

Villa Serena

Specific Plan

P-15-0052 (SP 15-004, MFSDP 15-004, GPA 15-003 & R15-002)
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National Community Renaissance ®

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Villa Serena - Table of Contents

TABLE OF CONTENTS

Section I	INTRODUCTION	p 1
Section II	SITE	p 5
Section III	DEVELOPMENT PLAN	p 10
Section IV	DEVELOPMENT GUIDELINES	p 18
Section V	IMPLEMENTATION	p 37

Exhibits:

Exhibit A	Illustrative Master Site Plan	p 4
Exhibit B	Vicinity Map	p 7
Exhibit C1	Phase 1 Preliminary Grading Plan	p 8
Exhibit C2	Phase 2 Preliminary Grading Plan	p 9
Exhibit D1	Phase 1 Site Plan	p 16
Exhibit D2	Phase 2 Site Plan	p 17
Exhibit E1	Overall Landscape Concept Plan - Phase 1	p 26
Exhibit E2	Overall Landscape Concept Plan - Phase 2	p 27
Exhibit E3	Richmar Avenue and Marcos Street Experience	p 28
Exhibit E4	Liberty Drive Experience	p 29
Exhibit E5	Central Open Space Experience - Phase 1	p 30
Exhibit E6	Central Open Space Experience - Phase 2	p 31
Exhibit E7	Architectural Character - Liberty Dr. - Phase 1	p 32
Exhibit E8	Architectural Character - Richmar Av. - Phase 1	p 33
Exhibit E9	Architectural Character - Richmar Av. - Phase 2	p 34
Exhibit E10	Project Signage Character	p 35
Exhibit E11	Project Fencing Character	p 36

Villa Serena - Section I

INTRODUCTION

I Introduction

A. Purpose

Villa Serena will be developed in accordance with this Specific Plan, which consists of maps, illustrations and text. The map addresses land uses and circulation. The illustrations and text further describe the allowable uses, development regulations, design guidelines, and implementation of the project. This Specific Plan is adopted by the City Council of the City of San Marcos and establishes development regulations and standards for the Villa Serena site. The Specific Plan will only focus on development regulatory procedures that vary from existing procedures. Existing City policies and ordinances apply to development within the Villa Serena Specific Plan unless specifically discussed in this text and graphics. Should there be a conflict between this plan and existing City ordinances, the provisions of the Specific Plan shall prevail.

Preparation of a Specific Plan is a requirement of the SPA zoning classification. The Villa Serena Specific Plan shall constitute zoning for all land covered by this plan. All conditions of this plan are imposed as a condition of this zoning approval that is described in Section V. Section V also describes the procedures required to amend this document.

B. Authorization

The authority for adoption of the Villa Serena Specific Plan originates from the State Government Code Sections 65450-65457 and Section 20.250 of the City of San Marcos Zoning Ordinance.

C. Scope

The Villa Serena Specific Plan covers the property currently addressed as 339 and 340 Marcos Street in the City of San Marcos. The property consists of four (4) parcels bordered by single-family residential uses to its north, Fitzpatrick Road to its east, Richmar Avenue to its south, Liberty Drive to its west. The two parcels are separated by Marcos Street running north and south intersecting with Richmar Avenue to its south. The Sprinter light rail transit line connecting Escondido and Oceanside is approximately 1/8th. mile immediately to the south of Villa Serena. The Specific Plan discusses the site in Section II.

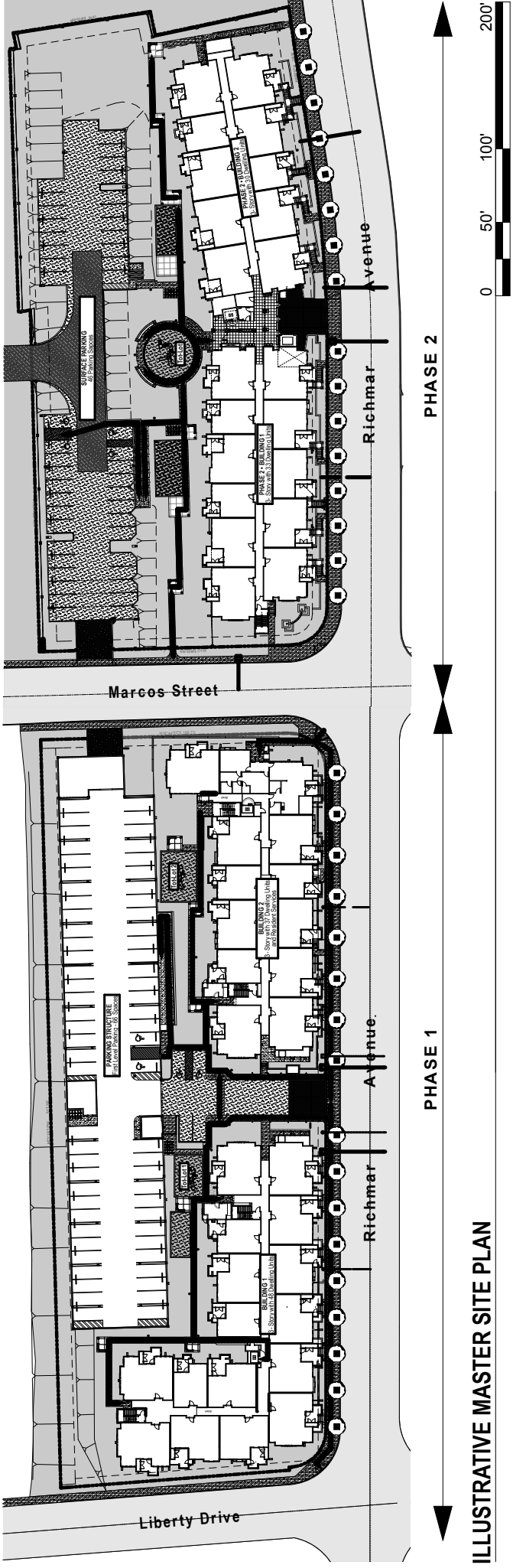
This Specific Plan will allow for a multi-family development of 148 residential units with construction occurring in two (2) phases. Phase 1 will provide 85 residential units and Phase 2 will provide 63 residential units. Residential unit types include one, two and three bedroom units. The conceptual site plan is included as Exhibit A.

The Specific Plan provides for residential buildings fronting on Richmar Avenue with separate parking, pedestrian circulation and front door entrances. The residential units will utilize open space areas centrally located within the project. Common recreation areas are provided within these open space areas. The Multi-Family Development Plan is discussed in Section III.

The project site will continue to utilize the existing Richmar Avenue public right-of-way to its south, Liberty Drive to its west, Marcos Street between the two (2) phases. Improvements to the public right of ways will include new sidewalks, landscaping, and enhanced paving at the vehicular access points. The neighborhood circulation patterns are imagined to remain intact and increase in efficiency. Circulation and other public facilities are discussed in Section III. The site concept is one of an urban village. As such, development standards are intended to allow for smaller setbacks and a more intense development pattern. The land use standards to accomplish this are included in Section IV.

Finally, implementation strategies and conformance to the San Marcos General Plan are discussed in Section V.

See Exhibit A for Illustrative Master Site Plan



Villa Serena - *Section II*

SITE

II Site

A. Description

Located on the north side of Richmar Avenue in one of the oldest sections of the City of San Marcos, known as the Richmar Neighborhood as identified in the City's General Plan. The existing development was originally constructed around 1972 on 4.06 acres with multi-family residential buildings containing 136 one and two bedroom apartment units. These are configured in 2 & 3-story structures, totaling approximately 102,800 sq. ft. The existing development represents a non-conforming density of 33.5 dwelling units per acre. The site fronts on Richmar Avenue to the south. The Paseo Del Oro Specific Plan Area is located to the south directly across from the site, which consists of mixed-use development. To the west is Liberty Drive with existing multi-family developments beyond. To the east is Fitzpatrick Road, with existing non-conforming single-family residences beyond. To the north, there are existing non-conforming single-family residences. The development is divided by Marcos Street extending from Richmar Avenue to the north. The existing development will be demolished and the site cleared to allow for the construction of the new Villa Serena Multi-Family development.

