

STAFF REPORT

PLANNING COMMISSION MEETING

MEETING DATE: October 16, 2017
SUBJECT: Urban Villages San Marcos, LLC; California State University San Marcos (CSUSM)
- Extended Learning (EL) Building and Parking Structure
CASE NUMBER: Conditional Use Permit (CUP) 17-0005

Recommendation

Approve a Conditional Use Permit to construct a 132,733 square foot CSUSM Extended Learning (EL) building project consisting of 118,496 square feet of classroom, lab, and office space; 14,237 square feet of ground floor commercial space; and, a 221,414 square foot parking structure.

Introduction

Since California State University San Marcos (CSUSM) was founded in 1989, the City of San Marcos and CSUSM have worked together to provide compatible and complimentary land uses within close proximity to the university. In 2009, the San Marcos City Council adopted the University District Specific Plan (UDSP), which governs 195 acres immediately north of the CSUSM campus. An objective of the UDSP is to create a future "downtown" meant to support the university, foster a traditional offsite campus culture for students and faculty, and promote the growth of businesses and organizations associated with CSUSM. In return, CSUSM has worked with the City to promote San Marcos as the educational hub of North San Diego County, which is one of the guiding themes in the City's General Plan. Creating a greater synergy between the university campus and the surrounding San Marcos community, CSUSM is now proposing to expand their Extended Learning (EL) services into the UDSP Area by constructing a 132,733 square foot facility consisting of 118,496 square feet of classroom, lab, and office space, 14,237 square feet of commercial space, and a 221,414 square foot parking structure. The proposed EL serves to provide members of the general public a wide array of training opportunities, continuing education programs, college level course sampling, and employer/employee training programs. In order to move forward with the project, the applicant must obtain approval of a Conditional Use Permit, in accordance with the UDSP.

Discussion

As noted, the applicant is requesting to construct a 6-story, 132,733 square foot Extended Learning (EL) building. The proposed EL building will consist of 118,496 square feet of classroom, lab, and office space and 14,237 square feet of ground floor commercial space. To support the project and future development within the immediate vicinity, the applicant is also requesting approval to construct a 6-level, 221,414 square foot, parking structure consisting of 709 parking spaces. The project site is located in the Block 3 portion of the University District Specific Plan (UDSP) Area bounded by Barham Drive to the south, Campus Way to the east, future Street E to the west, and future North City Drive to the north. The project

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site is regulated under the "Mixed Use Building A" development standards per the Form-Based Code in the UDSP. Per the Form-Based Code, approval of the EL building, as defined in the UDSP as a "Cultural/Civic Institution," requires approval of a Conditional Use Permit. The ground floor commercial space and parking structure do not require approval of a Conditional Use Permit. However, the uses are components to the overall EL building project and are included as part of the project request.

The project site is vacant land located at the northwest corner of Campus Way and Barham Drive that will be divided into four (4) parcels as approved through a Substantial Conformance (SC 17-0003) review of Tentative Subdivision Map (TSM) 14-002. Construction of future North City Drive (located north of the project site), future Street E (located west of the project site), and improvements to Campus Way and Barham Drive will occur concurrently with construction of the proposed project. The proposed EL building will be located along the east end of the Block 3 site with frontage along Campus Way extending from future North City Drive to Barham Drive. The proposed parking structure is located perpendicular on the west side of the EL building extending to future Street E. Surrounding land uses to the site include vacant land to the north and west, the Quad mixed use (student housing & commercial) project to the east, and CSUSM to the south.

The EL facility will occupy a portion of the 1st floor and the entire 2nd through 6th floors of the building. The remaining portion of the 1st floor, which is located along the building frontage on Campus Way, will be occupied by commercial uses permitted under the Mixed Use Building Type A land uses. As noted, the EL facility will serve to offer the general community a wide array of continuing education and training opportunities, college level course sampling, and employer/employee training programs. According to the statement of operations submitted with the application, the proposed EL facility will be utilized for research and laboratory space, classroom space, and administrative offices. Classes are proposed to be held Monday through Friday from 8:00 am to 10:00 pm and on Saturday from 8:00 am to 4:00 pm but may be adjusted according to program demands. CSUSM has estimated the EL facility will serve up to 1,000 students (no more than 120 students in any individual course) in any class session and will employ up to 100 staff and 50 faculty members.

The proposed exterior of the EL building is designed with a contemporary architectural style and includes enhanced architectural elements consisting of clean linear lines, varying window patterns, staggered building planes, and varying exterior colors and surfaces. While a majority of the building is architecturally finished with stucco and glass, the ground floor of the building fronting Campus Way, Barham Drive, and future North City Drive consists of natural stone veneer with aluminum breaks to provide additional visual interest from street level. All roof equipment will be screened from view from adjacent streets, sidewalks, and properties with a decorative perforated corrugated metal screen. State Route 78 and patio balconies have also been incorporated into the building design on the 2nd and 6th floor which will be enclosed with tempered glass insert panel railings. With regard to building height, the maximum building height permitted per the UDSP for the subject site is 6 stories and 90 feet. The UDSP defines building height as the height of a building as measured by the number of allowed floors and the maximum ceiling height of each floor. The maximum height of the building from finished grade to the ceiling of the 6th floor of the EL building is 80 feet 9 inches, and therefore meets the required building height. It should be noted

that the maximum overall height of the building, including the rooftop mechanical equipment screen wall, is 93 feet 6 inches. Approximately 59,790 square feet of landscaping will be installed with the project. Landscaping will comply with the UDSP and City of San Marcos Water Efficiency Landscape Ordinance (WELO).

A future pedestrian bridge will provide a physical connection between CSUSM and the EL building. The future pedestrian bridge is identified in both the University District Specific Plan and the Mobility Element in the San Marcos General Plan. The future pedestrian bridge will cross over Barham Drive at a minimum height of 17 feet and will connect from the second floor of the EL building at the northwest corner of Campus Way and Barham Drive to the CSUSM campus at the southwest corner of Campus Way and Barham Drive. Currently, plans for the bridge are conceptual; however the bridge is required to be architecturally compatible with the EL building, and will undergo staff design review through the building permit and encroachment permit review process.

The parking structure is proposed immediately west of the proposed EL building and will be connected by a pedestrian bridge on the 2nd floor of the EL building and 3rd level of the parking structure. Primary access to the parking structure is provided off of future Street E located on the west side of the structure and secondary access is provided off of North City Drive to the north. The required parking for the EL building is 2 spaces per 1,000 square feet. With 14,237 square feet of commercial space and 118,496 square feet of EL space, a total of 266 parking spaces are required for the project and there are 709 parking spaces proposed within the parking structure. The remaining 443 parking spaces are designated for shared use of the parking structure with future development within the immediate vicinity. The parking structure complies with all standards of the California Green Building Code by incorporating clean air/van pool/electric vehicle parking and short term and long term bicycle parking.

As noted, the parking structure is 6 levels (55 feet 8 inches tall), includes a 66 foot tall architecturally enhanced elevator shaft, and contains an open roof style 6th level with shade canopies. Architecturally, the front facade of the parking structure, which fronts Street E, has been designed with ground level green screens with landscaping, corrugated metal panels, and blade style color panels to screen the parking levels from the street. The north and south elevations of the parking structure will be visually obstructed with future development of Block 3 which is planned for student housing to the south and a mixed use building to the north. Until future development occurs on the north and south end of the parking structure, the north and south facades of the parking structure will be partially screened with architectural features consisting of custom printed vinyl mesh graphics on tube steel frames. This will be consistent with the UDSP requirements.

The ratio between the number of parking spaces required for the project per the UDSP (266 parking spaces), the potential number of occupants within the EL Building (1,000 students + 150 staff/faculty), and potential number of occupants in the retail space has been analyzed and is an anticipated aspect of development per the UDSP. Acknowledging the ratio, the UDSP requires the applicant to submit a Parking and Transportation Demand Management Plan (PTDMP) for the project which identifies strategies to reduce the parking needed for the use. Parking reduction measures identified in the

PTDMP include the distribution of universal transit passes to students and employees, designated car-sharing parking spaces within the parking structure, and publication of ride-share programs. The mixed use character of the UDSP Area also promotes a "Park Once" strategy, which encourages patrons to park their vehicle once and then walk to various other parts of the specific plan area. It should also be noted that it is anticipated many users of the EL building, which includes university staff, faculty, and students, will be accessing the site from CSUSM via the pedestrian bridge and may park their vehicles on the university campus.

