

RESOLUTION PC 16-4509

A RESOLUTION OF THE SAN MARCOS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A SPECIFIC PLAN AMENDMENT TO REMOVE AND REZONE 2.02 ACRES FROM THE HEART OF THE CITY SPECIFIC PLAN TO PUBLIC AND INSTITUTIONAL LOCATED IN THE RICHMAR NEIGHBORHOOD

SP 15-006
City of San Marcos Public Works
(P15-0057)

WHEREAS, an application was received from the City of San Marcos Public Works Department requesting an Amendment to the Heart of the City Specific Plan Area (HOC SPA) to remove and rezone 2.02 acres of land from the HOC SPA to "Public and Institutional" (PI) Zone for the construction of a public mini-park on 2.86 acres of vacant land/parking lot located at properties within the boundaries of Firebird Lane, north of Richmar Avenue, and west of Twin Oaks Valley Road, in the Richmar Neighborhood, more particularly described as:

Being Lots 1 thru 4 and a portion of Lot 17 of the City of San Marcos Subdivision, Richland Terrace, in the City of San Marcos, County of San Diego, State of California, according to Map thereof No. 5516, filed in the office of the County Recorder of San Diego County, January 15, 1965.
Assessor Parcel Numbers: 220-320-10-00, 220-320-11-00, 220-320-12-00, 220-320-13-00, and 220-320-22-00.

WHEREAS, the Development Services Department did study said request and recommends approval; and

WHEREAS, the Community Services Commission held public workshops in January, 2010 and August, 2015 to solicit input from adjacent residents on park uses to the Conceptual Master Plan alternatives; and

WHEREAS, the City Community Services Commission approved the Conceptual Park Master Plan on August 19, 2015; and

WHEREAS, the required public hearing held on January 4, 2016, was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider and recommend approval of a Mitigated Negative Declaration (ND 15-007) on said request pursuant to the California Environmental Quality Act; and

WHEREAS, the Planning Commission's decision is based upon the following findings and

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determinations:

1. The proposed modification of the Heart of the City Specific Plan Area (SPA) would encourage the orderly development of the 2.86 acre mini-park site outside of the SPA, adjacent to other Public and Institutional uses, and as established by Parks, Recreation, Conservation and Open Space Element General Plan (Figure 5-1) which identified the site for a future mini-park.
2. The proposed SPA Amendment will not be detrimental to the public health, safety, and welfare in that the change in designation to "Parks" will allow development of the project site as a mini-park in compliance with the Site Development Plan (SDP 15-012) conditions of approval.
3. The proposed SPA Amendment to remove 2.02 acres (1.32 acres of Commercial Use and .70 acre of Residential Use) from the Heart of the City Specific Plan will not create a detriment to the SPA in that the proposed amendment will be developed as a mini-park, which is consistent with the General Plan Parks, Recreation, Conservation and Open Space Element.
4. The Specific Plan Amendment will not be detrimental to the public health, safety, or welfare, or the surrounding land uses in the area in that the proposed amendment will allow the Park Master Plan development to be guided by Public and Institutional Zone standards for City parkland.

NOW THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. The Specific Plan Amendment (SPA 15-006) boundary map as shown on the attached "Exhibit A," is hereby recommended to the City Council for approval.
3. The Amended SPA (Attachment "A") is hereby recommended to City Council for approval as attached and conditioned herein and shall be submitted to the Planning Division prior to grading permit issuance for Phase I construction.
4. This Specific Plan Amendment (SP 15-006) is recommended to the City Council for approval in conjunction with the submitted General Plan Amendment (GPA 05-0057), Rezone (R 15-003), and Site Development Plan (SDP 15-012).
5. The Planning Commission hereby recommends City Council adoption of Mitigated Negative Declaration (ND 15-007) and the Mitigation Monitoring and Reporting Program (MMRP) for the Richmar Park Conceptual Park Master Plan.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 4th day of January, 2016, by the following roll call vote:

YES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

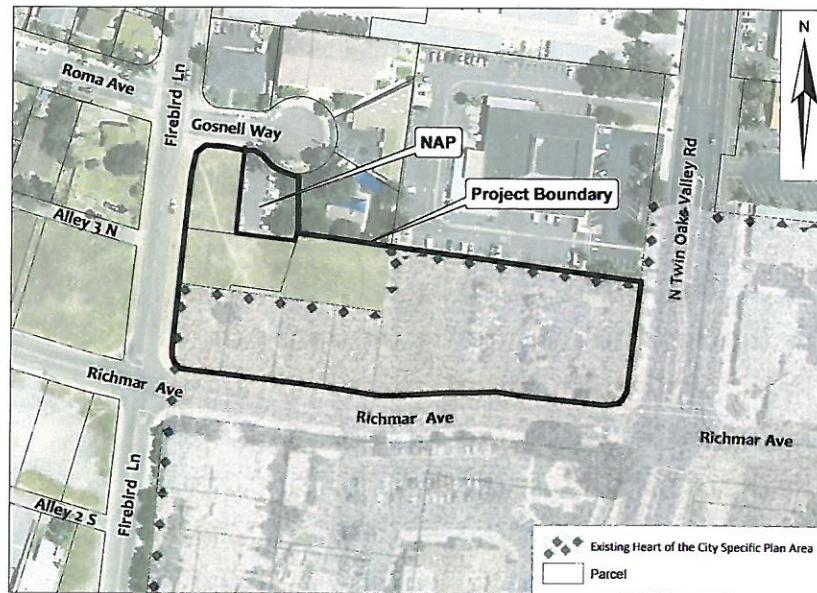
APPROVED:

Eric Flodine, Chairman
SAN MARCOS CITY PLANNING COMMISSION

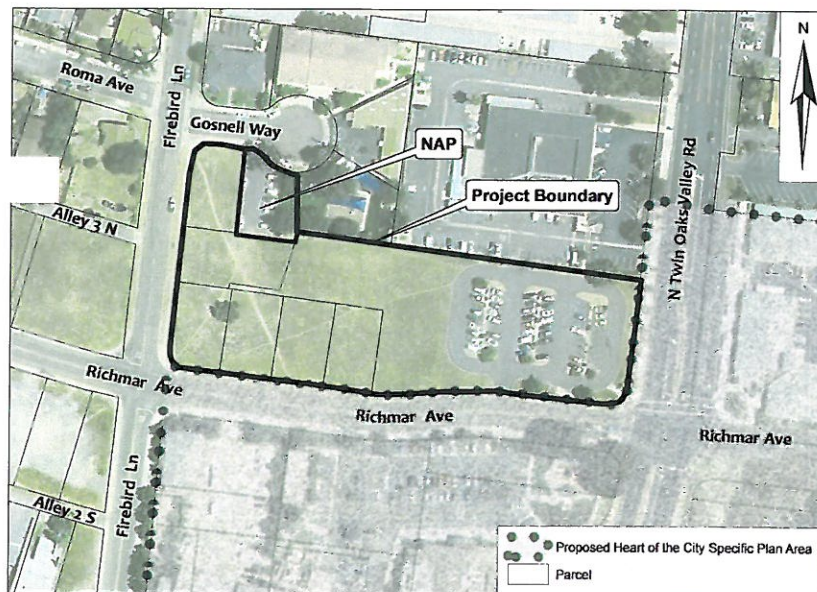
ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

EXHIBIT "A"
PROPOSED SPECIFIC PLAN AMENDMENT
BOUNDARY MAP



Existing HOC Boundary



Proposed HOC Boundary

ATTACHMENT "A"
AMENDED HEART OF CITY SPECIFIC PLAN