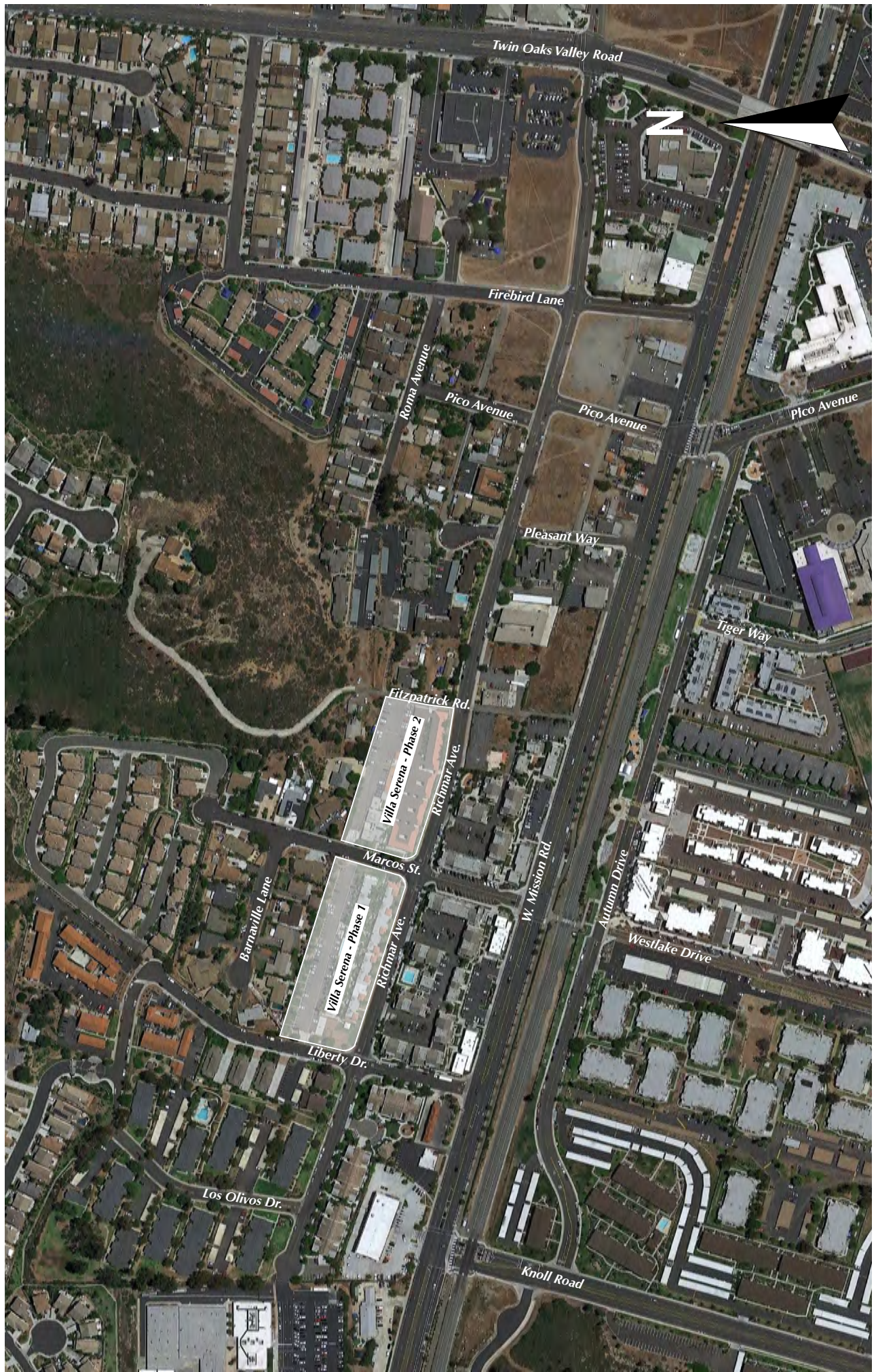
The site is located less than 1/8 mile north of Buelow Park, less than 1/4 mile from the future Richmar Park to the east, and within 1/2 mile walking distance to the Sprinter light rail transit station at Mission Road and San Marcos Blvd. Bus service is located at the corner of Mission Road and Marcos Street. Access to uses and neighborhoods south of the Sprinter rail lines is available from Pico Avenue and a pedestrian crossing over the Sprinter tracks at Marcos Street.

San Marcos Elementary School is located less than 1/2 mile to the south at San Marcos Boulevard and Tiger Way. The local community college, Palomar College, is located less than 1 mile to the west on Mission Road. Neighborhood retail stores are to the west along Mission Road and south along San Marcos Boulevard. The Boys and Girls Clubs of San Marcos is located to the south on Pico Avenue.

The property is currently zoned Multi-Family Residential (R-3-10), and a General Plan (GP) designation of Medium Density Residential 2 (15.1 to 20.0 du/ac). The project proposes a General Plan Amendment & Rezone to change the land-use designation to Specific Plan Area (SPA) with a density of 36.5 dwelling units per acre (du/ac).

See Exhibit B for Vicinity Map

See Exhibit C for Preliminary Grading and Drainage Plan







Villa Serena - *Section III*

DEVELOPMENT PLAN

III Development Plan

A. Project Objectives

The proposed Villa Serena Multi-Family Residential development is surrounded by Multi-Family Residential Zoning (R-3-6) to the north, west and south and a Specific Plan Area (SPA) to the south. The surrounding General Plan (GP) Designation is Medium Density Residential 2 (15 to 20 du/ac) to the north, west and east, and Specific Plan Area (SPA) to the south.

Villa Serena shall serve as a further implementation of the envisioned pedestrian-scaled residential neighborhood for the Richmar Neighborhood of San Marcos. The uses, the development standards and the site layout strategies employed within the project are all intended to accomplish the goals and vision of the redevelopment of the Richmar Neighborhood. Located between two Sprinter light-rail transit stations, in close proximity to public amenities such as San Marcos Elementary School, Boys and Girls Club, public parks, the neighborhood continues to present an excellent opportunity for the City to model "Smart Growth" development patterns while intervening to remove economic and visual blight. Additionally, the project will add to the stock of affordable housing units within walking distance of public transportation and neighborhood services.

The project's primary goals are therefore to:

- a) Continue a multi-family residential development pattern in the center of San Marcos
- b) Revitalize an underutilized and under-parked residential area within the Richmar Neighborhood and along the Sprinter line to the South.
- c) Provide a walkable community to reduce automobile use.
- d) Contribute to the stock of affordable housing in the City.
- e) Take advantage of the nearby transit infrastructure to facilitate ridership.

B. Concept Description

The urban character of the proposed project requires a unique set of development standards to encourage a pedestrian-oriented neighborhood pattern. In general the following goals were developed to guide the planning and design process:

- a) Parking, while convenient, should not be allowed to dominate the character and presentation of the site. This is accomplished by placing the parking behind and in back of buildings and below residential buildings in Phase 2. Landscaping will be used throughout the parking areas on the project to further soften these spaces.
- b) Buildings will front the public right-of-ways and pedestrian spaces. The pedestrian spaces between and around buildings, complimented with small plaza areas, will extend the pedestrian elements of the project.

- c) The project proposes easy linkages and connections between common area uses and the residential units on site and within the surrounding neighborhood while creating a safe and secure environment for the residents.

C. Project Description

The project proposes a Multi-Family Site Development Plan with a mix of residential one, two and three bedroom units that are pedestrian oriented toward the surrounding Richmar Avenue, Liberty Drive and Marcos Street and neighborhood with pedestrian links to nearby services and public transportation. Open space areas are located along landscaped ribbons that run throughout the project. Several small plaza seating areas are located along pedestrian paths linking tot-lot play areas and BBQ locations. The project consists of 148 residential units with 257 parking spaces to be developed in two (2) phases: Phase 1 will have 85 residential units with 148 parking spaces and Phase 2 will have 63 residential units with 109 parking spaces.

The first level of residential units fronting on Richmar Avenue will have walk-up stair entry stoops. The intention here is to create a lively pedestrian-oriented street-scape for residents and opportunity for interaction with the surrounding neighborhood and facilities.

See Exhibit A for the Master Illustrative Site Plan.

1. Residential Uses

Dwelling units are arranged in 4 three-story buildings oriented toward Richmar Avenue with portions wrapping around onto the frontages of Liberty Drive and Marcos Street. The residential units include one, two and three bedroom configurations sized to accommodate the needs of large families. Laundry rooms are centrally located on the ground floor for each building in close proximity to outdoor tot-lot play areas. Building 2 in Phase 1 includes an office for onsite property management operations, classroom for after school programs, and an office for the program’s director which is centrally located at the corner of Richmar Avenue and Marcos Street. The open space areas with designated features including tot-lots, seating plazas and BBQ areas will provide the main recreational options for residents onsite. Residents will have access to local transportation options including the Sprinter line and bus stops.

2. Unit Tabulation Phase 1

Unit Tabulation Phase 2

Type	Number
One Bedroom	18

Type	Number
One Bedroom	12

Two Bedroom	41	Two Bedroom	30
Three Bedroom	26	Three Bedroom	21
Total Phase 1	85	Total - Phase 2	63

D. Circulation

Because the project is of an infill nature and takes advantage of the public infrastructure investment already in place, the circulation system within the surrounding neighborhood is envisioned to function as it does presently with some improvements. The site currently has 4 vehicular access points. 1 access from Liberty Drive, 2 from Marcos Street and 1 from Fitzpatrick Road. With the understanding of a future multi-family development east of Fitzpatrick Road, Villa Serena will maintain 4 access points, 2 from Richmar Avenue and 2 from Marcos Street

E. Public Facilities

The public facilities described below are necessary to accommodate the projected development of the Villa Serena project. The engineering details of these facilities will be determined through the development review process.

1. Water & Sewer service area

The Villa Serena site is presently within the water & sewer service area of the Vallecitos Water District (VWD). A Water & Sewer Study, dated February 3, 2016 was prepared by VWD, where it concluded that the District currently has water and sewer capacity available to serve the the project as proposed with the conditions outlined below:

Water:

The current existing 12-inch water main in Richmar Avenue is adequate to serve the proposed project. The proposed development will utilize one (1) domestic water meter for each building and two (2) irrigation meters. Currently, there are existing water meters that we will attempt to utilize for the proposed development. The possible continued use of any or all the existing water meters will be determined through the development review process. Two (2) 8-inch fire-flow lines will need to be extended onto the site from the existing water line in Richmar Avenue.

Sewer:

The current 8-inch sewer main in Richmar Avenue along with downstream sewer lines are subject to upsizing as stated in Table 5 in the above referenced Water and Sewer Study prepared by VWD

Ultimate Ability to Serve:

The ability to provide water and sewer service in the future depends upon ultimate build-out of the project and could change depending upon the timing of the build-out, as well as annexations and build-outs of other development projects, continued reliable water supplies from the San Diego County Water Authority, the District's treatment capacity at the EWPCF and other factors, including but not limited to

- additional projects within the service area deviating from adopted Master Plan land uses;
- land uses upstream and/or downstream of the Study area which may necessitate a revision of any on-site and/or offsite studies..

2. Dry Utilities

The Villa Serena site is presently served by San Diego Gas & Electric, AT&T Telephone. Any adjustments will be determined through the development review process.

3. Solid Waste Services

The Villa Serena site is presently served by EDCO Waste & Recycling Services. Any adjustments will be determined through the development review process.

4. Law Enforcement Services

The Villa Serena site is presently served by the San Diego County Sheriff's San Marcos Station at 182 Santar Place, San Marcos, CA 92069. Any adjustments will be determined through the development review process.

5. Fire & Emergency Services

The Villa Serena site is presently served by the San Marcos Fire Station at 180 West Mission Road, San Marcos, CA 92069. Any adjustments will be determined through the development review process.