A focused traffic study was completed for the project to analyze the proposed road and intersection configurations, service access off Barham Drive, and capacity for the immediate adjacent roads. Included in the analysis were North City Drive, Street E, Barham Drive, and Campus Way. The analysis concluded that each of these roads will operate at a Level of Service D or better with construction of the project as well as build out of the UDSP, east of Twin Oaks Valley Road, as a whole. As required per the UDSP, all adjacent streets have been designed to facilitate the movement of people through a variety of modes of transportation including walking, bicycling, automobiles, and transit. North City Drive has been designed for up to 4-lanes and includes a sharrows lane in each direction which are intended to allow the safe travel of bicycles and vehicles in the same travel lane. Currently, there is a roundabout at the intersection of Campus Way and North City Drive and a turbo roundabout will be installed at the intersection of future Street E and North City Drive. The segment of Barham Drive adjacent to the project site will be redesigned to its ultimate right of way to allow for a 6 lane road and will contain an additional access lane for emergency vehicles and delivery trucks to and from the project site. Street E has been designed as a 2-lane street (both sharrows lanes) with a 19 foot wide center median. Campus Way, which serves as the EL building's primary entrance, is proposed to be modified as a 2-lane (both sharrows lanes) road with angled parking on both sides and a 17.5 foot wide center median which will contain landscaping, trees, and a future monument sign. Sidewalks on all streets have been designed with widths ranging from 15 feet to 35 feet and will contain street trees to provide shade for comfortable pedestrian use. Street furniture such as benches and bike racks have also been incorporated into the sidewalk designs. All street corners, including crosswalks, will be enhanced with decorative paving.

The focused traffic study also provided trip generation for the project and added it to the cumulative trips for all UDSP projects approved to date. The additional trips generated by the project increased the cumulative total PM peak hour trips from 728 to 953. In accordance with the Environmental Impact Report (EIR) prepared for the University District Specific Plan (UDSP), mitigation is required to offset traffic impacts once the total pm peak hour trips exceed the 760 trip threshold. The traffic study analyzed the segments and intersections for which mitigation was identified at the 760 threshold to confirm the need for mitigation. Several of the mitigation measures identified by the EIR were found to not to be necessary. This is primarily due to the fact that the EIR assumed a number of road segment and intersection improvements would be built before this threshold was exceeded, most notably the Discovery Road extension to Barham Drive. Because these improvements were not built, it was also necessary to study additional road segments and intersections in the area to determine if other alternative mitigation measures would be necessary. The results of the focused traffic study show that

improvements to the intersections of San Marcos Boulevard and Twin Oaks Valley Road, San Marcos Boulevard and Via Vera Cruz, and Twin Oaks Valley Road and Barham Drive are necessary. It should be noted that the intersection of Bent Avenue and San Marcos Boulevard operates at a level of service E, which is permitted on the corridor to have this flexible level of service. These improvements are in addition to the proposed project improvements to the roads and intersections within the University District adjacent to the project site. Fair share contributions will also be required for the improvements to segments and intersections identified in the EIR at the 760 trip threshold which were found not to be necessary. An Addendum to the EIR prepared for the UDSP documenting the modified traffic mitigation measures was prepared and is included with this report as Attachment E.

California Environmental Quality Act (CEQA)

The project is within the scope of the Environmental Impact Report (EIR) for the University District Specific Plan and 2017 Addendum to the EIR (State Clearinghouse No. 2008101083) for the University District Specific Plan pursuant to the California Environmental Quality Act (CEQA). A copy of the 2017 Addendum to the Environmental Impact Report (EIR) for the University District Specific Plan is included as Attachment E.

Public Comment

A public notification of the project occurred in accordance with California Government Code 65091 and San Marcos Municipal Code (SMMC) Section 20.505.030 (Noticing for Public Hearings). No public comments have been received regarding the project.

Attachment(s)

Adopting Resolution PC 17-4662 (Conditional Use Permit 17-0005)

- A- Vicinity Map
- B- Aerial Photo
- C- Requested Entitlements
- D- Site & Project Characteristics
- E- 2017 EIR Addendum – University District Specific Plan (State Clearinghouse No. 2008101083)
- F- Project Plans

Prepared by:



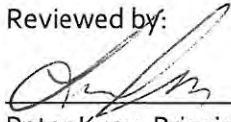
Art Piñon, Associate Planner

Reviewed by:



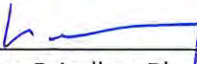
Joseph Farace, Principal Planner

Reviewed by:



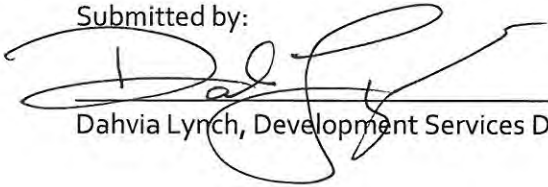
For Peter Kuey, Principal Civil Engineer

Reviewed by:



Karen Brindley, Planning Division Manager

Submitted by:



Dahvia Lynch, Development Services Director

RESOLUTION PC 17-4662

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING
COMMISSION APPROVING A CONDITIONAL USE PERMIT
TO ALLOW THE CONSTRUCTION OF A 132,733 SQUARE
FOOT EXTENDED LEARNING BUILDING & A 221,414
SQUARE FOOT PARKING STRUCTURE IN THE
UNIVERSITY DISTRICT SPECIFIC PLAN AREA

Conditional Use Permit (CUP) 17-0005
Applicant: Urban Villages San Marcos, LLC

WHEREAS, on July 10, 2017 an application was received from Urban Villages San Marcos requesting a Conditional Use Permit to allow for the construction of a 132,733 square foot Extended Learning (EL) building consisting of 118,496 square feet of classroom, lab, and office space that, according to the submitted statement of operations will serve up to 1,000 students in any class session and will employ up to 100 staff and 50 faculty; 14,237 square feet of ground floor commercial space; and, a 221,414 square foot parking structure at the northwest corner of Campus Way and Barham Drive in the University District Specific Plan Area (SPA), more particularly described as:

Portion of Lots 11 through 13, inclusive, in Block 58 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895, of Official Records
Assessor's Parcel Numbers: 220-202-03-00, 220-202-04-00, 220-202-05-00, 220-202-06, and 221-110-20-00

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

WHEREAS, the project does not require Site Development Plan (SDP) review in that per San Marcos Municipal Code (SMMC) 20.515.030, proposed projects required to go before the Planning Commission under Conditional Use Permit procedures shall not be required to comply with the Site Development Plan review procedures; and

WHEREAS, the required public hearing held on October 16, 2017 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the project is within the scope of the Final Environmental Impact Report (FEIR) for the University District Specific Plan and 2017 Addendum to the FEIR (State Clearinghouse No. 2008101083) for the University District Specific Plan pursuant to the California Environmental Quality Act (CEQA); and

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

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1. The granting of the Conditional Use Permit, as conditioned, will not result in detrimental impacts to adjacent properties or the character and function of the neighborhood in that the project complies with all required development standards in the University District Specific Plan (UDSP), a Parking and Traffic Demand Management Plan has been formulated and will be implemented to ensure parking facilities are provided, and the building has been designed in compliance with all relevant design standards in the California Building Code and California Fire Code. Furthermore, the project will comply with all required mitigation measures as specified in Final Environmental Impact Report (FEIR) for the University District Specific Plan and 2017 Addendum to the FEIR for the University District Specific Plan (State Clearinghouse No. 2008101083) pursuant to the California Environmental Quality Act (CEQA).
2. The design, development, and conditions associated with the Conditional Use Permit are consistent with the goals, policies, and intent of the General Plan and the purpose and intent of the UDSP in that the project will establish community facilities that promote San Marcos as the educational center of North San Diego County while creating a greater synergy between the business community and its academic institutions (Goal LU-4); will provide the community adult education programs to promote opportunities for continuing education, job training, and career advancement (Policy LU-4.2); enrich the quality of life for residents of the City of San Marcos (Goal LU-9); and helps to promote a balanced distribution and compatible mix of land uses to meet the future and present needs of residents (Goal LU-1).
3. The land use allowed in conjunction with the Conditional Use Permit is compatible with the existing and future land uses of the UDSP Area and the general area in which the proposed use is to be located.

