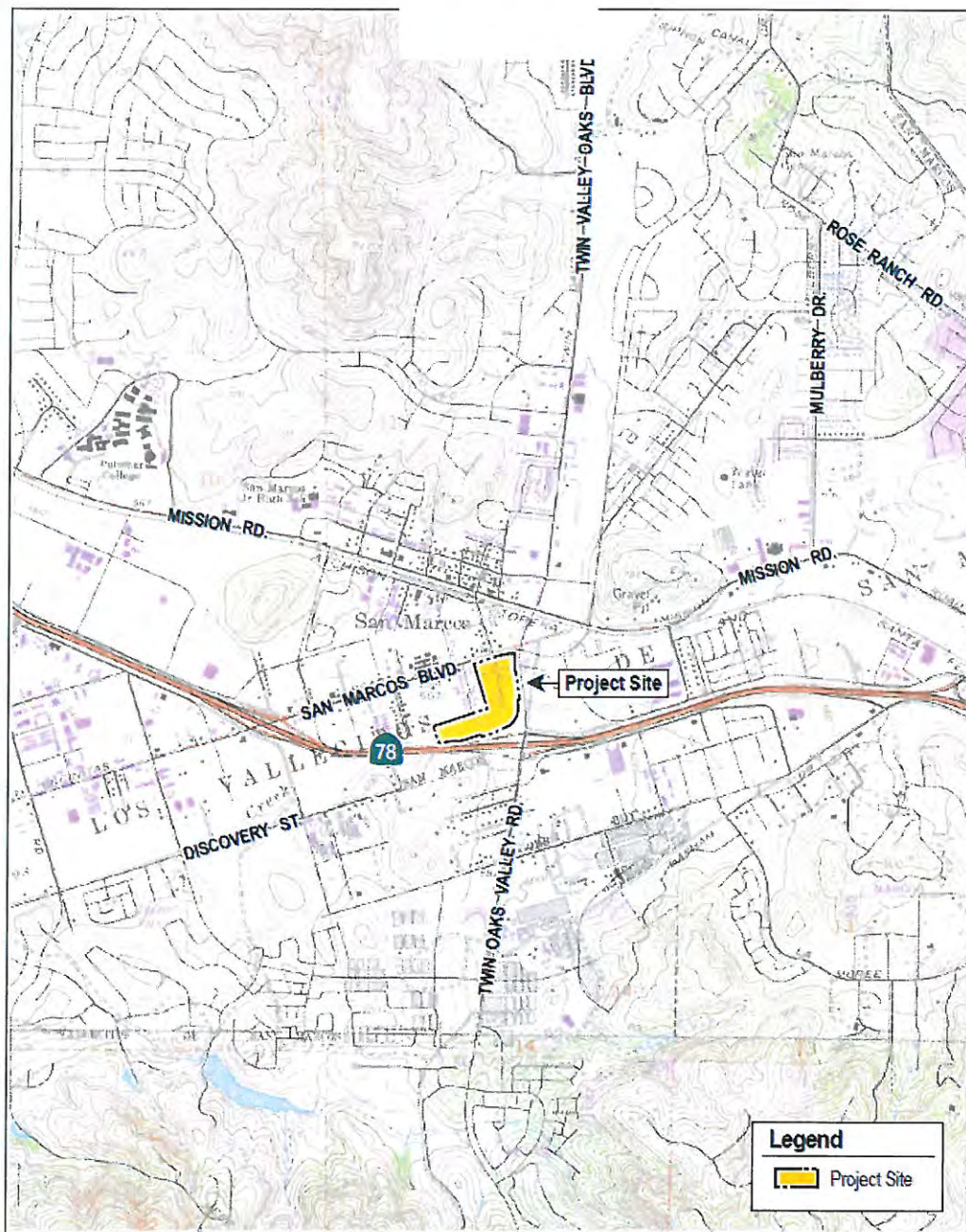
Approved/Submitted by:

Jerry Backoff, Planning Division Director

AGENDA ITEM NO. _____



ATTACHMENT A
Vicinity Map





ATTACHMENT B

Aerial



AGENDA ITEM NO. _____



ATTACHMENT C
Requested Entitlements

- Site Development Plan (SDP 14-005)
- Tentative Parcel Map (TPM 14-002)
- Conditional Use Permit (CUP 14-008)
- Adoption of a Mitigated Negative Declaration (ND 14-009)
- Adoption of a Mitigation Monitoring and Reporting Plan

AGENDA ITEM NO. _____



ATTACHMENT D
Site & Project Characteristics

Property	Existing Land use	Zoning	General Plan Designation
Subject	Vacant	HOC SPA	SPA – Town Center
North	Gas Station/Mini-mart/ Union Hall/Commercial	HOC SPA	SPA – Town Center
South	SR 78 Freeway/Office & Commercial District	University District Specific Plan/ Office & Commercial District	University District Specific Plan/ Office & Commercial District
East	Commercial	HOC SPA	HOC – Town Center
West	Meadowlark Apartments	R-3-6	MHDR (20-30 du/ac)
Flood Hazard Zone	☒ yes	☐ no	
Resource Conserv. Area	☐ yes	☒ no	
Sewer	☒ yes	☐ no	
Septic	☐ yes	☒ no	
Water	☒ yes	☐ no	
Gen. Plan Conformance	☒ * yes	☐ no	
Land Use Compatibility	☒ yes	☐ no	

* With approval of CUP for hotel

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