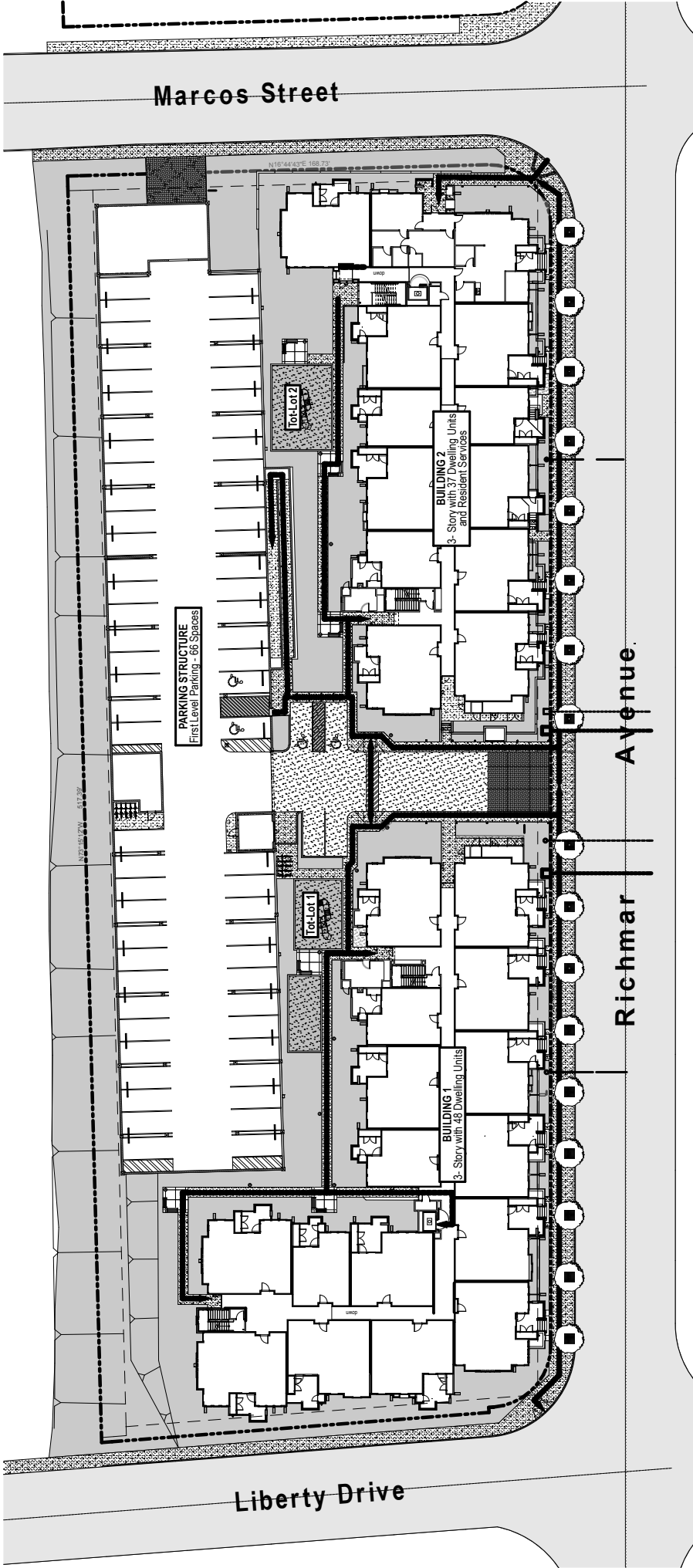
6. Schools

The Villa Serena site is presently served by the San Marcos Unified School District with San Marcos Elementary School at 1 Tiger Way, San Marcos Middle School at 650 West Mission Road and Mission Hills High School at 1 Mission Hills Court. Any adjustments will be determined through the development review process.

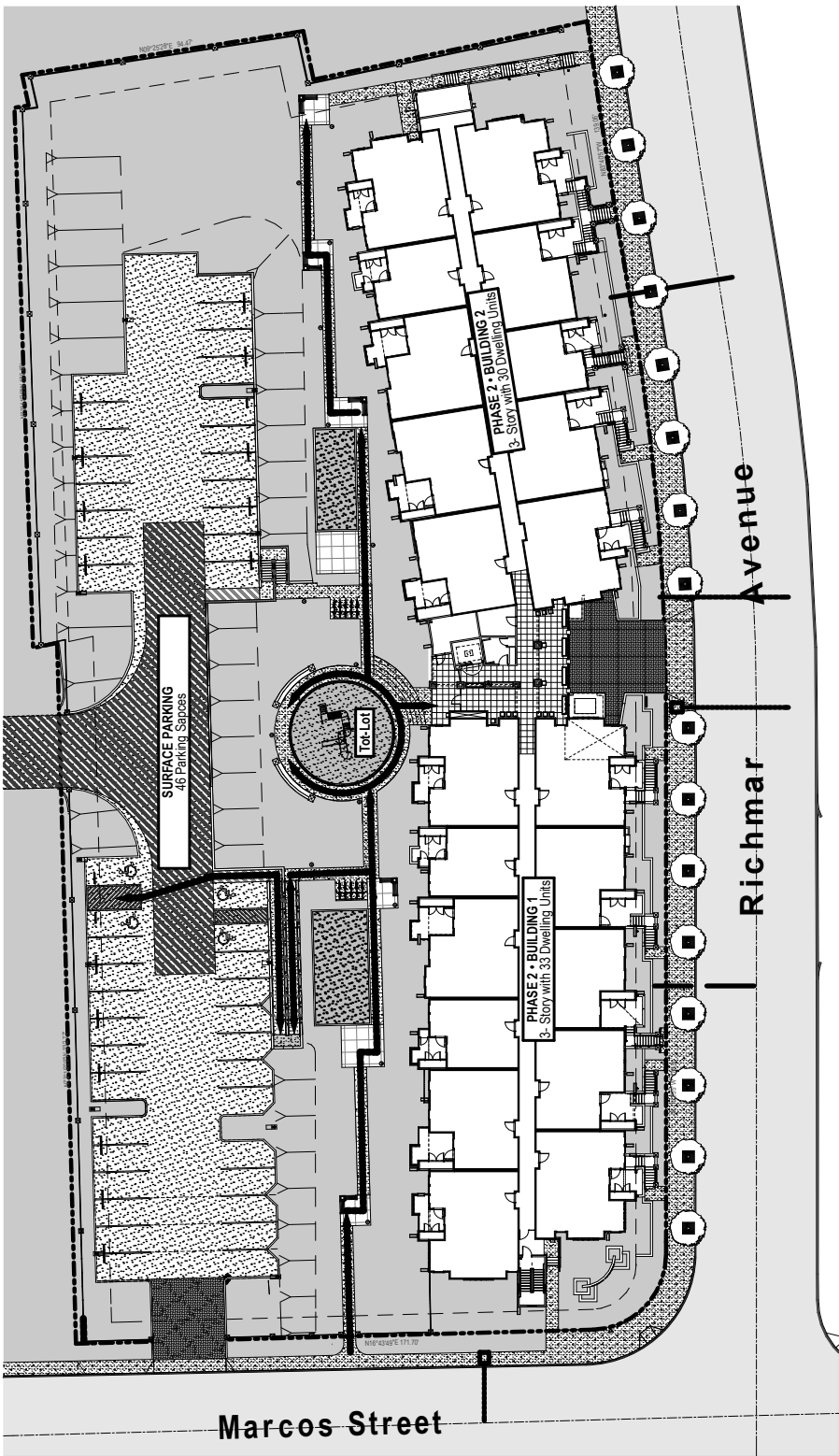
F. Phasing

It is currently anticipated Villa Serena will be constructed in 2 phases. The phasing is approximately delineated by Marcos Street which runs northerly from its intersection with Richmar Avenue.

See Exhibits D1 and D2 for Phasing.



PHASE 1 - SITE PLAN



PHASE 2 - SITE PLAN

Villa Serena - Section IV

DEVELOPMENT GUIDELINES

IV Development Plan Guidelines

A. Design Approach

This chapter identifies those design elements that are necessary to create a distinctive urban character for Villa Serena. In addition to these guidelines, the Owner will provide on-site resident management to ensure future property maintenance for compliance with the design standards set forth. The project will be conditioned for a lot consolidation by means of a boundary adjustment.

B. Landscape Plan

The site is bordered by two public streets to the south and west, a private driveway to the east and single family homes to the north. The Richmar Avenue frontage will include primary entry access points with street trees in grates, ornamental shrubs and palm trees at the main points of access, and entry monument at the northeast intersection corner of Richmar Avenue and Marcos Street. The main open space areas run linearly through the center of the project. The tot-lots, plaza seating areas and picnic areas with ornamental plants will be located within the central open spaces. Landscaped paths will provide pedestrian access from Richmar Avenue and on-site parking area, linking them to the open space areas and building entry points. Focal point trees and ornamental trees will be located around the common areas to provide shade and attract activities. The landscape plant list consists of a drought tolerant plant palette with lawn limited only to the playground areas which are located adjacent to tot lot areas. The simple tree palette being used here is arranged to complement the architectural forms while providing shades and seasonal interest. Buildings will be framed with foundation shrubs to soften the hard edges. Ornamental shrubs will be planted in combination to enhance the textures and colors at the entries and open space areas as well as other points of interest. See Exhibits E1 & E2 for the conceptual layout of overall landscape plans for Phase 1 and Phase 2.

