

RESOLUTION PC 17-4653

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT TO THE LAND USE & COMMUNITY DESIGN ELEMENT; PARKS, RECREATION, & COMMUNITY HEALTH ELEMENT; AND APPENDICES OF THE SAN MARCOS GENERAL PLAN

GPA 17-0002

(P17-0015)

Brookfield Residential Properties

WHEREAS, the State of California has adopted Article 5 of the State Government Code; and

WHEREAS, Article 6 provisions specify that each planning agency and legislative body of each City and County shall adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, Article 5, Section 65302 of the State Government Code specifies the content for a General Plan and a Land Use Element for said plan; and

WHEREAS, on February 27, 2017, an application was received from Brookfield Residential properties requesting a General Plan Amendment (GPA 17-002) to modify the permitted General Plan land use designations on the subject site from Heart of the City Specific Plan "MU-4 Mixed Use (Nonresidential)" and Park (P) to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre) in conjunction with a Tentative Subdivision Map (TSM 17-003) and Multi-Family Site Development Plan (MFSDP 17-002) to develop 220 residential condominium on eight (8) lots (including a public street dedication) on 23.22 acres, a Specific Plan Amendment (SP 17-002) to modify the permitted specific plan land use designations on 22.94 acres of the project site from Heart of the City Specific Plan "MU-4 Mixed Use (Nonresidential)" to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre), a Rezone (R17-001) to modify the zoning designation on 0.28 acres of the project site from Public Institutional (P-I) to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre), a Grading Variance (GV 17-003) to allow for slopes in excess of 20 feet, and a Conditional Use Permit (CUP 17-006) to allow for the temporary use of a rock crusher during project construction at the southwest corner of Twin Oaks Valley Road and South Village Drive within the Heart of the City Specific Plan, more particularly described as:

Lot 129 of Subdivision Map 16154, and Portions of the Northeast Quarter of the Southwest Quarter of Section 23, Township 12 South, Range 3 West, in the City of San Marcos, County of San Diego, State of California

AGENDA ITEM

# 2

Assessor Parcel Numbers: 222-170-36-00, 222-170-37-00, and a portion of 222-190-02-00

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

WHEREAS, the Development Services Department held public workshops for the project on April 18, 2017 and June 21, 2017; and

WHEREAS, the required public hearing held on November 6, 2017 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 17-005) for said request pursuant to the California Environmental Quality Act (CEQA); and

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

1. The proposed General Plan Amendment is consistent with the goals, policies, and objectives of the General Plan in accordance with the following:

*San Marcos General Plan Land Use Goal LU-1: The project helps achieve a balanced distribution and compatible mix of land uses to meet the future and present needs of all residents and the business community.*

The proposed development serves as a continuation of residential development currently under construction immediately north of the project site (Low Medium Density Residential 8-12 dwelling units per acre), existing development to the northeast (High Density Residential 15-20 dwelling units per acre), and east (Single Family Residential 2-4 dwelling units per acre). Although the 0.28 acres was intended to be a part of the 53 acre South Lake Park, this portion of the park is diminutive to the overall function and size of the planned park and proposed improvements with this project will provide access and parking to future South Lake Park and the project development. While the General Plan also promotes development of commercial uses and creation of employment opportunities, a Price Point Analysis conducted by Meyers Research indicated that the site would compete poorly with other areas of the City which permit similar development and have direct freeway access and visibility. The studies concluded that although a business park would bring to the City a higher stream of revenue, the development of a business park is not feasible.

*San Marcos General Plan Housing Element Goal 1: Provide a broad range of housing opportunities with emphasis on providing housing which meets the special needs of the community.*

The project proposes to replace land designated for a business park with Low Medium Density Residential (8-12 dwelling units per acre). The proposed product sizes (ranging from 725 square feet to 1,661 square feet) are smaller than the product sizes in the Rancho Tesoro development to the north (ranging from 2,211 square feet to 3,565 square feet) and other for sale condominiums in the City; will provide a wider variety of housing choices in the Barham Discovery Community of San Marcos and the City as a whole.