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.
- B. The project is within the scope of the Final Environmental Impact Report (FEIR) for the University District Specific Plan (UDSP) and 2017 Addendum to the FEIR for the University District Specific Plan (State Clearinghouse No. 2008101083) pursuant to the California Environmental Quality Act (CEQA);
- C. The Conditional Use Permit is approved per the submitted plans date stamped September 18, 2017 (132,733 square foot Extended Learning (EL) building project consisting of 118,496 square feet of classroom, lab, and office space; 14,237 square feet of ground floor commercial space; and, a 221,414 square foot parking structure) unless required to be modified herein.
- D. Within thirty (30) days of the approval of the Conditional Use Permit (CUP 17-0005), the final approved site plan, landscape plans, floor plans, and elevations shall be submitted as a digital file on a CD including this resolution on the title page. This title page shall include the statement "I (we), _____, the applicant/owner(s) or the applicant/owner's representative, have read, understand and agree to the conditions of Resolution PC 17-

4662.” Immediately following this statement shall appear a signature block for the owner or the owner's representative which shall be signed. Signature blocks for the Project Planner and the Project Civil Engineer shall also appear on this title page. The digital copy shall be approved by the City prior to any grading plan, improvement plan, or building permit submittal.

- E. The applicant/developer must comply with all required mitigation measures as specified in Final Environmental Impact Report (FEIR) for the University District Specific Plan and 2017 Addendum to the FEIR for the University District Specific Plan (State Clearinghouse No. 2008101083) pursuant to the California Environmental Quality Act (CEQA).
- F. The Developer must comply with all provisions and requirements set forth in the University District Specific Plan, San Marcos Municipal Code, City ordinances, City policies and City resolutions, and with all applicable state and federal regulations, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated herein by reference and fully set forth at this point.
- G. The Developer must ensure that prospective purchasers sign a disclosure acknowledging that the property is within the City's Community Facilities Districts Boundaries which are subject to supplemental tax assessments. Annexation into one or more of these districts and payment of in-lieu fees is or will be required.
- H. Developer shall be responsible for bearing the costs of all grading activities, on-site and off-site improvements, labor, design, mitigation, or other costs associated with, but not limited to, the project's planning, engineering, construction and/or architecture for the project.
- I. If the project is to be phased, a phasing plan shall be submitted and approved by the City Engineer and Planning Division Manager prior to approval of a Final Map. The phasing plan may be subject to further conditions. Should the subdivider decide to develop phases out of numerical sequence with the approved phasing as shown on the plan, all conditions required of the proceeding phases shall be completed unless otherwise approved by the City Engineer and the Planning Division Manager. Other conditions may be imposed by the City Engineer and Planning Division Manager to allow out-of-phase construction.
- J. Maintenance of private open space areas shall be the responsibility of the Owners Association.
- K. Prior to approval for any signs, a comprehensive sign program for the EL building and parking structure must be submitted, reviewed and approved by the Planning Division Manager. The comprehensive sign program must include the parking structure and must comply with the sign standards in the University District Specific Plan.
- L. The Developer shall comply with all rules, regulations and design requirements of the respective sewer, water, utility, regional, federal or other approving agency regarding the installation, modification, development, improvement or protection of facilities within the

project boundaries. It shall be the Developers responsibility to determine all agencies with rights of approval for the proposed development.

M. Prior to issuance of a precise grading permit, the following conditions must be complied with:

1. The applicant shall submit for a grading permit in accordance with San Marcos Municipal Code section 17.32 and all related Engineering Division handouts. All applicable fees and securities shall be paid prior to grading permit issuance.
2. Erosion control and/or sediment control details shall be submitted with/on the grading plans to the City's Engineering Division for review and approval. The details shall conform to City standards, codes, SDRWQCB Municipal Stormwater Permit requirements, and ordinances. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions.
3. A hydrology and hydraulic report (calculations) shall be prepared for the proposed project to determine the existing and post-development runoff for the 100-year storm conditions. Storm drains and drainage structures shall be sized for build-out according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvements, including upsizing of existing facilities. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner(s).
4. A Storm Water Quality Management Plan (SWQMP) shall be submitted in accordance with the most current version of the City adopted BMP design manual and meet the requirements of California Regional Water Quality Control Board, San Diego Region, Order No. R9-2013-0001 as amended by Order Numbers R9-2015-0001 (Orange County enrollment) and R9-2015-0100 (Riverside enrollment).
5. The property owner shall enter into a Storm Water Management and Discharge Control Maintenance Agreement and Easement for the maintenance of all structural post-construction stormwater management improvements. The agreement and easement shall be in a form acceptable to the City Attorney.
6. Proof of coverage under the State of California's General Construction Permit shall be provided to the Engineering Division. A copy of the Storm Water Pollution Prevention Plan (SWPPP) submitted with the State's permit shall be submitted.
7. The applicant shall submit a construction phasing plan and schedule which depicts

the construction sequence and timing for the offsite improvements. The phasing plan shall make note of any proposed road closures and any offsite staging requirements. An updated schedule shall be provided to the Public Works Inspector and City Project Engineer on a weekly basis.

8. The applicant/developer shall submit final landscape plans to the Planning Division for review and approval per the following requirements:
 - a. Final landscape and irrigation plans shall be prepared by a licensed landscape architect.
 - b. This project is subject to the payment of a landscape permit and inspection fee. The landscape permit and inspection fee shall be four and one-half percent (4.5%) of the Landscape Architect's estimate for the completion of all landscaping shown on approved plans. All submitted estimates shall be stamped and signed by the Landscape Architect, and estimate the cost of plant and irrigation materials only.
 - c. Landscape plans shall contain a mixture of trees, shrubs, and ground cover, and be provided with an irrigation system. The irrigation system shall include an automatic rain sensor switch, master valve, stainless steel enclosure for the backflow device, and stainless steel controller cabinet. The landscape plan shall list the quantities of each plant type, including a legend indicating what each symbol represents; height and spread of trees (in accordance with City Minimum Tree Standards, City Council Resolution 2001-5747); and method of installation and irrigation.
 - d. Plant material and irrigation design, as well as reporting requirements, shall comply with the University District Specific Plan and City of San Marcos Water Efficiency Landscape Ordinance.
 - e. The applicant/developer applicant shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm water runoff, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides.
 - f. All permanent Best Management Practices (BMPs) per the approved grading plan shall be shown on the landscape plans. Landscape plans shall be reviewed and signed by the engineer-of-work that the proposed landscape design complies with the requirements of the Stormwater Management Plans.
9. Frontage improvements including the striping reconfiguration at Barham Drive and Twin Oaks Valley Road, Campus Way, Street E, Barham Drive and North City Drive shall be processed and added to existing permit IP15-00007. All plans submitted for public improvements shall conform to applicable code and engineering handouts, unless explicitly superseded by the conditions contained

herein. Review and inspection fees shall be paid for the added improvements on Campus Way, Barham Drive, and Street E.

10. The project applicant shall apply for public improvement permits compliant with SMMC 14.16 for offsite improvements. The offsite improvements include adding a third left turn lane from westbound San Marcos Boulevard to southbound Twin Oaks Valley Road and striping and median improvements at the intersection of San Marcos Boulevard and Via Vera Cruz in accordance with the approved traffic study. All plans submitted for public improvements shall conform to applicable code and engineering handouts, unless explicitly superseded by the conditions contained herein. All appropriate fees shall be paid for the processing of the permit.
11. The applicant shall dedicate, to the City of San Marcos, easements and/or rights-of-way for all public streets, utilities, drainage facilities and appurtenances thereto, and all other interests in real property required by these conditions and/or as shown on the tentative map. All property or property interests shall be granted to the City free and clear of all liens and encumbrances and without cost to the City and free of environmental hazards, hazardous materials or hazardous wastes.
12. The applicant shall enter into a Subdivision Improvement Agreement with the City to complete all required public improvements. Securities and applicable fees for the construction of the public improvements shall be submitted and approved in accordance with San Marcos Municipal Code sections 19.16.070 and 19.16.080.
13. Driveway entrances to the parking garage and to the service drive shall be identified on the public improvement plans and shall be designed to accommodate heavy loads and heavy use (H-20 loads) to the satisfaction of the City Engineer.
14. The improvement plans shall reflect the final planting, irrigation, and street furniture improvements on Campus Way, including the east side parkway. Reconfiguration, replacement, and/or removal of some of the existing improvements to the satisfaction of the City Engineer will be necessary.
15. All landscaping, including trees, within the Barham Drive median from Campus Way to Twin Oaks Valley Road shall be shown on the improvements plans to be removed and replaced consistent with the master landscaping plan and the site plans.
16. Improvement plans shall show a new traffic controller cabinet to be installed at the southwest corner of Barham Drive and Campus Way for the intersection. Data Aggregators shall be installed at the signalized intersections at Barham Drive and Campus Way and at "E Street" and Campus Way. The capabilities of the aggregator shall support FHWA requirements to provide remote access to cabinet status and parsed intersection data, access remote intersections where there is no connectivity to central, generate alarms via SMS to on-call staff, and to provide

detector counts and signal diagnostics for efficient signal operation to the satisfaction of the City Engineer.