1. Sub Areas

a. Richmar Avenue Experience

The frontage on Richmar Avenue and the intersections with Liberty Drive and Marcos Street will serve as the primary focal interests for passing motorists, pedestrians and residents. The walk-up stair entries, terraced landscape planters, street trees in tree-grates, palm trees at the street corners and main entries, enhanced paving at main vehicular entry drives will encourage a walkable neighborhood environment and provide a unique identity to the proposed development. See Exhibits E1 and E2 for the conceptual layout of this space.

b. Marcos Street Experience

Marcos Street serves as a vehicular link for the two phases of the project, providing access to the secondary parking areas as well as the pedestrian linkage accessing the management and resident service spaces of the project. The paths and amenities will be accented with street trees planted in landscape areas. Palm trees will be provided at the intersection of Richmar Avenue and Marcos Street to provide a vehicular gateway or entry to the project. The palm trees will also be carefully located to provide a background for the proposed entry monument sign on the east side of Marcos Street. Ornamental shrubs and ground-cover will be planted in combination with proposed trees and palms to enhance the textures and colors at the street intersection and along the street frontage. See Exhibit E3 for the conceptual layout of this space.

c. Liberty Street Experience

Similar to Marcos Street, Liberty Street will be planted and accented with street trees planted in landscape areas. Palm trees will be provided at the corner of Richmar Avenue and Liberty Street to provide a gateway to the project. Ornamental shrubs and ground-cover will be planted along the street in combination with proposed trees to enhance the textures and colors at the street corner and along the street frontage. See Exhibit E4 for the conceptual layout of this space.

d. Central Open Space Experience:

Central open spaces will be the focal point of Villa Serena and provided next to each building. The majority of the residences will form these areas of the project, thus allowing residents to enjoy it directly from their apartment units. The open-space corridors will connect these spaces and will contain tot-lots and plaza seating areas for the residents which are connected by walkways. The plazas will contain seating, picnic tables, bike racks, and barbecues which serve as gathering places for the residents. The landscaping will include turf play areas adjacent to the tot-lots, specimen focal point trees, shade and ornamental trees as well as ornamental shrubs and ground-cover to provide texture and color. See Exhibits E5 & E6 for the conceptual layout of this space.

2. Walls and Fencing:

In effort to become an integral part of the neighborhood, Villa Serena will not be a “gated” community, rather offer defined zones of semi-public to semi-private that signal where a visitor may feel less comfortable entering. Most of the site along the public street frontages of Richmar Avenue, Liberty Drive and Marcos Street use the proposed buildings to define its front boundary requiring less formal fencing. The terraced landscape planter walls will further define these zones and the planting of shrubs next to those walls will serve to mitigate any

graffiti issues. Perimeter tubular steel fencing, similar to the Aegis fencing along North Twin Oaks Valley Road and fencing for the Westlake and Autumn Terrace projects, along with stone veneer pilasters shall be provided along eastern and northern property lines. Refer to Exhibit E11 for conceptual fencing.

C. Architectural Guidelines

The architectural character of Villa Serena is derived from its unique setting in the heart of old San Marcos. The decidedly contemporary buildings are inspired by the future Richmar Specific Plan Design Guidelines which recommend high quality, textural materials in a clean, contemporary manner.

Undulating the building facades horizontally along the ground plane as well as vertically, results in reducing the overall appearance of building mass. Inherently, this creates buildings with exciting varied roof forms, multiple offsetting planes, deep architectural shadows and opportunities for covered patios and balconies. The development is crisply detailed, incorporating warm textural contrasts of stone veneers against the strong palette of stucco colors and forms. Detail and variety is the result of the variety of expressed roof forms and materials, accentuated metal balcony railings, selectively detailed window and cornice trims.

Units are designed to take advantage of natural light and ventilation with fenestrations in areas to provide cross ventilation where practical. Unit plans emphasize openness with a flexibility to maximize family living conditions. Apartment units are designed to take advantage of views overlooking the primary activity areas associated with the street frontages and central open spaces, increasing security, and promoting an interactive neighborhood environment.

Important features of the development include an on-site property management office and resident, on-site after-school facility, ground-floor laundry rooms, and central open landscape corridors with axial pathways connecting a series of smaller plazas, tot-lots and large open play areas to parking and main building entry points

1. Varied massing, roof lines and private entries

The proposed building massing and articulation responds to the site conditions. The buildings will predominately have frontage on Richmar Avenue. In keeping with a residential vernacular and respecting the site conditions, the ground floor units are elevated above the public sidewalk which provide the opportunity to create the “private” walk-up entries. Respectively, the varied roof forms and heights balance the mass and scale of the building facades.

2. Materials and Colors

The primary wall material throughout Villa Serena is stucco that is finished in a selection of earth tones. This material is complimented with textural stone veneers, metal roof elements, accentuated metal balcony railings, textured masonry planter walls, and detailed window and cornice trims. The varied off-setting planes of the building facades allow for the varied colors and materials palette. Individual masses will be colored in a range of three (3) rich, distinct colors with contrasting textural stone veneers.

3. Details

The buildings in the project are intentionally sited to maximize an interactive neighborhood environment by use of the linear and axial open space corridors and efficient use of the sloping site conditions. The simple yet strong architectural vocabulary for the project relies on strategically placed and thoughtful landscape areas to accentuate a sensitive selection of landscape materials. The details employed include pronounced, articulated walk-up entryways on street frontages with stoops and balconies, recessed openings, low walls defining ground level private open space, carefully detailed window and cornice trims, accentuated metal balcony railings and the varied roof elements. See Exhibits E7, E8 & E9 for general architectural character.

D. Land Use Guidelines

1. Setbacks

The intended character of Villa Serena calls for an intimate and pedestrian scaled development. In such a development, the residential buildings are sited closer to the right-of-way for a more pedestrian experience and are activated with articulated covered entries, stoops, porches and balconies facing the street frontage. Promoting the intimate pedestrian character of the development, parking is sited in locations behind the residential buildings in a two-level structure for Phase 1 and in a basement structure below the residential buildings in Phase 2. Setbacks for residential buildings and parking structures shall meet the following minimum requirements:

Front Setback:

Richmar Avenue: Minimum 0-ft. from back of sidewalk

Street-side setback:

Liberty Drive: Minimum 5-ft. from back of sidewalk.

Marcos Drive: Minimum 5-ft. from back of sidewalk.

Interior setback:

North and east property lines: Minimum 5-ft. from property line

Distance between buildings:

Phase 1: The 2 residential buildings are proposed to be separated by 53-feet.

Phase 1: Minimum separation between residential buildings and the parking structure is 15-ft.

Phase 2: The residential building is situated on the podium deck of the parking structure.

2. Height Limit

Residential buildings are proposed as three stories and a maximum building height of forty five feet (45') with the following exception given for towers, elevators, required stair enclosures and other architectural roof features intended to address specific urban design considerations:

Towers, elevator penthouses, stair enclosures providing roof access and other architectural roof features, shall be allowed a maximum increase of six feet (6') above the maximum building height of forty five feet (45'). Such total area of these areas shall not exceed five percent (5%) of the total roof area of the building

The Phase 1 parking structure is proposed as two-levels with the lower level defined as a basement. A portion of the upper level will accommodate carport structures for additional covered parking. The approximate maximum height above the average adjacent perimeter grade of the parking structure is 12-ft. with the following exceptions:

Height exceptions shall apply for protective guardrails of 42-inches, parking lot lighting of 16-ft. and carport structures of approximately 14-ft.

3. Density

Villa Serena is proposed for a maximum of one hundred forty eight (148) residential apartment units which represents a density of 36.5 dwelling units per acre.

4. Open Space

Open space systems within the project are divided into two types: Private (for the exclusive use of a unit's resident(s) and open (for use by all project residents). The private areas are unique to each private patio or balcony for each dwelling unit. The open space areas are the linear and axial spaces running east and west containing active and passive open space areas with three (3) tot-lots, plaza seating, barbecues and picnic areas.

E. Residential Signage Guidelines

Residential signage will include the building addressing, way-finding systems complying with mandatory accessibility requirements, and entry signage at major entry points.

1. Residential Signage

Signage systems for the building addressing will be as required by the Fire code and will not be specifically regulated here. Likewise, way-finding systems are presumed to have little, if any, visual presence outside the project and are of such a small scale that these will not be specifically

regulated. Project identification signage is proposed in the form of one (1) monument sign at the northeast intersection of Richmar Avenue and Marcos Street. This monument sign is designed to be located on a landscape planter wall approximately 3 1/2 feet high and shall be submitted to the City of San Marcos for review and approval and issuance of a sign permit.

See Exhibit E10 for the conceptual design

F. Lighting

The lighting and illumination standards for Villa Serena will reinforce the design concept and be complimentary to the architectural and landscape expression throughout the project. All lighting shall have cut-off shielding features to minimize light-scatter and to avoid light spillage onto adjacent properties.

1. Streetlights

The height and location of streetlights, if required by the City of San Marcos, shall provide adequate safety and security for motorists and pedestrians. LED lighting shall be used for all roadways or as otherwise specified by the City Engineer. The light standard and pole shall be selected to compliment the character of the project, and shall comply with the Street Lighting Standards set forth by the City of San Marcos.

2. Common Areas

Common areas may utilize decorative and accent lighting such as up-lighting, landscape lighting, and pedestrian-scaled pole or bollard lighting. These lights may utilize fluorescent, LED or other appropriate lamping.

3. Parking

Light standards in parking areas shall be a maximum of 18 feet in height and shall provide illumination levels as required by the City of San Marcos. LED lighting shall be used or as specified by the Building Official. Metal or concrete poles will be permitted.

See Exhibit E3 Richmar Avenue & Marcos Street Experience

See Exhibit E4 Liberty Drive Experience

See Exhibits E5 & E6 Central Open Space Experience - Phase 1 & Phase 2

See Exhibits E7, E8 & E9 Architectural Character

G. Parking Guidelines

All parking for the project will be contained on-site with a total of 257 spaces at a ratio of 1.73 spaces per dwelling unit. Standard parking stalls will be 9-ft. Wide x 18-ft. long with a minimum 24-ft. driveway aisle. There are twelve (12) parking spaces designated for persons with disabilities and two (2) spaces designated for USPS mail delivery. Parking is further described as follows:

1. Phase 1:

Surface on-grade parking and a 2-level parking structure will provide 148 total parking as follows:

Surface on-grade open parking:

- Two (2) spaces for person with disabilities.

- One (1) standard space

- One (1) designated for USPS

Upper level of 2-level parking structure:

- Twenty (20) covered spaces including two (2) for persons with disabilities.

- Fifty eight (58) open spaces including two (2) for persons with disabilities.

Basement level of 2-level parking structure:

- Sixty six (66) covered spaces including two (2) for persons with disabilities.

- Fifty eight (58) open spaces including two (2) for persons with disabilities.