*San Marcos General Plan Land Use Goal LU-5: The project requires approval of a specific plan which requires high quality design, orientation and development due to their location of visibility within the community (San Marcos General Plan Policy LU5.6) which in turn helps to promote community design that produces distinctive, high quality built environment with forms and character that create memorable places and enrich community life.*

The project site is regulated under the Heart of the City Specific Plan which is proposed to be modified to allow Low Medium Density Residential (8-12 DU/AC per acre) development. Special consideration has been taken to establish development standards such as setbacks, landscaping, architecture, and residential unit types to form an architectural theme for the development. A design manual has also been established for the project site which further refines these development standards by regulating architectural details and materials, landscaping, lighting standards, and walls and fences. Implementation of the design standards in the Heart of the City Specific Plan and the Rancho Coronado Design Manual will ensure orderly development and the project stays within the intent and character of the neighborhood.

2. The proposed General Plan Amendment will not be detrimental to the public health, safety, morals, and welfare in that the design and construction of the project will comply with the design standards of the approved Heart of the City Specific Plan and design manual for Rancho Coronado (Areas E & F), will contain water efficient landscaping, provides parking in conformance with the Heart of the City Specific Plan parking standards, provides adequate setbacks between buildings, other properties, and streets; and will have adequate public facilities and infrastructure including fire, police, water, and sewer.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. A Mitigated Negative Declaration (ND 17-005) is hereby recommended to the City Council for approval pursuant to the California Environmental Quality Act (CEQA).

3. The General Plan Amendment (GPA 17-002), as shown on the attached "Exhibit A", is hereby recommended to the City Council for approval.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 6<sup>th</sup> day of November, 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

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Eric Flodine, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

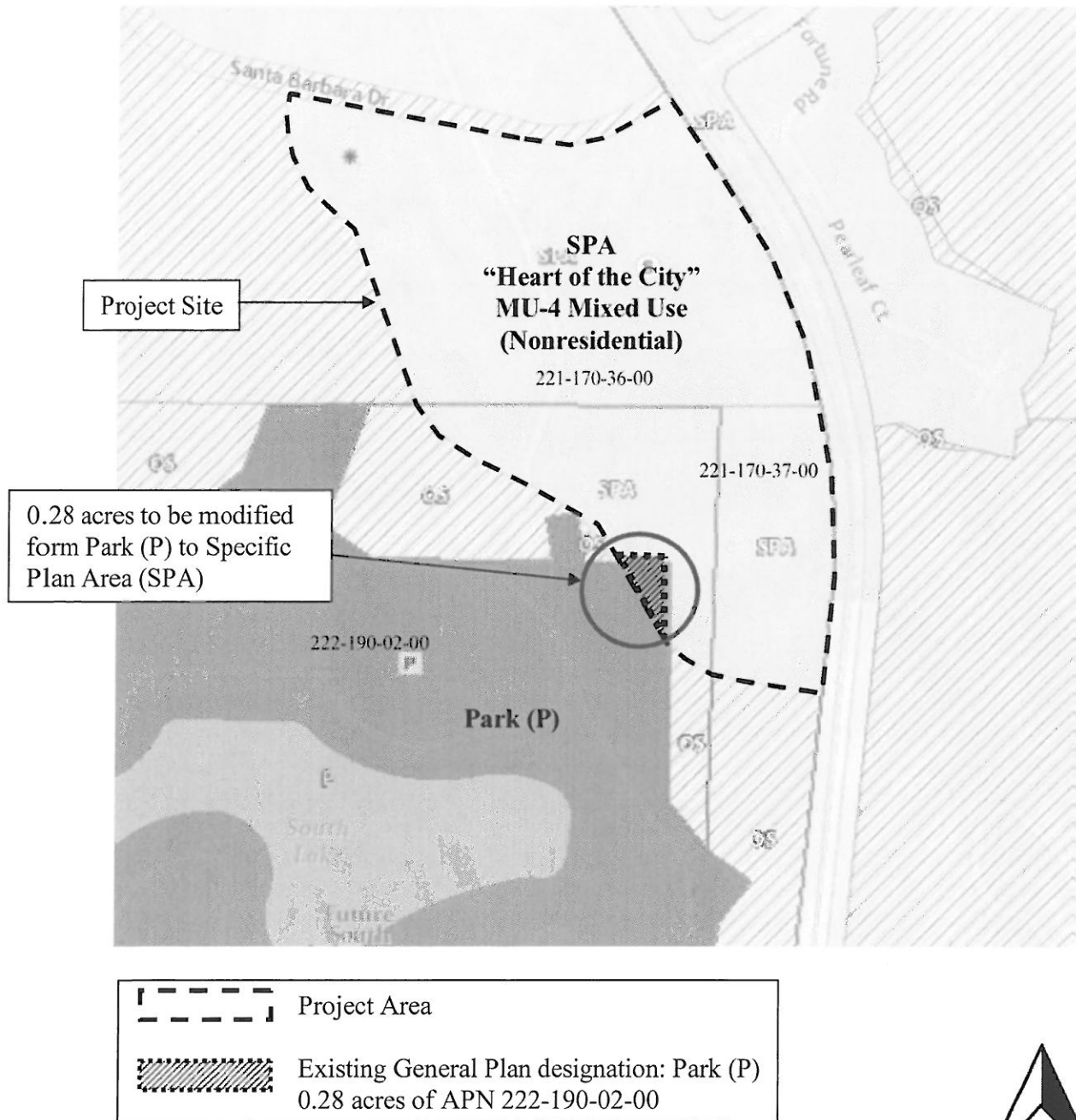
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Lisa Kiss, Office Specialist III  
SAN MARCOS CITY PLANNING COMMISSION

