

RESOLUTION PC 17-4590

A RESOLUTION OF THE SAN MARCOS CITY PLANNING
COMMISSION RECOMMENDING APPROVAL TO THE CITY
COUNCIL OF AN AMENDMENT TO THE HEART OF THE CITY
SPECIFIC PLAN & ADOPTION OF THE CORNER@2OAKS
PHASE 2 RESIDENTIAL DEVELOPMENT AND DESIGN
STANDARDS

Case No. SP 15-001 (Amendment)
CR TOVR ASSOCIATES, LLC
(P15-0012)

WHEREAS, an application was received from CR TOVR ASSOCIATES, LLC requesting an amendment to the Heart of the City Specific Plan and adoption of the Corner@2Oaks Phase 2 Residential Development and Design Standards for TSM 15-002 located on approximately 6.8 acres of vacant land south of San Marcos Boulevard and west of Twin Oaks Valley Road, more particularly described as:

Parcel 3 of San Marcos TPM No. 659, in the City of San Marcos, County of San Diego, State of California, according to the parcel map thereof No. 21286.

Assessor's Parcel Numbers: 220-190-57-00, 220-190-58-00, and 220-190-59-00.

WHEREAS, the project site known as Phase 2 is also subject to an amendment of the Heart of the City Specific Plan (SP16-001) to allow high density multi-family condominiums in place of the previously approved office and retail square footage under SDP (P14-0014); and

WHEREAS, the development site is known as Phase 2 (southern portion) of the Corner@2Oaks project that was granted Site Development Plan (SDP 14-005) approval in December 2014 which shall be superseded by TSM 15-002 and MFSDP 15-001; and

WHEREAS, 21 parking spaces in the northwest portion of the Phase 2 project site will be dedicated to the exclusive use of the commercial uses on Phase 1 of the Corner@2Oaks project subject to cross-access easements and maintenance agreements; and

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

WHEREAS, the required public hearing held on January 17, 2017 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did recommend to the City Council adoption of Mitigated Negative Declaration (ND 15-005) with a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA); and

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

AGENDA ITEM

2
Phase 2

1. The proposed modification of the Heart of the City Specific Plan would comply with the goals and objectives of the Specific Plan, pending the adoption of the proposed amendment that would allow a land use designation changing from Town Center to High Density Multi-Family Residential, in that the project has been conditioned to provide an urban multi-family residential development within the Heart of the City Specific Plan Area in keeping with the Urban Design Concept and the proposed design standards which the City of San Marcos has envisioned for the Heart of the City, and furthering the full range of land use elements including civic buildings, commercial, business, office, residential, and institutional uses, all of which together form the fabric of a successful and cohesive developed area. The project proposes to provide high density residential; limiting the maximum density to 118 townhouse residential units which is consistent with the HDMFR land use category. Pedestrian-oriented development is emphasized with linkages to civic and cultural activities such as the Branch Library and City Hall, recreational facilities including Connors Park, Buelow Park, and access to the Inland Rail Trail and other recreational uses. Pedestrian linkages are also proposed to connect to educational facilities and public transit.
2. Adopting the proposed amendment to allow an additional 118 residential townhomes in this area will provide a greater variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels; and that this proposed residential project is in close proximity of transit stops and within close proximity to sufficient concentrations of employment opportunities.
3. The Specific Plan Amendment, as revised with the proposed conditions, the development of 118 townhouse dwelling units will not be detrimental to, impactive upon, or incompatible with surrounding existing and proposed land uses, or the public health, safety, or welfare, in that the proposed project would be compatible with the existing and future noise environment while access is designed compliant with engineering and fire department requirements, on-site parking shall comply with adopted design guidelines and parking management plan requirements and the project will ensure sufficient common open space/recreational area including an internal pedestrian paseo system, and landscaping to enhance the visual and physical use of the property with perimeter landscaping.
4. The Specific Plan Amendment, as revised per staff's recommended conditions, will not be detrimental to the public health, safety, or welfare, of the surrounding land uses in the area in that the proposed amendment establishes design guidelines for the proposed site planning, home types, architecture, and landscaping standards for the future development of this site.
5. The Corner@2Oaks Phase 2 Residential Development and Design Guidelines meets all criteria, as conditionally approved, per the Heart of the City Specific Plan pursuant to Government Code Section 65451.