2. Phase 2:

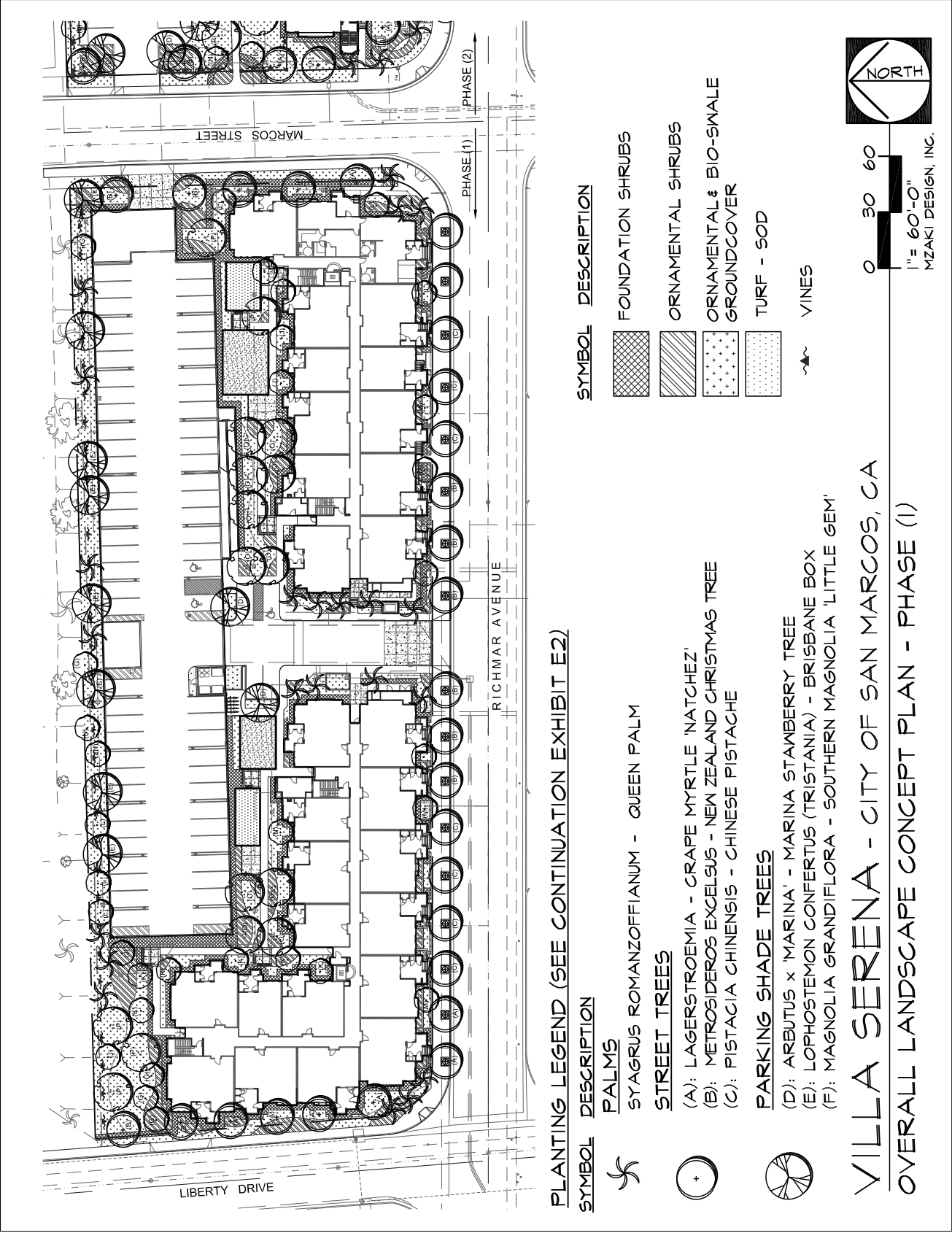
Surface on-grade parking and basement parking structure will provide 109 total parking as follows:

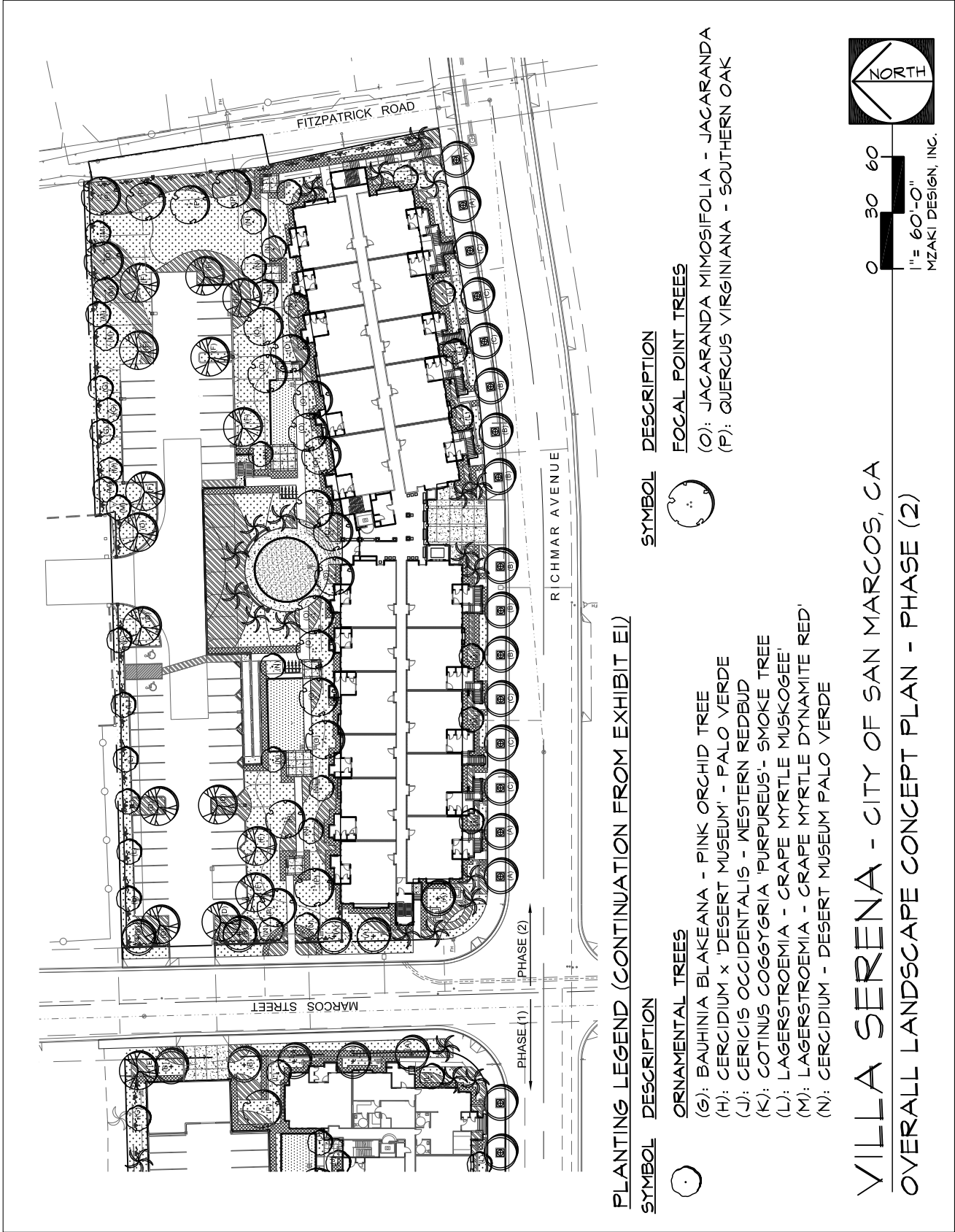
Surface on-grade open parking:

- Forty six (46) spaces including four (4) for persons with disabilities.

Basement covered parking:

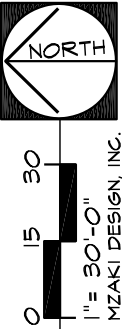
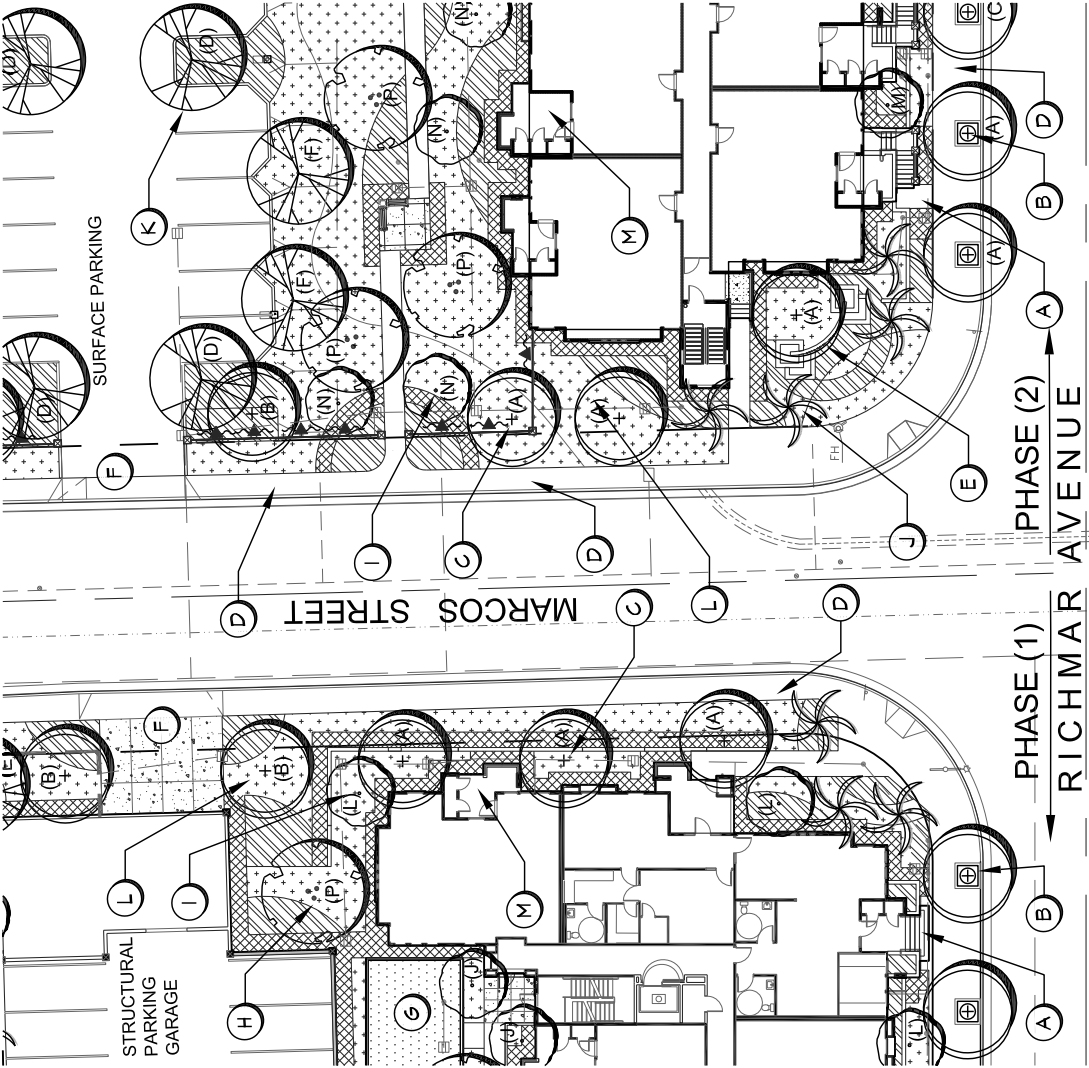
- Sixty three (63) spaces including four (2) for persons with disabilities.