17. The applicant shall be responsible for the design of a fiber optic traffic signal interconnect system linking all traffic signals on Barham Drive from Twin Oaks Valley Road to Campus Way. Pull boxes shall be designed and spaced per the City standards to satisfaction of the City Engineer.
 18. A light emitting diode street lighting system shall be shown on the street improvement plans and shall be installed at locations specified by the City Engineer at no cost to the public. All installations shall be compliant with the most current City's Street Lighting Standards. A fee shall be paid to cover the energizing and operation of the street lights for a period of 18 months.
 19. The water meter located in the Barham Drive median shall be shown on the Improvements Plans to be relocated within the existing parkway on Barham Drive. All irrigation and controller crossings shall be designed as directed by the City Engineer or designee.
 20. The developer shall be responsible for acquiring all associated easements required by the utility companies for such work. The permanent placement of Vallecitos Water District's large meter services, detector checks, fire hydrants, etc., along circulation element streets shall be placed outside of the ultimate right-of-way, to avoid reconstruction or modification of same.
 21. A line of sight study shall be submitted to address any obstruction at the signal at Barham Drive and Campus Way due to the future pedestrian bridge. The line of sight study shall also include the turbo roundabout design and ELC building service entrance.
- N. Prior to issuance of any building permits, the following conditions shall be complied with:
1. New buildings and remodeled structures shall be designed to conform to the latest design standards adopted by the State of California in the California Building Code, Part 2, Title 24, California Code of Regulations.
 2. Building plans and instruments of service submitted with a building permit application must be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
 3. Sewer and water utilities must be located wholly on the lot that serves the building in accordance with the latest adopted edition of the California Plumbing Code.
 4. The applicant/developer must obtain the required OSHA permits for blasting, construction, demolition, excavation, grading operations, rock drilling and the construction of buildings over 3 stories in height in accordance with the California Code of Regulations, Title 8, Section 1503.

5. The applicant/developer must contact the Delivery Retail Analyst for the branch of the U.S. Postal Service to determine the type and location of centralized delivery equipment required. The developer shall notify the mailbox owners of their responsibility to maintain the delivery equipment. The developer must inform the new owners that they own the mailboxes and are responsible for replacement.
6. The City of San Marcos is located in Seismic Design Category "D". Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.
7. The proposed development shall comply with the latest adopted California Green Building Code Standards. The city has adopted the mandatory standards and does not enforce the voluntary standards.
8. Plans must demonstrate that there are at least thirteen (13) short term bicycle parking spaces within 200 feet of entrances to the building in accordance with the California Green Building Code.
9. Plans must demonstrate that all rooftop mechanical units, vents, ducts, etc. will be screened from State Route 78, adjacent sidewalks, street grade, and surrounding properties. A roof plan and cross sections showing lines of sight shall be submitted with construction drawings illustrating that roof equipment will be architecturally screened. Cut sheets of actual units shall be included with plans. Screening plan shall be approved by the Planning Division prior to issuance of a building permit.
10. The applicant must submit for review and approval final designs of the printed mesh vinyl graphics to be used as temporary screening on the northern and southern facades of the parking structure. Said graphics must contain abstract color patterns and shall not contain advertising or commercial messages. Prior to issuance of a building permit, the design of the graphics must be reviewed and approved by the Planning Division Manager.
11. The proposed development must comply with the latest Federal Law, Americans with Disabilities Act and State Law, California Code of Regulations, Title 24, for accessibility standards for the disabled.
12. All utilities must be accurately shown on the site plan.
13. The proposed new development is subject to approval by the Vallecitos Water District and all applicable fees and charges must be paid to the District prior to permit issuance.
14. The proposed new development is subject to the payment of development fees and in-lieu fees as required by the City's Fee Ordinance at the time an application is submitted or prior to the issuance of permits as determined by the City.

15. The proposed new development is subject to the payment of San Marcos Unified School District (SMUSD) School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.
16. All exterior lighting shall comply with the lighting standards as outlined in the University District Specific Plan and City standards for energy efficient lighting as approved by the City.
17. All grading shall be supervised by a Geotechnical Engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with the recommendations contained within the geotechnical report and on the approved project plans. If not so done, the report shall describe the actual work performed and any deficiencies observed. The final report shall specifically detail conditions and remedial work performed that was not specifically identified in the initial report of subsurface conditions.
18. The approved and signed precise grading plans shall be attached to the building plans.
19. A certificate of line and grade, signed and stamped by the engineer of work, shall be provided to the engineering inspector. The certificate shall be in a form acceptable to the City Engineer.
20. The storage, use or handling of hazardous, toxic or flammable materials shall be clearly indicated on all floor plans submitted for a building permit. Materials shall be identified in accordance with Health and Safety Code Section 25101.
21. Construction contracts shall specify that all construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
22. Architectural lighting plan must be included with the building plans that show the type, style, and location of all exterior building and parking lot lights. Plans shall include photo of fixture and manufacturer specifications indicating dimensions, materials, colors, bulb type, etc. Exterior lighting for the outdoor dining area and parking lot shall be shielded to direct light downward.
23. The applicant/developer must acquire and install an "Art in Public Places" art or pay an in-lieu fee as required per Section VII.3.1 of the University Districts Specific Plan.
24. All proposed pad mounted and pedestal equipment must be placed underground consistent with General Plan Policy LU 17.3. Where the underground of such equipment is not possible, the applicant/developer must provide a building vault room, architecturally integrated screen wall around equipment, or other option

approved by the City. Where undergrounding of equipment is not feasible, facilities must be screened with a solid architectural barrier with gates and a dense landscape material. The applicant is responsible for acquiring all associated easements required by the utility companies for such work. The permanent placement of Vallecitos Water District's meters, detector checks, fire hydrants, or other associated equipment along streets shall be placed outside the right of way to avoid reconstruction or modification of the facility. All proposed utilities along Campus Way, Barham Drive, or North City Drive must be undergrounded or screened to the satisfaction of the City. A design solution must be reviewed and approved by the City prior to issuance of a building permit.

25. Samples of the materials referenced on the hardscape plan must be provided to the City for review and approval.
26. Plans must demonstrate compliance with the following San Marcos Fire Department requirements:
 - a. The entire Mid-Rise Ordinance applies to the project (SMMC Section 17.64.210. If building exceeds more than 75 feet above the lowest floor level the building will be considered a high rise building.
 - b. An Automatic Fire Sprinkler System shall be installed in compliance with 2016 CFC and the most current edition of NFPA 13. Class I wet standpipes (tied into the fire sprinkler system) shall be installed in accordance with NFPA 14 and shall be included in the fire sprinkler plan review. Maximum spacing from one class I standpipe to another shall not exceed 150 feet.
 - c. Fire Alarm system shall be installed in compliance with 2016 CFC and the most current edition NFPA 72. Emergency voice alarm signaling, pressurized enclosures and stairways, including exhaust smoke manually shall be included in the fire alarm system.
 - d. Install kitchen hood and duct fixed fire extinguishing system as per 2016 CFC, NFPA 17 and 96. (If applicable).
 - e. The applicant must provide a Construction Staging/Site Phasing Plan.
 - f. The building is required and must be designed to have a minimum of two sets of stairs with full size doors that lead to an exit onto the roof level. Larger buildings require three or more stairwells. Note: Class -I standpipe outlets (two or more outlets per roof) will be required on roof of each building.
 - g. Location of the fire command room shall be installed on an exterior room of the building and shall be approved by the Fire Department.