NOW THEREFORE, the Planning Commission of the City of San Marcos resolves as follows:

1. The foregoing recitals are true and correct.

2. The pending modifications as defined on the errata sheet (Attachment "A") to the Heart of the City Specific Plan and adoption of the Appendix "G" Corner@2Oaks Phase 2 Residential Development and Design Guidelines (Attachment "C") is hereby approved.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 17th day of January, 2017 by the following electronic vote:

YES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

Attachments:

- A - Heart of the City Specific Plan (Proposed changes in red)
- B - Errata changes to Heart of the City Specific Plan Document
- C - Appendix "G" Corner@2Oaks Phase 2 Residential Development and Design Guidelines (CR TOVR Townhomes)
- D - Errata changes to Appendix "G" Corner@2Oaks Phase 2 of Heart of the City Specific Plan

Attachment "A"
Heart of the City Specific Plan
(Proposed changes highlighted in red)

Attachment "B"
ERRATA SHEET FOR HEART OF THE CITY SPECIFIC PLAN (SP 13-006)

Cover Sheet	At bottom of page add the official date of approval for proposed amendments.												
Table 1, page 5	<p>Under District: Under Acres:</p> <p style="padding-left: 40px;">Add reference new Note #4. Correct California State University from 305 to 302 acres Correct Park from 68 to 70 acres Correct Mixed Use (non-residential) from 18 to 22 acres Correct Road ROW from 125 to 122 acres</p>												
Page 7	Delete last sentence on bottom of page												
Page 11	Section 2.3.7, 2 nd line, change 17 acres to 22 acres												
Page 53	<p>Revise Section 4.3.1 GENERAL to read, "Rancho Coronado and Corner@2Oaks (CR Townhomes) residential lots."</p> <p>Section 4.3.2 SETBACK FROM TWIN OAKS VALLEY ROAD</p> <p>Revise Section 4.3.3 Front Yard Setback to read, "(This section does not apply to Rancho Coronado or Corner@2Oaks (CR Townhomes). Remove reference to APN 220-190-57-00.</p>												
Page 57	<p>Add Table 6:</p> <p style="text-align: center;">Table 6 Corner@2Oaks (CR Townhomes) Residential Development Standards See Corner@2Oaks (CR Townhomes) Residential Development & Design Standards Appendix G Assessor's Parcel Nos. 220-190-57-00, 220-190-58-00, 220-190-59-00</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th><th>High Density Multi-Family</th></tr> </thead> <tbody> <tr> <td>Configuration</td><td>3-Story Attached Townhomes</td></tr> <tr> <td>Max. Dwelling Units</td><td>118</td></tr> <tr> <td>Max. Lot Coverage</td><td>45%</td></tr> <tr> <td>Min. Setback from Property Line</td><td>Update the table to identify minimum building setback along Twin Oaks Valley Road; north, south, and western setbacks from property line based on Attachment 2 of Appendix G (CR Townhomes)</td></tr> <tr> <td>Min. Building-to-Building Dimension across Motor Court</td><td>First Story -24' Second & Third Story – 20'</td></tr> </tbody> </table>		High Density Multi-Family	Configuration	3-Story Attached Townhomes	Max. Dwelling Units	118	Max. Lot Coverage	45%	Min. Setback from Property Line	Update the table to identify minimum building setback along Twin Oaks Valley Road; north, south, and western setbacks from property line based on Attachment 2 of Appendix G (CR Townhomes)	Min. Building-to-Building Dimension across Motor Court	First Story -24' Second & Third Story – 20'
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Min. Building-to-Building Dimension across Motor Court	First Story -24' Second & Third Story – 20'												

		Min. Width of Motor Court Pavement	20'	
		Typical Paseo Width	20'	
		Min. Building-to-Building Dimension across Paseo	20'	
		Height Limit	35'	
		Minimum Width of Private Circulation Street	24'	
		Off-Street Parking	2 parking spaces per unit (in unit garages) plus 1 guest parking space per every 3 units.	
Page 64	Move footnotes 14, 15, 16, & 17 from "C" column to "TC" column			
Page 65	Add reference to Corner@2Oaks for both footnote 16 & 17			

Attachment "C"

Appendix "G" Corner@2Oaks Phase 2
Residential Development and Design Guidelines (CR TOVR Townhomes)

Attachment "D"

ERRATA SHEET FOR CORNER@2OAKS PHASE 2 RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS (Appendix G of Heart of the City Specific Plan)