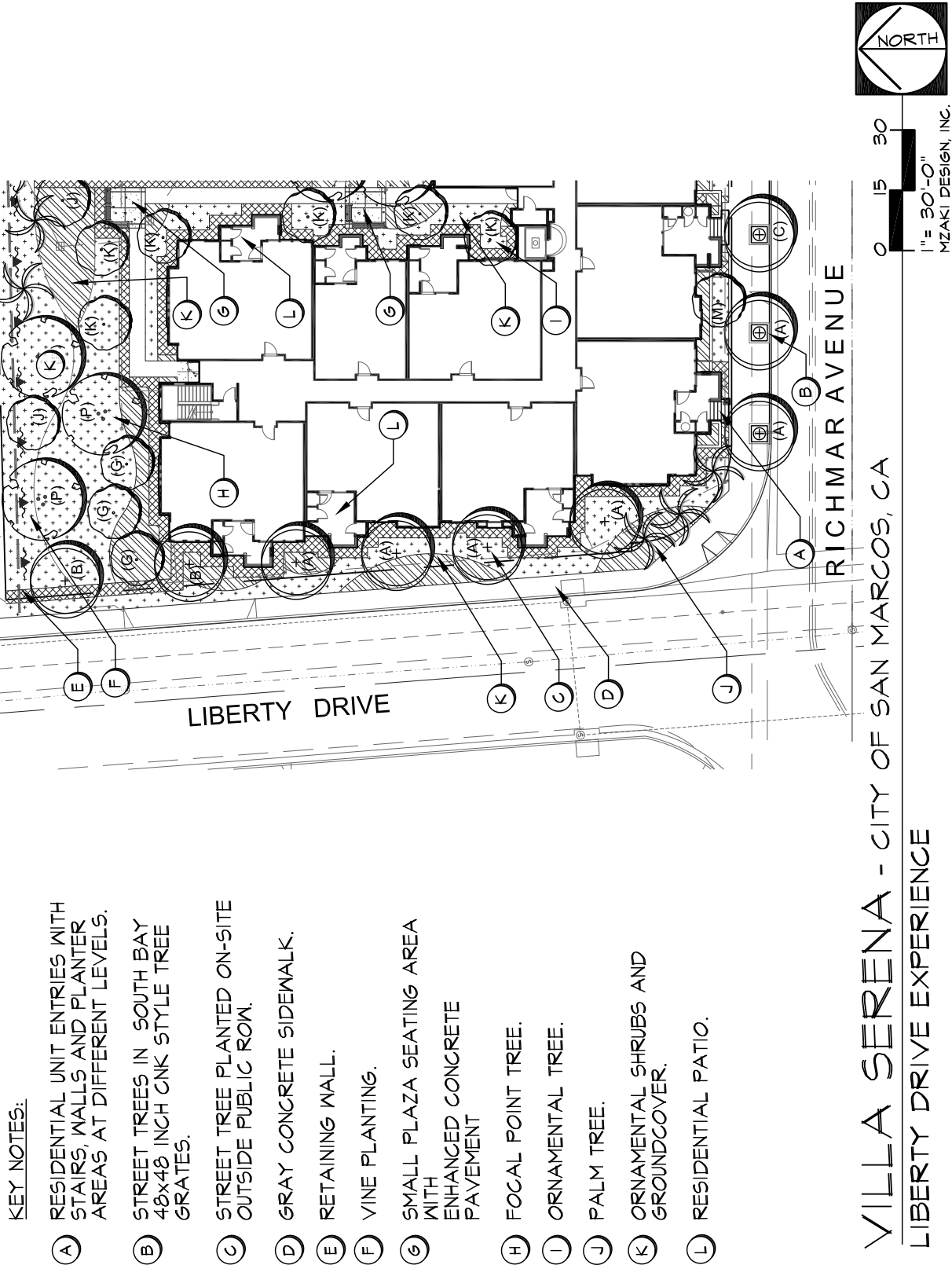


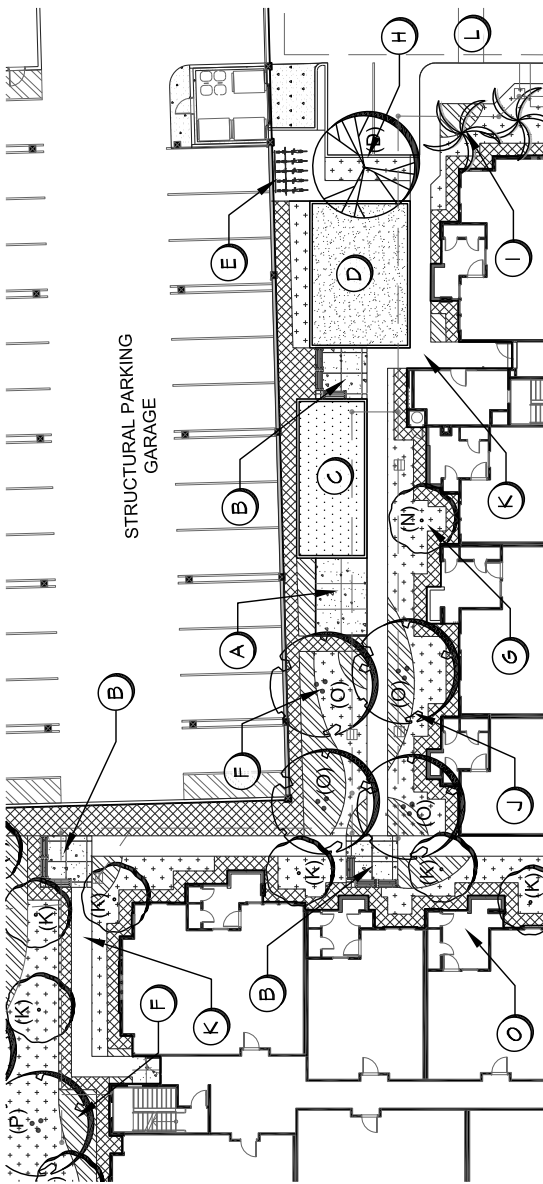
KEY NOTES:

- (A) RESIDENTIAL UNIT ENTRIES WITH STAIRS, WALLS AND PLANTER AREAS AT DIFFERENT LEVELS.
- (B) STREET TREES IN SOUTH BAY 48x48 INCH CNK STYLE TREE GRATES.
- (C) STREET TREE PLANTED ON-SITE OUTSIDE PUBLIC ROW.
- (D) GRAY CONCRETE SIDEWALK.
- (E) PROJECT ENTRY MONUMENT.
- (F) DRIVEWAY ENTRY.
- (G) TURF PLAYGROUND AREA
- (H) FOCAL POINT TREE
- (I) ORNAMENTAL TREE
- (J) PALM TREE
- (K) PARKING SHADE TREE
- (L) ORNAMENTAL SHRUBS AND GROUNDCOVER
- (M) RESIDENTIAL PATIO.



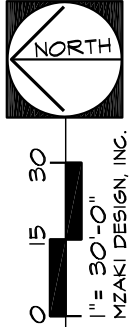
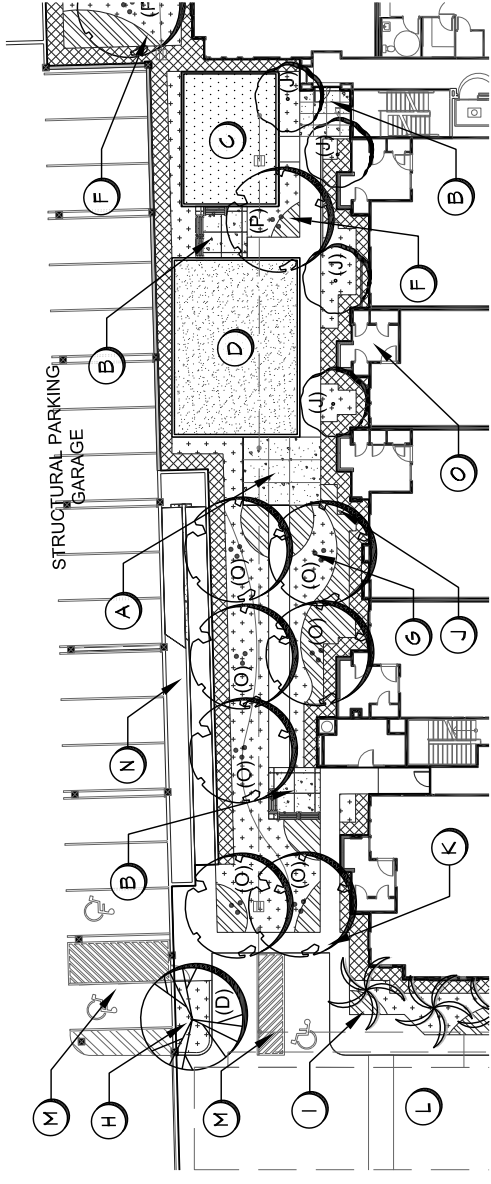
VILLA SERENA - CITY OF SAN MARCOS, CA
RICHMAR AVENUE AND MARCOS STREET EXPERIENCE