Attachment: Exhibit "A" Existing and Proposed General Plan Land Use Maps  
Exhibit "B" Proposed General Plan Text and Exhibit Modification Table  
Exhibit "C" Proposed General Plan Sheets with Modified Text and Exhibits

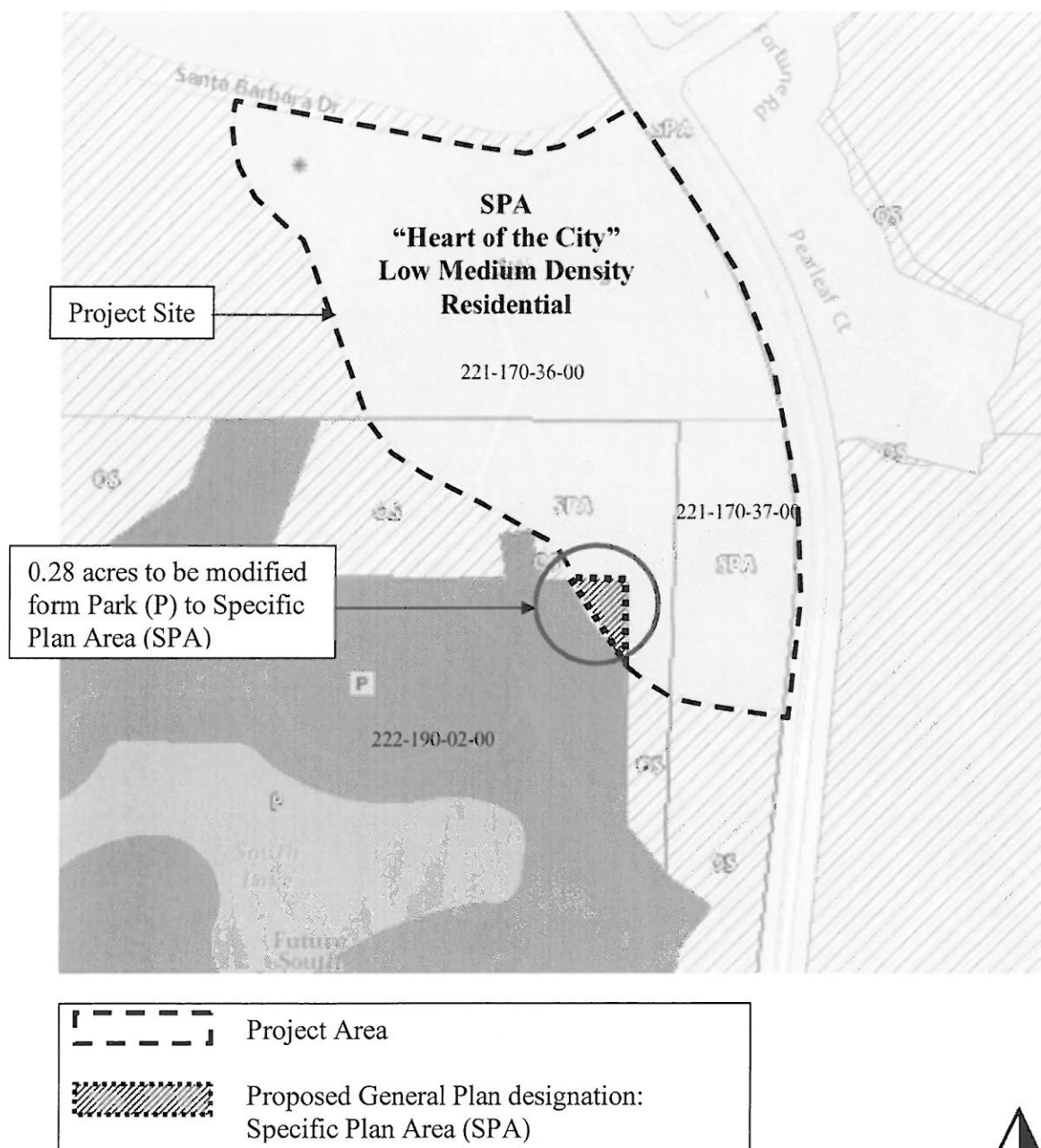


## EXHIBIT "A" Existing General Plan Land Use Map



## EXHIBIT "A"

### Proposed General Plan Land Use Map



## EXHIBIT “B”

### Proposed General Plan Text and Exhibit Modifications

Land Use and Community Design Element, Page 2-11, Figure 2-3	Modify the Specific Plan Area map to extend the Heart of the City Specific Plan Area over the 0.28 acre area at the south end of the project site as shown on Exhibit “A”
Land Use and Community Design Element, Page 2-21, Figure 2-5	Modify the Land Use Plan to extend the Heart of the City Specific Plan Area over the 0.28 acre area at the south end of the project site as shown on Exhibit “A”
Land Use and Community Design Element, Page 2-29, Figure 2-6	Modify the Focus Areas map to extend the Heart of the City Specific Plan Area over the 0.28 acre area at the south end of the project site as shown on Exhibit “A”
Land Use and Community Design Element, Page 2-37, Table 2-4	Low Medium Density Residential: delete 131.9 acres and insert 154.5 acres under existing acreage; and, under Dwelling Units delete 1,312.8 dwelling units and insert 1,532 dwelling units.
Parks, Recreation & Community Health Element, Page 5-5, Figure 5-1	Modify the Parks and Recreational Facility’s map to extend the Heart of the City Specific Plan Area over the 0.28 acre area at the south end of the project site as shown on Exhibit “A”
Chapter 9 Appendices, Page AD-8, Table D-3	Hanson (FA9): Delete 17 acres MU4 and insert 220 residential townhomes
	Heart of the City: Delete 2,127 multifamily units and replace with 2,347 multifamily units