Sheet 3 of 81	Introduction, 2 nd line, edit as follows: "...transit-oriented residential townhome community within the adjacent to the Town Center district <u>district designation within the Heart of the City (HOC) Specific Plan.</u> "
Sheet 4 of 81	Edit as follows: Top of Page CR Townhomes is included in the HDMFR (High Density Multi-Family Residential) District designation within the Town Center district of the HOC Specific Plan."
Sheet 4 of 81	c. Implementation section: Replace the content with "Implementation shall follow Section 5.7 of the Heart of the City Specific Plan."
Sheet 5 of 81	<p>2. Community Concept & Structure</p> <p>a. Overall Community Concept</p> <p>CR Townhomes is intended to be:</p> <p>Modify first bullet to read: "Urban multi-family residential development (HDMFR District designation) <u>within the Town Center district</u>, in the Heart of the City Specific Plan, in keeping with the Urban Design Concept which the City of San Marcos has envisioned for the Heart of the City, and furthering the full range of land use elements including civic buildings, commercial, business, office, residential, and institutional uses, all of which together form the fabric of a successful Town Center.</p> <p>Modify the second bullet to read: "High density/intensity residential at 15 – 20 dwelling units per acre, the intensity range for High Density Multi-Family Residential (HDMFR) District designation within the HOC Specific Plan. <u>The target maximum density is 18 DU/AC.</u></p> <p>Modify the fifth bullet to read: Mixed-Use Development, as <u>CR Townhomes will serve as</u> the horizontally-integrated residential component of the greater Corner@2Oaks development, in keeping with the location, and the nature and the proximity of a modern Town Center district <u>district designation</u> within the Heart of the City.</p>

Sheet 6 of 81	Modify text to read: "Figure 2.1: Corner@2Oaks Phases 1 & 2 - Mixed-Use Development Site Plan shows the layout of the integrated land uses."
Sheet 7 of 81	Modify text to read: "Figure 2.1: Corner@2Oaks Phases 1 & 2 - Mixed-Use Development Site Plan." Also add a boundary line between Phase 1 & 2.
Sheet 8 of 81	Modify text to read: "...movement into 24-Hour Fitness Civic Center Plaza driveway and the right turn movement onto southbound..."
Sheet 20 of 81	Modify first bullet text as follows: "...communities are likewise key to vibrant, sustainable town centers neighborhoods, providing the..."
Sheet 21 of 81	Modify text as follows: "...with an appropriate decorative masonry wall, which will be screened by..."
Sheet 23 of 81	Update Table 3.3 "Buildsing Setbacks from Property Line (from Table 6, HOC Specific Plan) to be consistent with the errata change for the Heart of the City).
Sheet 26 of 81	Per Detail – Parking Space adjacent to landscape Area - Make reference to a 2' vehicle overhang beyond the wheel stop Modify text to read, "...Marcos for review and approval by the Fire Department, Planning Department <u>Division</u> and Building Department <u>Division</u> ."
Sheet 27 of 81	Modify first paragraph text as follows: "...City of San Marcos for review and approval by the Fire Department, Planning Department <u>Division</u> and Building Department <u>Division</u> ." Modify the last sentence of the last paragraph "Special Building Method Zone" to read, "The required Fire Protection Plan shall include all details necessary for review and approval of the FPP by the City of San Marcos Fire, Planning, and Building Departments <u>Fire Department and Planning and Building Divisions</u> ."

Sheet 30 of 81	Remove the 5 & 9 bullets.
Sheet 32 of 81	Under Section "h. Decks and Balconies", revise text to read, The minimum size for balconies or decks for each unit should be 12' x 8' and shall provide 84 <u>96</u> square feet minimum, with minor variations in dimension permitted."
Sheet 33 of 81	Add to end of section "i. Mechanical Equipment" to indicate "Mechanical air quality filtration systems on the fresh air intake systems shall be installed on all residential structures. The filtration system shall exceed a Minimum Efficiency Reporting Value (MERV) of 13.
Sheet 38 of 81	<p>Once the Parking Management Plan is approved, modify title to read: "Approved Parking Management Plan For CR Townhomes (Corner @2Oaks Phase 2).</p> <p>Draft Parking Management Plan. Modify fourth sentence of #4 to read, "Each garage door of each Townhome shall have and maintain a window of sufficient size, location and character to allow for visual inspection of the interior of the Townhome's garage by a representative of the Homeowner Association at any time for the purpose of determining compliance with the provisions of this Section 4 of this Parking Management Plan and of the CC&Rs."</p>
Sheet 40 of 81	<p>Once the Parking Management Plan is approved, fill in spaces with information:</p> <p>1. The use and restrictions on use of the Guest Only parking spaces are governed by this Parking Management Plan. There are a total of ____ open spaces that are identified and described as Guest Only parking spaces in the Parking Management Plan exhibit attached to, and incorporated into, this Parking Management Plan. Of these ____ spaces, ____ spaces are handicap parking spaces.</p> <p>2. Guest parking passes will be issued on a first come, first serve basis. Each parking pass will be valid for a specified 48-hour period and at no time will there be more than ____ valid parking passes issued for any 24-hour period. In order to obtain a Guest parking pass, an Owner must submit such a request to the manager of the Homeowner Association in advance, and the manager may transmit the Guest parking pass electronically. The Guest parking passes request must include the name of Owner's visitor and a description of the vehicle (manufacturer, make/model, color and license plate).</p>