- h. All Laboratories shall be installed and maintained compliant with Section 453 of the California Building Code (CBC).
- i. Crosswalks surrounding the project shall not be “raised” crosswalks acting as a speed bump. Crosswalks will need to be painted style.
- j. Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Access roads shall be all weather surface and designed to support imposed loads of not less than 75,000 pounds. One way traffic shall be a minimum of 12 feet wide per lane. Where adequate turn radius to accommodate fire apparatus cannot be provided, the lane width shall be widened as necessary to accommodate access. A Fire Department turning template shall be submitted and approved by both Fire Dept and Engineering Departments; this shall include the roundabout areas.
- k. Knox Key Box shall be provided. A master key for entry to all gates, enclosures and equipment rooms or areas is required. Knox box shall be mounted in area approved by fire dept. at height of 60 to 66 inches above grade. Knox Box shall be type with side hinged door. Minimum of four knox boxes (each side of building) is required. Additional Elevator Knox box is required near the elevator at first floor.
- l. Where elevators are installed, they shall meet all requirements of CFC section 607 and CBC Chapter 30. All elevators shall be properly sized for a gurney in accordance with CBC Chapter 30.
- m. Emergency Radio Coverage shall be installed and tested in both the educational and commercial building and parking structure in accordance with CFC Section 510.
- n. Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates to the City. Provide geo-referenced building plan in CAD (.dwg) format using the following coordinate system:
NAD_1983_StatePlan_California_VI_FIPS_0406_Feet. Produce a fire preplan in (ESRI) GIS format using the pre-configured GIS Starter Package provided by City of San Marcos. A completed fire preplan shall include the GIS data and output PDF for use by San Marcos Fire Department. Data deliverables (CAD and GIS) shall specifically include a site plan, building plan, all Utility shut-offs, fire sprinkler risers and shut-off valves, the fire department connection for sprinkler and class-I standpipe, all standpipe hose outlets, all stairwells, retail spaces, living units -numbers /locations, fire alarm panels, elevators, fire hydrants and all Knox boxes and key switch locations.

27. Direct vehicular access rights to all parcels in Unit 2 of TSM 14-002 abutting Barham Drive, excepting the service drive, shall be relinquished to the City.
28. Street "E", Campus Way, Barham Drive, and North City Drive shall be dedicated by the subdivider to the City of San Marcos. The subdivider shall obtain interest in all real property that is being subdivided and/or dedicated for public purposes.
29. The applicant shall submit a "Primary" street name and two (2) alternate names for Street E shown on the Tentative Map. The names provided shall be subject to review and approval by the City's Street Naming Committee.
30. A new one inch water service shall be identified to be installed on the east side of Street E. This meter will serve a portion of the project public streets and will be used for future irrigation improvements within the right of way. Improvements such as the meter, backflow, etc., shall be properly screened or shall be located behind the sidewalk. An easement for improvements located outside of the City right-of-way shall be dedicated prior to permit issuance.
31. Walls and footings shall not encroach into the public right of way.
32. The (Applicant) shall mitigate for impacts on City services related to emergency response, traffic congestion, landscaping, and infrastructure maintenance. The mitigation shall be met through the execution of applications to annex the real property of the project into the following Community facilities Districts (CFD):

CFD 98-01 - Improvement Area No. 1 (Police Only)

CFD 98-02 (SIA F-54)– Lighting, Landscaping, Open Space and Preserve Maintenance

CFD 2001-01 – Fire and Paramedic

CFD 2011-01 – Congestion Management

No permit will be issued without receipt of a petition for annexation and consent and waiver executed by the property owners for each of the above-referenced Community Facilities Districts for the establishment of the special taxes. In lieu of annexation, the developer may pay a fee for each CFD consistent with the pre-payment option laid out in each CFD's formation documents. The developer shall be responsible for compliance with all rules, regulations, policies and practices established by State Law and/or the City with respect to the Community Facilities Districts including, without limitation, requirements for notice and disclosure to future owners and/or residents.

33. The applicant shall obtain all interests in real property for all offsite public improvements and shall dedicate the same to the City. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to permit issuance. Total improvement costs to the applicant may not exceed the fair share percentage identified in the

approved traffic study. The City will work with the applicant to offset any improvement costs beyond the fair share obligation through the corresponding deduction of other cumulative contributions from the project, or other means agreed to by the City Manager and the applicant.

34. A Final Map for Unit 2 of TSM 14-002 shall be recorded prior the building permit issuance.
35. The project is subject to payment of the Public Facilities Fees established by the latest adopted Ordinance. The amount of the fee shall be determined based upon the fees in effect at the time of issuance for each building permit for construction within this project. The applicant/developer may request deferral of certain fees in accordance with San Marcos Municipal Code Chapter 17.44.
36. Fair share payments for cumulative impacts identified in the approved traffic study dated August 2, 2017 shall be paid in full, unless otherwise determined by the City Manager based on contributions to offsite public improvements beyond the fair share obligation.
37. Developer shall submit an encroachment agreement for the bay window(s) on the north side of the building that encroach into the public right of way.
38. An encroachment and maintenance agreement for the pedestrian bridge shall be submitted, approved, and recorded prior to issuance of any building permit.
39. An in-lieu fee for parking meters in the public right-of-way shall be paid. A fee for a meter at each parking stall shall be assessed.
40. The Parking and Transportation Demand Management (PTDM) Plan shall be submitted for review and approval by the City Engineer and Planning Division Manager. Said PTDM must be consistent with the University District Specific plan and shall address coordination with local transit districts regarding existing and future bus routes and stops, shuttle service to rail stations and incentives for bus & rail passes. The PTDM plan shall also include investigations into staggered work hours, carpools, education and financial incentives. The PTDM plan shall be implemented at occupancy. Applicant will be responsible for the submission of an annual report consistent with the PTDM goals and general strategies for review by the City Engineer and Planning Division Manager.
41. The pedestrian bridge construction drawings must be submitted at least 60 days prior to issuance of a building permit for the EL building and parking structure. The pedestrian bridge must be designed to the satisfaction of the Development Services Director and Public Works Director/City Engineer.
42. Covenants, Conditions and Restrictions (CC&R's) shall be submitted to the City of San Marcos for review and approval. At a minimum, the CC&R's shall describe the Owners Association (OA) maintenance responsibilities, parking

restrictions, water quality Best Management Practices (BMP's), City reporting responsibilities, and any regulatory agency permit responsibilities.

43. A Grant of Easements and Agreement Between Landowners, in a form satisfactory to the City Attorney, shall be recorded with the Office of the San Diego County Recorder. A copy of the recorded agreement shall be submitted to the City's Planning Division.
- O. During the grading and construction phase, the following conditions must be complied with:
1. All construction operations authorized by building permits, including the delivery, setup and use of equipment must be conducted on premises during the hours of 7:00 AM to 6:00 PM on Monday through Friday, and on Saturday between 8:00 AM and 5:00 PM. No work shall be conducted on Sundays or Holidays observed by the City of San Marcos. Failure to comply will result in the issuance of STOP WORK NOTICES, REVOCATION OF PERMITS and the issuance of citations and fines as appropriate. Citations for hours of work violations require a mandatory court appearance in North County Superior Court.
 2. Paving, excavation or other work authorized under a Grading Permit, Improvement Permit or Right-of-Way permit (including preparation or "warm-up work") shall be limited to the hours of 7:00 a.m. to 4:30 p.m., Monday through Friday. No work shall be allowed on Saturdays, Sundays and holidays.
 3. Dust and dust producing materials must be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulations, Title 8, Section 5155. Water and dust palliative shall be used to prevent excessive dust during blasting, construction and grading operations. Projects are required to comply with the Air Pollution Control District's standards for mitigating fugitive dust during all phases of construction.
 4. During construction, stationary construction equipment must be placed such that emitted noise is directed away from sensitive noise receivers.
 5. The project shall implement a fugitive dust emissions control plan during construction. This plan shall include the watering of the site for dust control; isolating excavated soil until removed from the site; and periodic cleaning of streets to remove accumulated materials.
 6. The project must comply with Regional Air Quality Standards.
 7. During grading and construction phases of development, the application of water or other means of dust control shall be performed to the satisfaction of the Building Inspector and the Public Works Director.