## EXHIBIT "C"

### Proposed General Plan Sheets with Modified Text and Exhibits



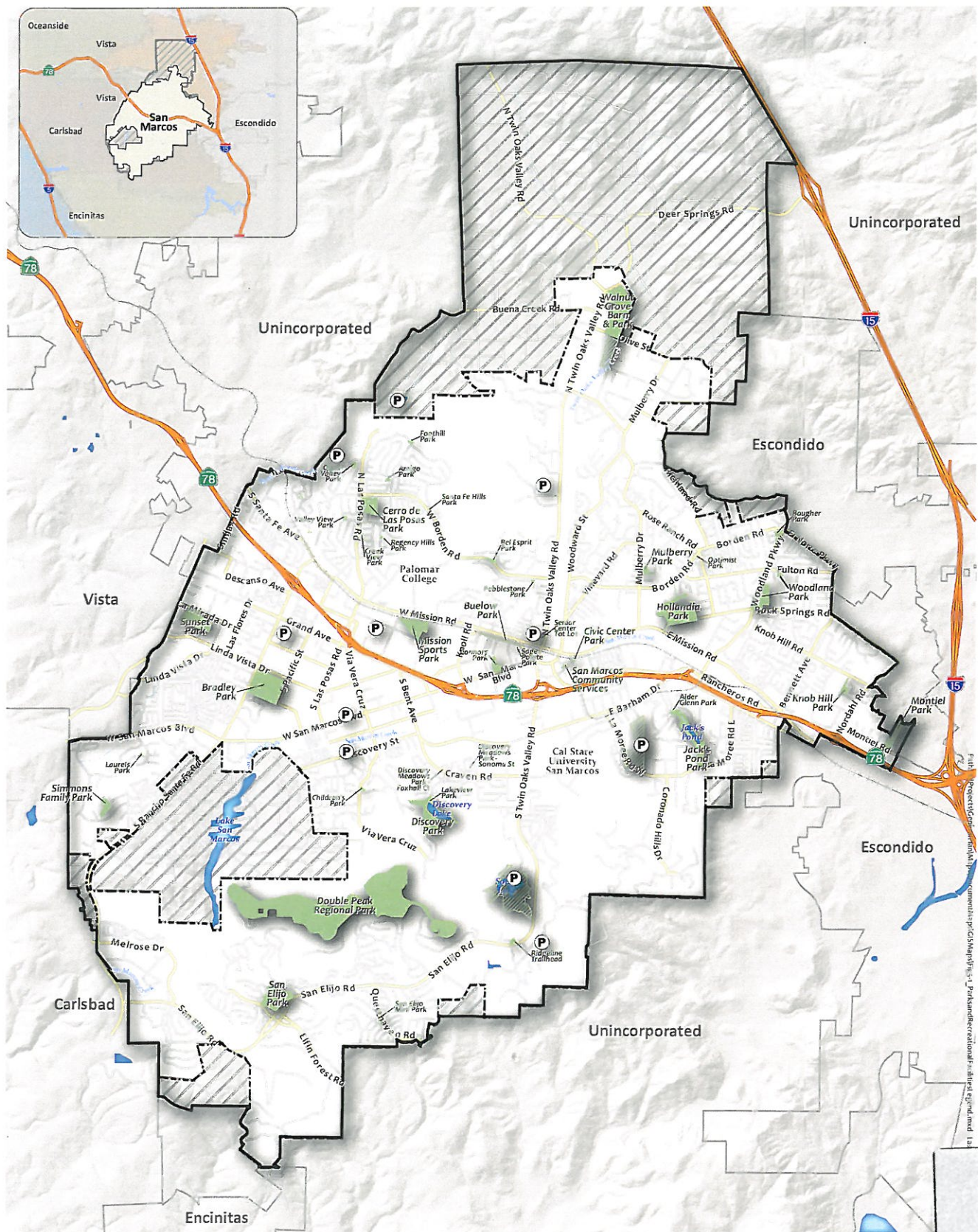


FIGURE 5-1

*City of San Marcos*  
**Parks and  
 Recreational  
 Facilities**

0 0.25 0.5 1 Miles

SOURCES OF DATA:  
 City of San Marcos g/lz

- San Marcos City Limits
- Sphere of Influence
- Planning Area
- Major Hydrologic Features
- Creeks
- Railroad
- Freeway
- Highway
- Major Road
- Minor Road
- Existing Park
- Future Park (See Table 5-2, Pg. 5-9 regarding future parkland)
- P Future Park (See Table 5-2, Pg. 5-9 regarding future parkland)

Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information, see the Disclaimer of the City's website.

RECEIVED

OCT 25 2017














CITY OF SAN MARCOS  
 PLANNING DIVISION

**P17-0015**  
**MU-4 BUCKFIELD**  
**Twin Oaks Valley Rd.**





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-  San Marcos City Limits  
 Sphere of Influence  
 Planning Area  
 Major Hydrologic Features  
 Creeks  
 Railroad  
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 Major Road  
 Minor Road  
 Existing Park  
 Future Park (See Table 5-2, Pg. 5-9 regarding future parkland)  
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## Specific Plan Areas

Specific Plans are a planning and development tool used throughout San Marcos. Figure 2-3 identifies the 48 Specific Plan Areas (SPAs) currently recorded in the City. Table D-3 summarizes these SPAs with additional plan information.

