



NOTICE OF PUBLIC WORKSHOP

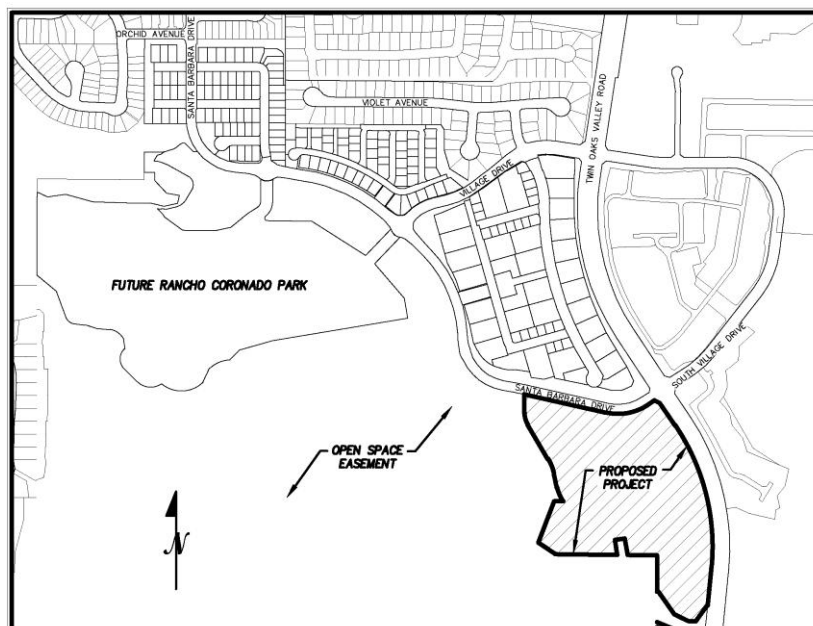
WHEN: Wednesday, April 19, 2017, 6:00 PM

WHERE: City of San Marcos - Valley of Discovery Room, 1 Civic Center Drive, San Marcos, CA

PROJECT: Brookfield Residential Properties "MU-4 Area" - P17-0015: Specific Plan 17-002, General Plan Amendment 17-002, Rezone 17-001, Tentative Subdivision Map 17-003, Multi-Family Site Development Plan 17-002, Grading Variance 17-003

This notice is to inform you of an upcoming public workshop for the proposed Brookfield Residential Properties MU-4 project. The proposed project includes a Specific Plan Amendment, General Plan Amendment, and Zone Change to modify the permitted land uses onsite from Heart of the City Specific Plan "Business Park" and Public Institutional (PI) to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre); a Tentative Subdivision Map and Multi-Family Site Development Plan to construct 218 attached residential condominium units; and, a Grading Variance to allow for slopes in excess of 20 feet. The project site is located at the southwest corner of South Twin Oaks Valley Road and South Village Drive. The workshop is intended to provide to the public an overview of the proposed project by the developer and an opportunity to inquire and comment on the proposed project. For more information, please contact Art Piñon in the Planning Division at (760) 744-1050, extension 3234, or email at apinon@san-marcos.net, or visit the Development Services counter during the week between 7:30 am and 5:30 pm. Note: We are closed every other Friday.

Vicinity Map: (Not to Scale)



YOUR INPUT IS REQUESTED FOR THIS PUBLIC WORKSHOP; HOWEVER, OFFICIAL DECISIONS WILL NOT BE MADE DURING THIS MEETING. THE DEVELOPER WILL USE INFORMATION FROM THE DISCUSSION TO DETERMINE HOW TO PROCEED WITH THE PROJECT.