8. Construction haul routes must be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible.
 9. Paving of roads/parking lots shall be completed as early as possible to mitigate short-term dust problems associated with construction.
 10. Prior to delivery of combustible building construction materials to the project site; the following conditions shall be completed to satisfaction of the Fire Dept. (1) Fire Hydrant(s) shall be installed, approved and usable. (2) Fire Lane or Access Roads shall be in place and provide a permanent all weather surface for emergency vehicles that support weight of fire apparatus (75,000 lbs).
 11. The use of the adjacent public streets for construction staging or equipment/supply drop-offs is prohibited without the approval of the Public Works Inspector.
 12. At the 30 day and 60 day prior to occupancy timeframe, the applicant shall provide the Public Works Inspector, Building Official, and Project Engineer a punch list of items in need of completion. The listed punch list items may be general but, should provide the City the level of assurance that the conditions of approval will be complied with.
 13. The fire preplan shall be submitted to the City of San Marcos Fire Department for review. The fire preplan shall be approved by the Fire Department prior to the first inspection.
- P. Prior to occupancy of any structure, the following conditions shall be complied with:
1. The proposed development must satisfy the conditions of approval prior to the first occupancy. The owner/developer/contractor must obtain approval from all City departments and other agencies before requesting a Certificate of Occupancy ("C of O") from the Development Services Department.
 2. The project must be completed in accordance with the approved grading plan, site plan, floor plan, landscape plan, and elevations drawings.
 3. An approved fire safety evacuation plan shall be submitted for approval by the Fire Department prior to occupancy.
 4. Signs reading "NO PARKING FIRE LANE" are required. The number of, placement and wording for all fire lane signs and/or red curbs shall be as required by CA. Vehicle Code, section 22500.1, 22658(a) and San Marcos Fire Department Standards. CFC503.3
 5. Occupancy of the EL building is reliant on the parking supplied in the parking structure. Therefore, the parking structure must be completed and a Certificate of Occupancy issued by the City of San Marcos prior to occupancy of the ELC building.

6. All occupants of the building must obtain a City of San Marcos Business License in accordance with the San Marcos Municipal Code.
7. All rooftop mechanical units, vents, ducts, etc. shall be screened from view from State Route (SR) 78, street grade & adjacent properties. The proposed screening mechanism shall be inspected by the Planning Division, and if determined necessary, additional screening may be required, as determined acceptable by the Planning Division Manager.
8. Building address shall be clearly labeled for day and night-time emergency responses. In addition, adequate lighting shall be provided to deter potential criminal activities (i.e.: vehicle burglaries, prowlers, loitering, etc.).
9. All landscaping shall be completed, and inspected and approved by the Planning Division. The applicant/developer is responsible to contact the Planning Division for inspection. Additional landscaping will be required if deemed necessary by the Planning Division.
10. The applicant must submit a letter(s) by the landscape architect and engineer-of-work to the Planning Division certifying that the plant materials and irrigation system have been installed in accordance with the approved landscape plans and the Water Quality Improvement Plan, respectively. Any proposed modifications to the planting plan shall be approved by the City.
11. All applicable easements and agreements shall be recorded prior to occupancy.
12. The construction of the improvements at San Marcos Boulevard and Via Vera Cruz and at San Marcos Boulevard and Twin Oaks Valley Road as described in the approved focused traffic study shall be completed by the applicant and accepted by the City.
13. The additional westbound to southbound left turn at the intersection of Twin Oaks Valley Road and Barham Drive shall be completed by the applicant and accepted by the City. North City Drive, including its intersection with Twin Oaks Valley Road, shall be completed and accepted by the City.
14. Tentative Tract Map 14-002 Unit 2 improvements to Street E, Campus Way, Barham Drive, and North City Drive shall be completed by the applicant and accepted by the City.
15. The pedestrian bridge over Barham Drive connecting the CSUSM property to the building shall be completed by the applicant and accepted by the City prior to occupancy of the first tenant in the ground floor commercial space. In addition, the applicant shall enter into an agreement with the City to complete construction of a pedestrian bridge over Barham Drive to connect CSUSM to the project site. A performance bond for the construction of the bridge shall be posted in favor of

the City in an amount acceptable to the City Engineer. The agreement shall be in a form acceptable to the City Attorney.

16. All utilities fronting, abutting or within the project shall be undergrounded with the exception of sixty-nine (69) KVA or greater power lines. All utility undergrounding must be completed prior to the surfacing of the streets. Undergrounding must accommodate all pad mounted and pedestal equipment consistent with General Plan Goal LU 17.3. Where the underground of such equipment is not possible due to safety or lack of standards for such undergrounding, the [developer/applicant] shall provide an underground vault, in-building vault room, architecturally integrated screen wall around equipment, or other option approved by the Planning Division Manager.
 17. As-Built drawings shall be submitted to the Engineering Division for review. All improvements identified on the plans and all undergrounding of utilities shall be completed in accordance with the project plans and these conditions of approval. Record drawing mylar plans shall be submitted and approved prior to the release of any project securities.
 18. The applicant shall maintain all CFD landscaping improvements as outlined in the City's "Two-Year Maintenance & Establishment" guidelines. As a condition to begin this period, Developers shall provide the City with a signed copy of the maintenance contract to cover the two-year requirement and also provide the City with a Maintenance Bond to cover 150% of the maintenance. Prior to acceptance by the City, the applicant shall be required to submit a detailed irrigation and maintenance schedule and a detailed estimate of the anticipated annual costs for maintenance and utilities. The purpose of this provision is to ensure that landscaping is well established and thriving prior to the City accepting maintenance responsibilities.
 19. The temporary printed vinyl mesh graphics on the northern and southern facades of the parking structure must be installed in accordance with Planning Division Manager approval.
- Q. Reliance on the Conditional Use Permit for the Extended Learning (EL) facility is subject to the following operational standards:
1. Instructional activities of the EL facility shall occur onsite, as specified on the approved site plan and floor plans. Outdoor activities are permitted onsite but shall not be a nuisance to surrounding properties and future residential projects within the immediate vicinity. If complaints are received by the City regarding outdoor activities, that applicant must modify outdoor activities to no longer be a nuisance to the satisfaction of the Planning Division Manager.
 2. The EL facility operator, which is CSUSM, must comply with all parking and traffic reduction measures as outlined in the approved Parking and Transportation Demand Management Plan.

3. The vinyl mesh screening on the north and south ends of the parking structure must be maintained in good condition (i.e. shall not be torn, faded, etc.) and shall remain anchored in place until such time as a permanent building is constructed.
 4. If the educational use vacates the site, only uses as permitted per the "Mixed Use Building A" land use standards in the UDSP shall be permitted onsite.
 5. Facility operations of the Extended Learning facility must comply with all requirements of the State of California.
 6. The facility must be in compliance with all requirements of the California Building Code and California Fire Code for the use and/or storage of hazardous materials.
- R. Only uses as permitted in the "Mixed Use Building Type A" standards in the UDSP shall be permitted within the 14,205 square feet (1st floor) commercial space of the building.
- S. Future owners and tenants of the building must comply with all traffic and parking reduction measures as specified in the approved Parking and Transportation Demand Management Plan. Any changes to the approved Parking and Transportation Demand Management Plan must be approved by the Development Services Director or Planning Division Manager.
- T. Parking supply for the project and surrounding development is reliant on the approved Grant of Easements and Agreement Between Landowners and approved Parking and Transportation Demand Management Plan. Modifications to said documents are prohibited unless approved by the Development Services Director or Planning Division Manager.
- U. A separate permit is required for any new signage. Signage must comply with the approved Comprehensive Sign Program for the project. Wall signs must be individual channel letters mounted to the wall surface (no raceways or cabinet signs). All signs must be proportional to the building.
- V. All banners and temporary signs require approval of a temporary sign permit and shall comply with the standards outlined in the City's Temporary Sign Ordinance.
- W. The approved architecture, paint colors, and materials shall not be modified by the owner(s) or subsequent owner(s) in the future without Planning Division Manager approval.
- X. All trees and landscaping shall be maintained in a healthy, thriving manner. If any trees/landscaping shall die or become diseased, the trees/landscaping shall be replaced in numbers and quantity to provide the same landscaping and screening value.
- Y. Use of the site shall not become obnoxious by reason of noise. If the City receives any noise complaints, the applicant must take correction action to resolve such complaints to the satisfaction of the Planning Division Manager, which may include restricting operating hours, modifying educational activities, etc