Table D-3 Specific Plan Areas

Specific Plan Name	Planned Development (number of residential units and/or non-residential sf)	Buildout Status
Adopted Specific Plans		
Arbor Ranch	57 single-family units	100%
Autumn Terrace <sup>1</sup> APN: 220-130-81	103 affordable apartments 7,500 s.f. commercial retail	100%
Campus Point II	108 apartments, 12,000 s.f. retail	75%
Collucci/Mobile SP	24,796 s.f. commercial center	25%
Discovery Hills	861 single-family units 122 multi-family units 366 acres total, 983 units	100%
Hanson <sup>2</sup> (FA9)	346 single-family units 17 acres MU4 75 acres park/open space	0%
Heart of the City	13 ac business park (reduced by 276,954 s.f. for MU4 business park)	50%
	66 ac town center	75%
	48 ac commercial (reduced by 268,809 s.f. for MU4 commercial)	35%
	16 ac neighborhood commercial	100%
	12 ac office professional (reduced by 268,809 s.f. for MU4 office)	100%
	9 ac commercial manufacturing	0%
	36 ac hospital complex (this is the Scripps SPA - not counted as part of HOC)	100%
	2,127 multi-family units	50%
	1,335 single-family units (reduced by 346 du)	4 units remaining
	304 ac CSUSM (P/I)	CSUSM Master Plan
Home Depot/Commerce Square SP (formerly called Sylvester Development)	23.47 ac commercial	95%
Kragen SP Rancho Santa Fe/Creek/ Pawnee APN: 219-086-03, 05, 07, 08	2.83 ac commercial	50%
Las Brisas Pacificos	169 units	100%
Laurels	167 single-family units; parks	100%
Loma Alta	94 single-family units; open space	100%



## Specific Plan Areas

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Collucci/Mobile SP	24,796 s.f. commercial center	25%
Discovery Hills	861 single-family units 122 multi-family units 366 acres total, 983 units	100%
Hanson <sup>2</sup> (FA9)	346 single-family units <del>17 acres MU4</del> 220 multi-family units 75 acres park/open space	0%
Heart of the City	13 ac business park ( <del>reduced by 270,954 s.f. for MU4 business park</del> )	50%
	66 ac town center	75%
	48 ac commercial ( <del>reduced by 208,809 s.f. for MU4 commercial</del> )	35%
	16 ac neighborhood commercial	100%
	12 ac office professional ( <del>reduced by 268,889 s.f. for MU4 office</del> )	100%
	9 ac commercial manufacturing	0%
	36 ac hospital complex (this is the Scripps SPA - not counted as part of HOC)	100%
	2,127 multi-family units	50%
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Las Brisas Pacificos	169 units	100%
Laurels	167 single-family units; parks	100%
Loma Alta	94 single-family units; open space	100%

RESOLUTION PC 17-4659

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN AMENDMENT TO THE HEART OF THE CITY SPECIFIC PLAN & ADOPTION OF THE RANCHO CORONADO RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS (SOUTHERN PARCEL, AREAS E & F)

Case No. SP 17-002

(P17-0015)

Brookfield Residential Properties

WHEREAS, an application was received on February 27, 2017 from Brookfield Residential Properties requesting an amendment to the Heart of the City Specific Plan and adoption of the Rancho Coronado Residential Development and Design Standards for Areas E & F to modify the permitted specific plan land use designations on 22.94 acres from Heart of the City Specific Plan "MU-4 Mixed Use (Nonresidential)" to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre) and to expand the boundaries of the Heart of the City Specific Plan by 0.28 acres (overall site size 23.22 acres) of vacant land near the southwest corner of South Twin Oaks Valley Road and South Village Drive, more particularly described as:

Lot 129 of Subdivision Map 16154, and Portions of the Northeast Quarter of the Southwest Quarter of Section 23, Township 12 South, Range 3 West, in the City of San Marcos, County of San Diego, State of California  
Assessor Parcel Numbers: 222-170-36-00, 222-170-37-00, and a portion of 222-190-02-00