KEY NOTES:

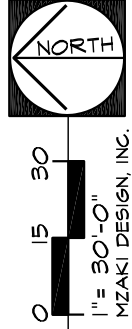
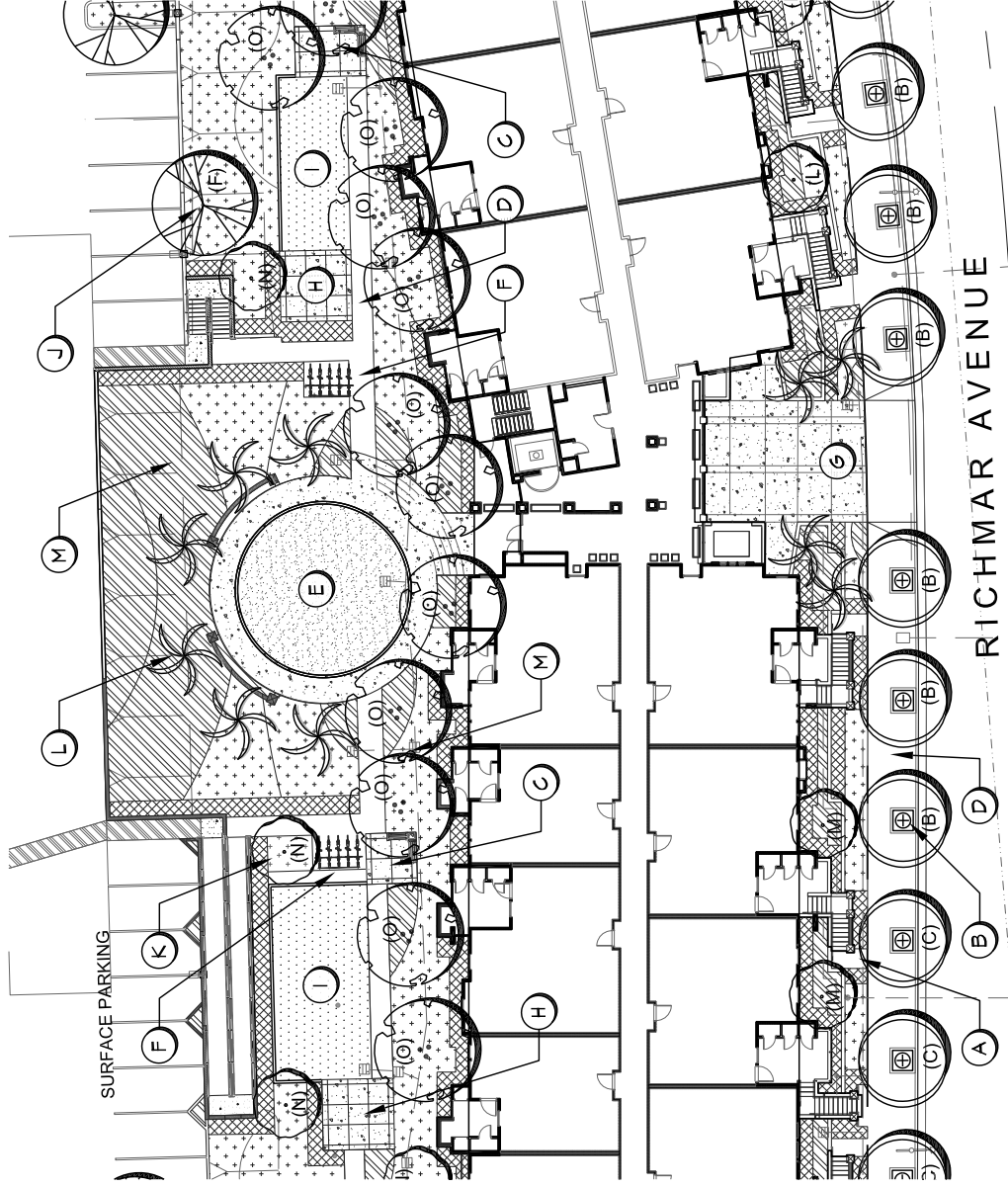
- (A) ENHANCED CONCRETE COMMUNITY PLAZA WITH SEATING AREAS, BENCHES, PICNIC TABLES AND BBQ.
- (B) SMALL PLAZA SEATING AREA WITH ENHANCED CONCRETE PAVEMENT
- (C) TURF PLAYGROUND AREA
- (D) TOT-LOT AREA.
- (E) BIKE RACK.
- (F) FOCAL POINT TREE
- (G) ORNAMENTAL TREE.
- (H) SHADE TREE.
- (I) PALM TREE
- (J) ORNAMENTAL SHRUBS AND GROUNDCOVER
- (K) GRAY CONCRETE SIDEWALK.
- (L) ASPHALT DRIVEWAY ENTRY.
- (M) ADA PARKING.
- (N) ADA RAMP.
- (O) RESIDENTIAL PATIO.



VILLA SERENA - CITY OF SAN MARCOS, CA
PHASE (I) CENTRAL OPEN SPACE EXPERIENCE

KEY NOTES:

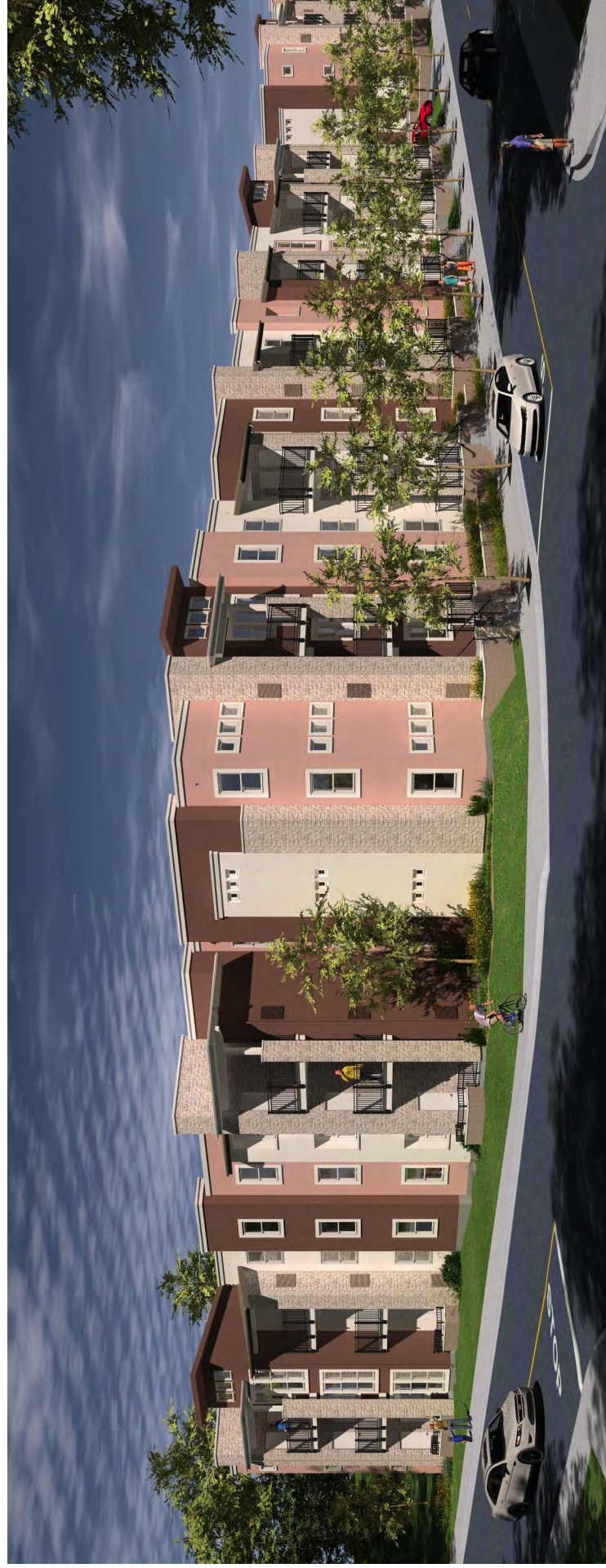
- (A) RESIDENTIAL UNIT ENTRIES WITH STAIRS, WALLS AND PLANTER AREAS AT DIFFERENT LEVELS.
- (B) STREET TREES IN SOUTH BAY 48x48 INCH CNK STYLE TREE GRATES.
- (C) SMALL PLAZA SEATING AREA WITH ENHANCED CONCRETE PAVEMENT
- (D) GRAY CONCRETE SIDEWALK.
- (E) TOT-LOT AREA.
- (F) BIKE RACK.
- (G) ENHANCED PAVEMENT DRIVEWAY ENTRY.
- (H) ENHANCED CONCRETE COMMUNITY PLAZA WITH SEATING AREAS, BENCHES, PICNIC TABLES AND BBQ.
- (I) TURF PLAYGROUND AREA.
- (J) SHADE TREE.
- (K) ORNAMENTAL TREE.
- (L) PALM TREE.
- (M) ORNAMENTAL SHRUBS AND GROUND COVER.