- Z. Discharges into the MS4 system (i.e. curb, gutter, street, drainage, etc.) are strictly prohibited during construction, business operation, and maintenance activities in accordance with San Marcos Municipal Code (SMMC) Section 14.15 (Storm Water Management and Discharge Control).
- AA. For public safety response purposes, the address and suite number of the facility must be visible from the street. Building address numbers must be a minimum 12 inches in height with a ½ inch stroke. Suite numbers shall be a minimum 4 inches in height.
- BB. The Planning Division may, but is not obligated to, inspect the premises annually to ensure compliance with all conditions of the use permit approval.
- CC. Use of the site shall be conducted so as not to become obnoxious by reason of noise, odor, refuse or maintenance of grounds and in such a manner as will not detrimentally affect adjoining properties and uses.
- DD. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services, and equipment needed, and the hiring of local residents in order to stimulate the San Marcos economy to the greatest extent possible.
- EE. Minor architectural adjustments to the approved plans may be reviewed and processed administratively with the Planning and Engineering Divisions. Refinements to the approved plans shall only be considered within building envelopes on the approved plans.
- FF. This Conditional Use Permit shall lapse and shall be null and void one (1) year following the date upon which the plans and drawings were approved by the review authority unless, prior to the expiration of one (1) year, a grading and/or building permit application is submitted to the City.
- GG. To the extent permitted by law, the Developer shall defend and hold the City of San Marcos ("City"), its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the Developer or its contractors, subcontractors, agents, employees or other persons acting on Developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. Developer further agrees that such indemnification and hold harmless shall include all defense-related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 16th day of October, 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

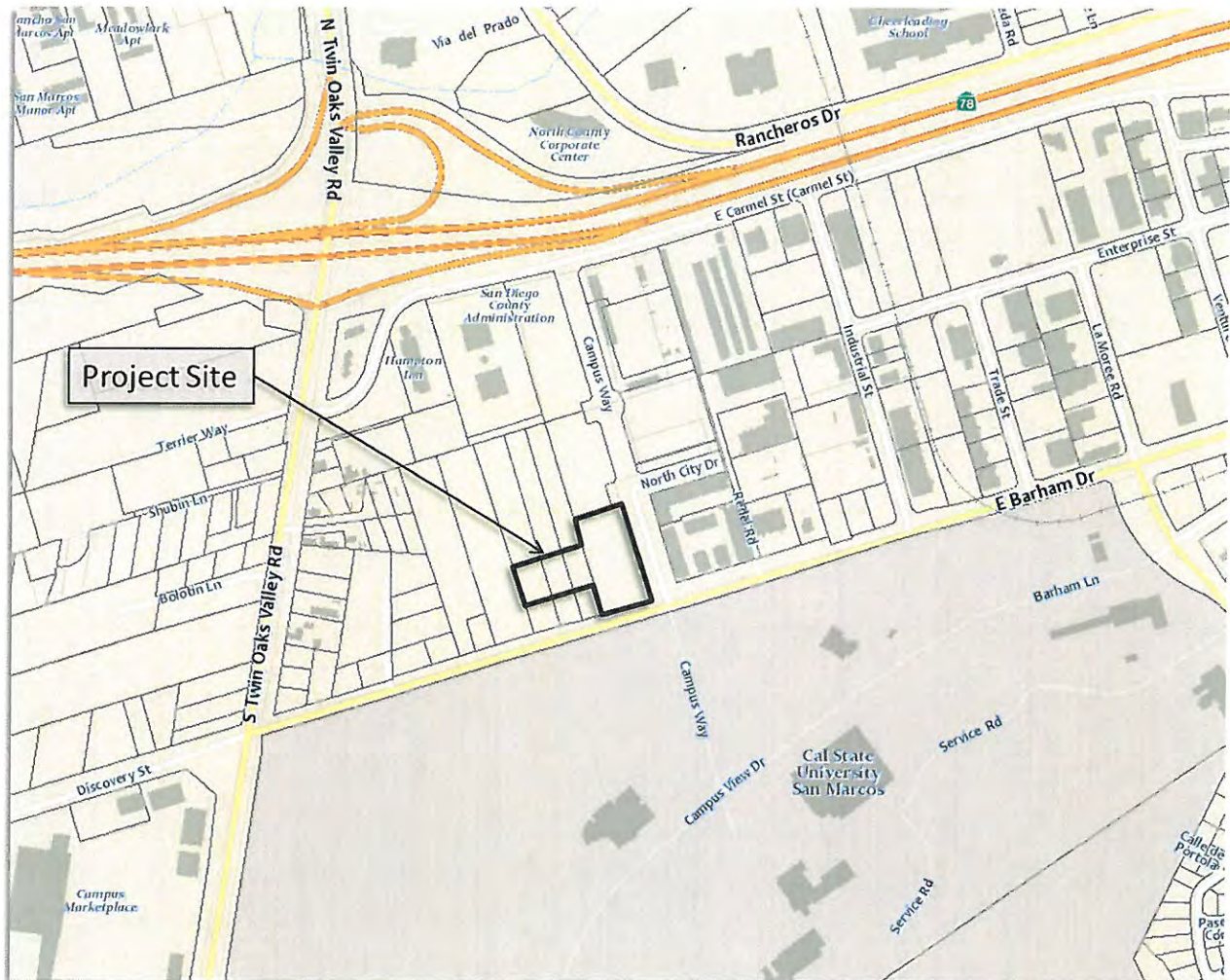
APPROVED:

Eric Flodine, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

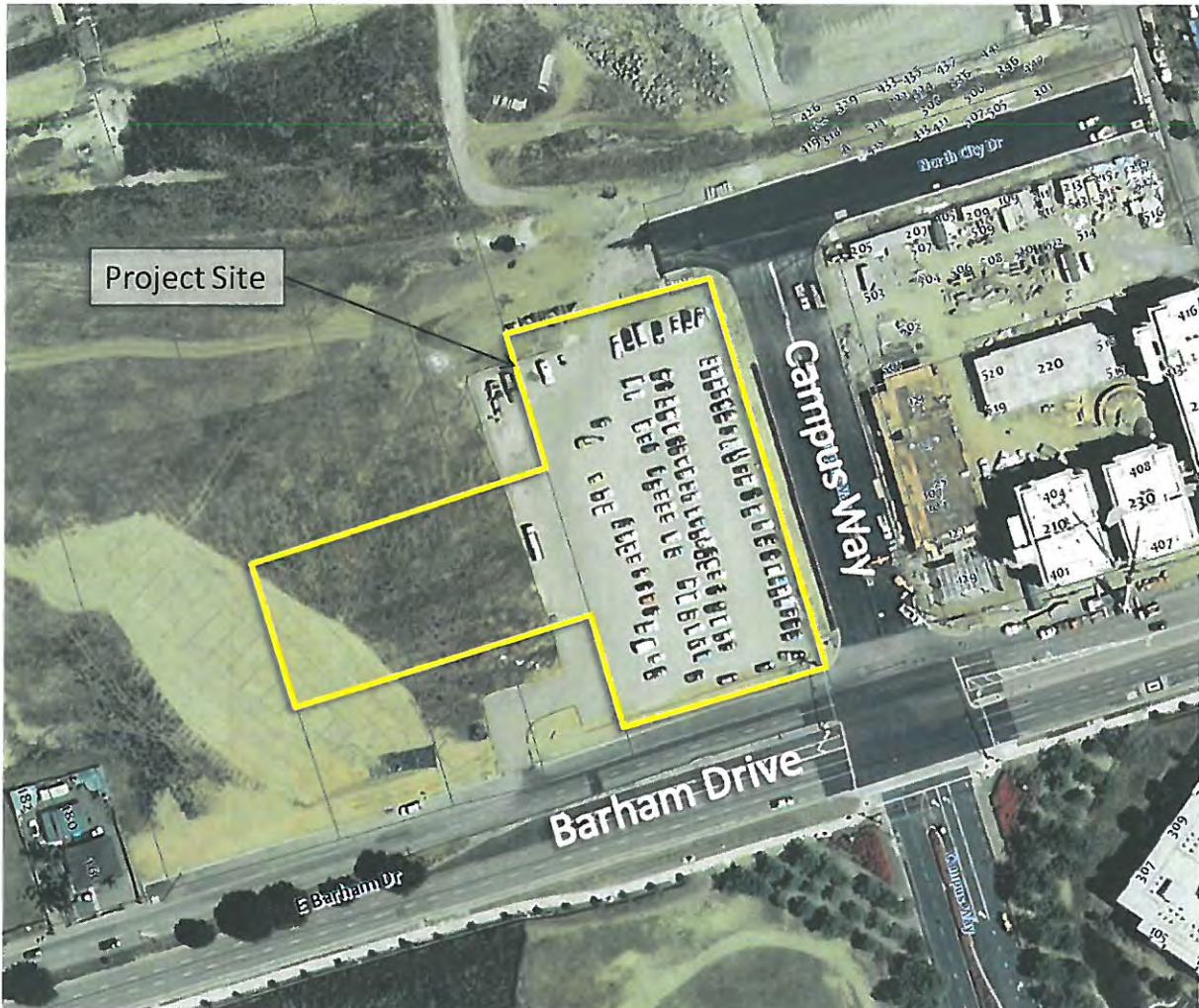
Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

ATTACHMENT A Vicinity Map



ATTACHMENT B

Aerial Photo



ATTACHMENT C
Requested Entitlements

Conditional Use Permit to construct a 132,733 square foot Extended Learning (EL) building consisting of 118,496 square feet of classroom, lab, and office space; 14,237 square feet of ground floor commercial space; and, a 221,414 square foot parking structure.

ATTACHMENT D

Site & Project Characteristics

Property	Existing Land use	Zoning	General Plan Designation
Subject	Vacant	*Specific Plan Area	*Specific Plan Area
North	Vacant	*Specific Plan Area	**Specific Plan Area
South	CSUSM	Public Institutional	Public Institutional
East	Student Housing/Commercial	*Specific Plan Area	*Specific Plan Area
West	Vacant	*Specific Plan Area	*Specific Plan Area

*University District Specific Plan Area (UDSP)

Flood Hazard Zone	<u> </u> yes	<u>X</u> no
Sewers	<u>X</u> yes	<u> </u> no
Septic	<u> </u> yes	<u>X</u> no
Water	<u>X</u> yes	<u> </u> no
Gen. Plan Conformance	<u>**X</u> yes	<u> </u> no
Land Use Compatibility	<u>**X</u> yes	<u> </u> no

**With approval of a Conditional Use Permit

Development Standards per the UDSP

Setbacks	Required	Proposed Facility
Front	0 ft.	≈ 3 feet
Rear	0 ft.	≈ 3 feet
Side	0 ft.	≈ 8 feet
Building Height	2 stories minimum/ 6 stories max (90 feet)	***6 stories/80 feet 9 inches

*** The UDSP defines building height as the height of a building as measured by the number of allowed floors and the maximum ceiling height of each floor. The maximum ceiling height of the 6th floor of the EL building is 80 feet 9 inches. The maximum overall height of the building including the rooftop mechanical equipment screen wall is 93 feet 6 inches.

ATTACHMENT F
Project Plans

AGENDA ITEM

1

**CSUSM EXTENDED
LEARNING BUILDING**

238 Camino Viejo
San Marcos, CA 92076

APN: 220-000-001 220-000-004
220-000-005 220-000-006
220-000-007 220-000-008
221-110-001 221-110-002

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PERSPECTIVE VIEWS - BREZEWAY



REVISIONS
No. Description
1. Initial Design
2. Final Design
3. Construction Documents
4. Construction Documents
5. Construction Documents
6. Construction Documents
7. Construction Documents
8. Construction Documents
9. Construction Documents
10. Construction Documents

DATE
10/24/2017
10/24/2017
10/24/2017
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PROJECT
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**CSUSM EXTENDED
LEARNING BUILDING**

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San Marcos, CA 92076

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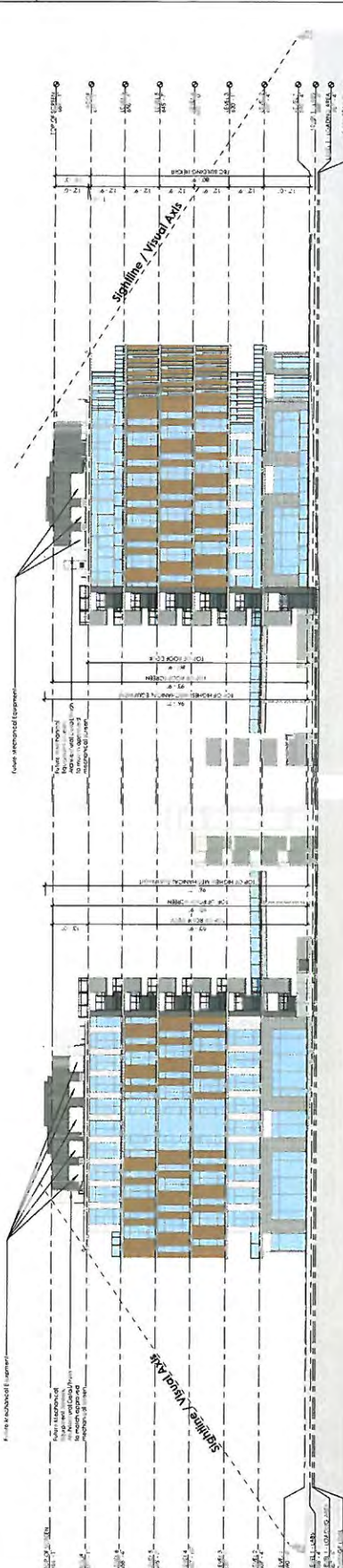
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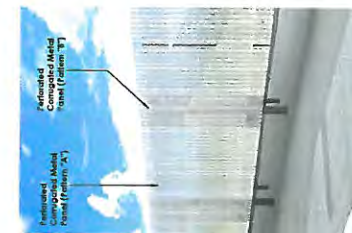
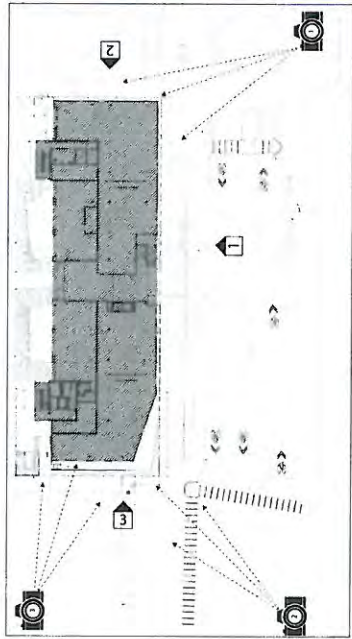


EAST ELEVATION SIGHTLINE DIAGRAM



NORTH ELEVATION MECH DIAGRAM

SOUTH ELEVATION MECH DIAGRAM



REVISIONS	DATE
01. CIP RENDER 1	2/20/22
02. CIP RENDER 2	2/20/22
03. CIP RENDER 3	2/20/22
04. CIP RENDER 4	2/20/22
05. CIP RENDER 5	2/20/22
06. CIP RENDER 6	2/20/22
07. CIP RENDER 7	2/20/22
08. CIP RENDER 8	2/20/22
09. CIP RENDER 9	2/20/22
10. CIP RENDER 10	2/20/22
11. CIP RENDER 11	2/20/22
12. CIP RENDER 12	2/20/22
13. CIP RENDER 13	2/20/22
14. CIP RENDER 14	2/20/22
15. CIP RENDER 15	2/20/22
16. CIP RENDER 16	2/20/22
17. CIP RENDER 17	2/20/22
18. CIP RENDER 18	2/20/22
19. CIP RENDER 19	2/20/22
20. CIP RENDER 20	2/20/22

Project Name: CSUSM EXTENDED LEARNING BUILDING
Project Number: 220-000-001
Scale: As indicated
Date: 2/20/22

**ROOF SCREEN
EXHIBIT**

A-703