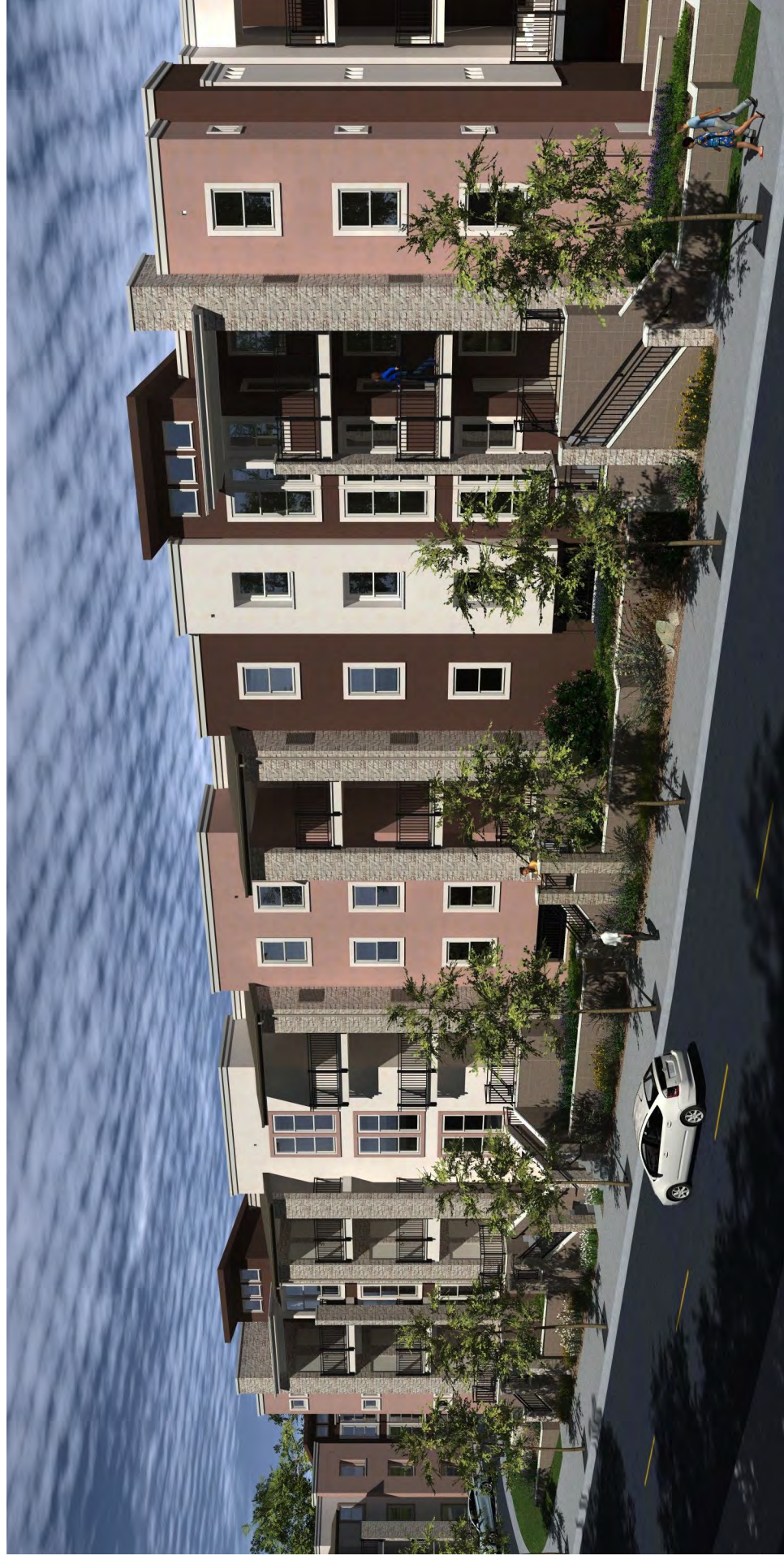
VILLA SERENA - CITY OF SAN MARCOS, CA
RICHMAR AVENUE AND PHASE II OPEN SPACE EXPERIENCE



LIBERTY DRIVE • PHASE 1 - Architecture

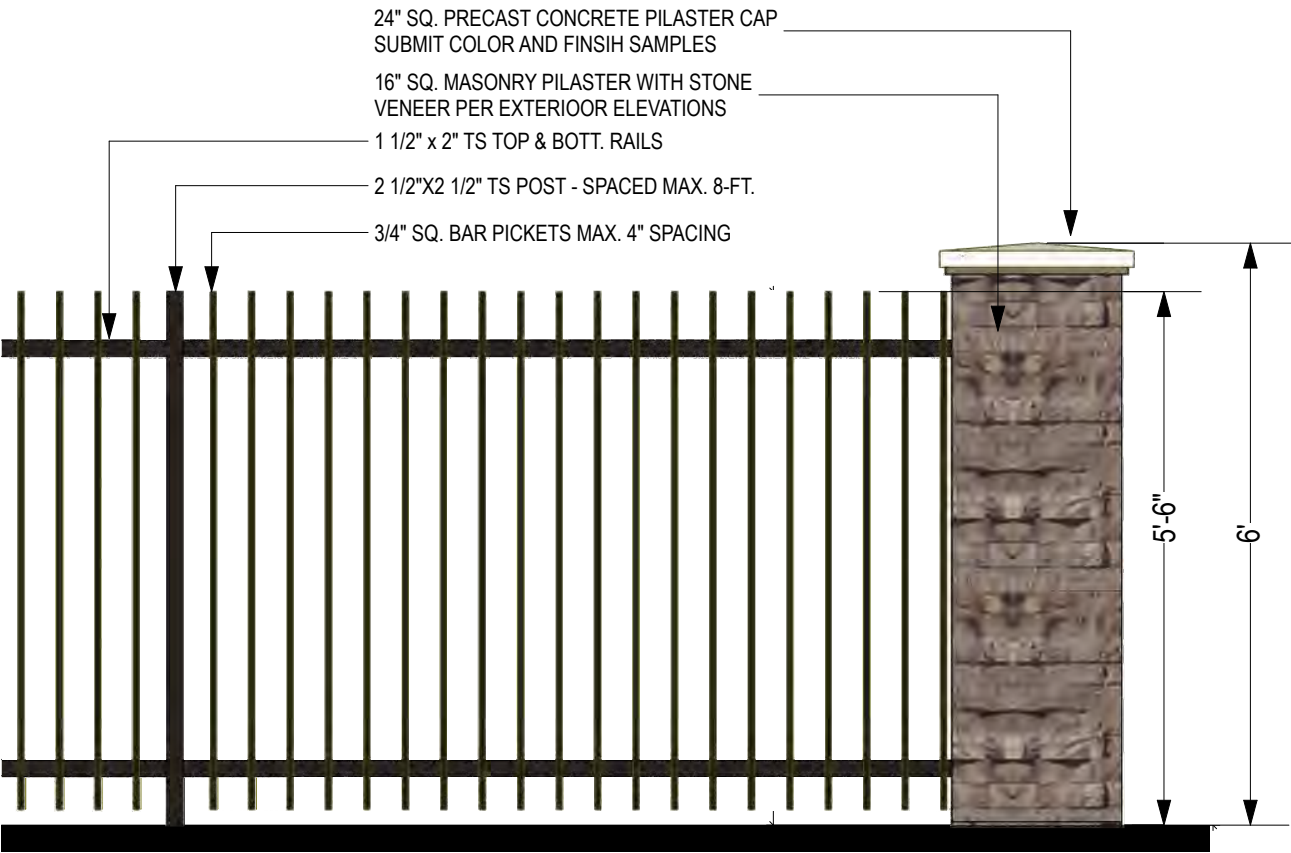


RICHMAR AVENUE • PHASE 1 - Architecture



RICHMAR AVENUE • PHASE 2 - Architecture





PERIMETER FENCE & PILASTER

Villa Serena - Section V

IMPLEMENTATION	
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V Implementation

A. Review Process

Chapter V establishes the development review process for Villa Serena. The scope of the project includes approval of a General Plan Amendment to the Richmar Neighborhood; Specific Plan; Rezone; Multi-Family Site Development Plan; and Mitigated Negative Declaration.

B. Development Plan Review

The primary purpose of the Multi-Family Site Development Plan Review shall be to determine that the project is being developed in a manner that conforms to the goals and standards specified by this Specific Plan and to ensure compatibility with all appropriate City policies and ordinances. The project requires approval by the Planning Commission and City Council.

C. Specific Plan Amendments

Approval of this Specific Plan signifies the City of San Marcos specific development standards for Villa Serena. It is anticipated that certain modifications to the Specific Plan text and Exhibits may be necessary during the life of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories. Administrative amendments allow for minor changes to the Specific Plan and may be approved by the Planning Division Manager. All other proposed changes are considered formal amendments and require approval by the Planning Commission and City Council. In all cases amendments must be found to be consistent with the goals and development standards of the Villa Serena Specific Plan.

1. Administrative Amendments

Upon determination by the Planning Division Manager, certain minor modifications to the Specific Plan text and/or graphics may not require formal amendments (i.e. through public hearing) to the Specific Plan as approved, the Planning Division Manager has the authority to approve modifications to the Specific Plan Amendment as follows:

- a) Minor modifications to the Specific Plan may be allowed providing such future amendments shall not increase the approved densities of the Specific Plan, nor permit a new use or group of uses shown on the approved Specific Plan.
- b) Modification of design criteria such as paving treatments, architectural details and related criteria.
- c) Landscape treatments, fencing, lighting, and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria. Additional environmental review shall not be required for administrative amendments to the Specific Plan, provided such changes are determined to be in accordance with the

overall intent of the Specific Plan and do not represent, (a) a substantial change in the project which would require major revisions to the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects, (b) a substantial change in the circumstances under which the project is being undertaken that will require major revisions in the previous Environmental Assessment, or (c) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence to the project, at the time the previous Mitigated Negative Declaration was certified.

2. Formal Amendments

All Specific Plan modifications which do not meet the criteria of an Administrative Amendment noted in this chapter shall be deemed to require a Formal Amendment of the Specific Plan. These amendments shall be processed pursuant to Chapter 20.535 of the San Marcos Zoning Ordinance. The Planning Commission and City Council shall review all Formal Amendments for approval. The Specific Plan text and exhibits represent an integrated, well-balanced plan for development that has been reviewed in great detail by the City's staff, Planning Commission and City Council. Any request for a Formal Amendment to the Specific Plan shall require serious consideration as it relates to the intent of the original Specific Plan. Therefore, it shall be the responsibility of the amendment applicant to demonstrate that:

- a) the proposed amendment meets the goals and objectives of the San Marcos General Plan and the Community Plan; and
- b) any impacts to the Specific Plan resulting from the amendment can be satisfactorily addressed.

It shall also be the applicant's responsibility to update any Specific Plan studies and/or provide additional studies when determined necessary by the Planning Division Manager.