WHEREAS, Specific Plan Amendment (SPA 17-002) is being requested in conjunction with a General Plan Amendment (GPA 17-002) to modify the permitted General Plan Land Use designations on the subject site from Heart of the City Specific Plan "MU-4 Mixed Use (Nonresidential)" and Park (P) to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre), a Rezone (R 17-001) to modify the zoning designation on 0.28 acres of the project site from Public Institutional (PI) to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre), a Tentative Subdivision Map (TSM 17-003) to develop 220 residential condominium on eight (8) lots (including a public street dedication); a Multi-Family Site Development Plan (MFSDP 17-002) to construct 220 residential condominium units on the project site, a Grading Variance (GV 17-003) to allow for slopes in excess of 20 feet, and a Conditional Use Permit (CUP 17-006) to allow for the temporary use of a rock crusher during project construction; and

WHEREAS, the Development Services Department held public workshops with the general public occurred on April 18, 2017 and June 21, 2017; and

WHEREAS, the required public hearing held on November 6, 2017 was duly advertised and

held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 17-005) for said request pursuant to the California Environmental Quality Act (CEQA); and

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

1. The proposed modification of the Heart of the City Specific Plan would encourage the orderly development of the site area as established by the adopted San Marcos General Plan in the Barham/Discovery Community Plan area.
2. The proposed modification of the Heart of the City Specific Plan complies with the goals and objectives of the General Plan, pending approval of General Plan Amendment 17-002, in that the project helps achieve a balanced distribution and compatible mix of land uses to meet the future and present needs of all residents and the business community by proposing development serves as a continuation of residential development currently under construction immediately north of the project site (Low Medium Density Residential 8-12 dwelling units per acre), existing development to the northeast (High Density Residential 15-20 dwelling units per acre), and east (Single Family Residential 2-4 dwelling units per acre) (San Marcos General Plan land Use Goal 1). The project helps to provide a broad range of housing opportunities with emphasis on providing housing which meets the special needs of the community by replacing land designated for a business park with Low Medium Density Residential (8-12 dwelling units per acre). The proposed product sizes (ranging from 725 square feet to 1,661 square feet) are smaller than the product sizes in the Rancho Tesoro development to the north (ranging from 2,211 square feet to 3,565 square feet) and provide a wider variety of housing choices in the Barham Discovery Community of San Marcos and the City as a whole (San Marcos General Plan Housing Element Goal 1). The project requires approval of a Specific Plan which requires high quality design, orientation and development due to their location and visibility within the community which in turn helps to promote community design that produces distinctive, high quality built environment with forms and character that create memorable places and enrich community life (San Marcos General Plan Policy LU5.6).
3. The Heart of the City Specific Plan Amendment will not be detrimental to the public health, safety, or welfare, or the surrounding land uses in the area in that the proposed amendment establishes design guidelines for the proposed site planning, home types, architecture, and landscaping standards for the future development of this site.
4. The Heart of the City Specific Plan Amendment and Rancho Coronado Residential Development & Design Standards 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 modifications to the Heart of the City Specific Plan (Attachment "A") and adoption of the Rancho Coronado Residential Development & Design Standards (Attachment "C") are hereby recommended for approval to the City Council as attached and per the attached Errata sheet (Attachment "B").
3. A Mitigated Negative Declaration (ND 17-005) is hereby recommended to the City Council for approval pursuant to the California Environmental Quality Act (CEQA).

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 6th day of November, 2017 by the following roll call vote:

YES:

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

APPROVED:

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Eric Flodine, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

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Lisa Kiss, Office Specialist III  
SAN MARCOS CITY PLANNING COMMISSION

Attachments:

"A" – Heart of the City Specific Plan (HOC SP) Boundary Modification Exhibits

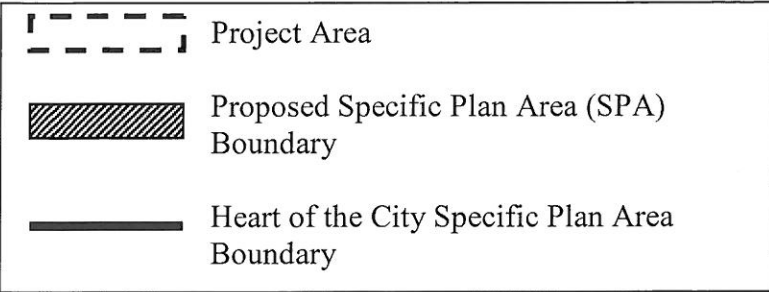
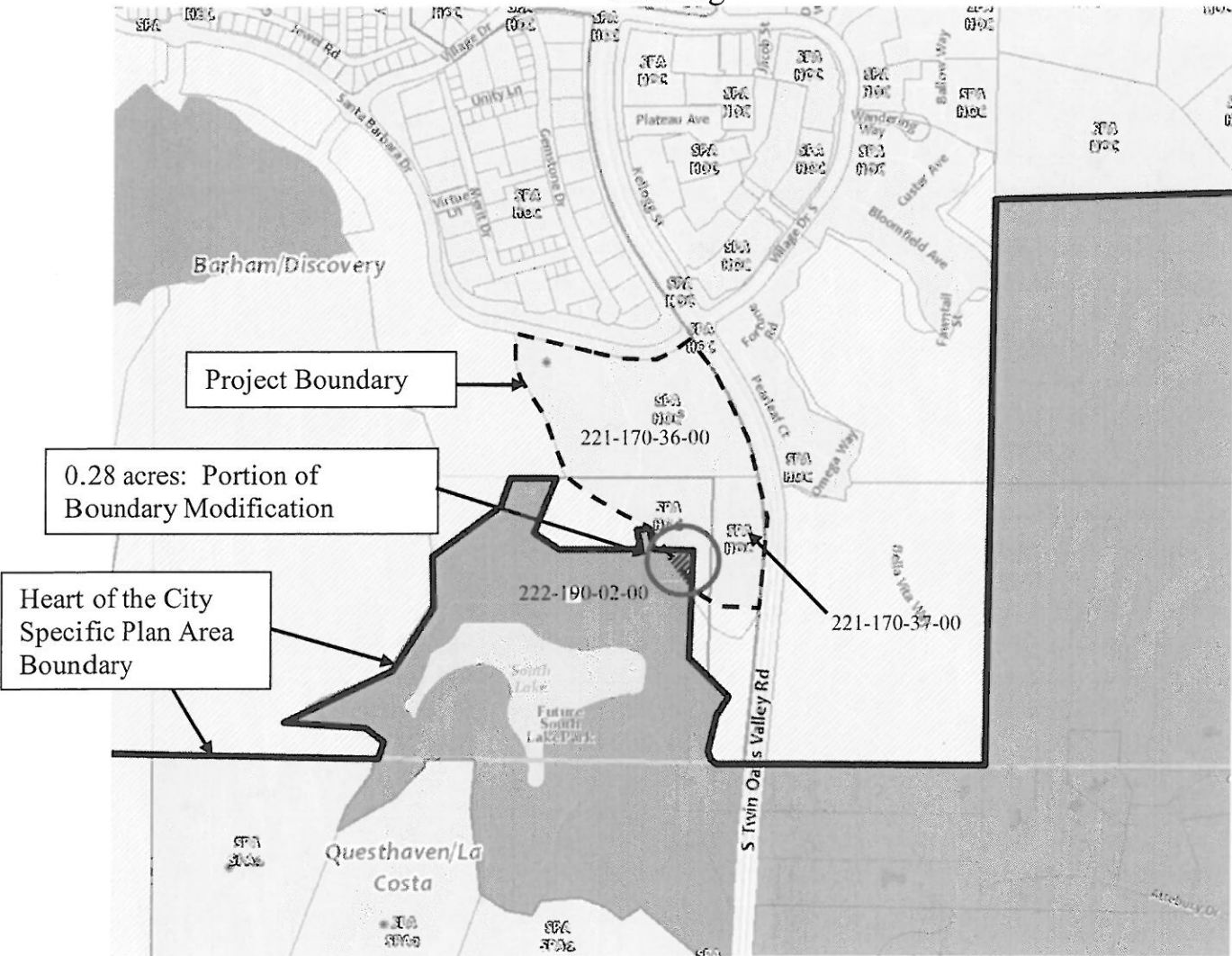
"B" - Errata (HOC SP)

"C" – Heart of the City Specific Plan Document with Proposed Revisions

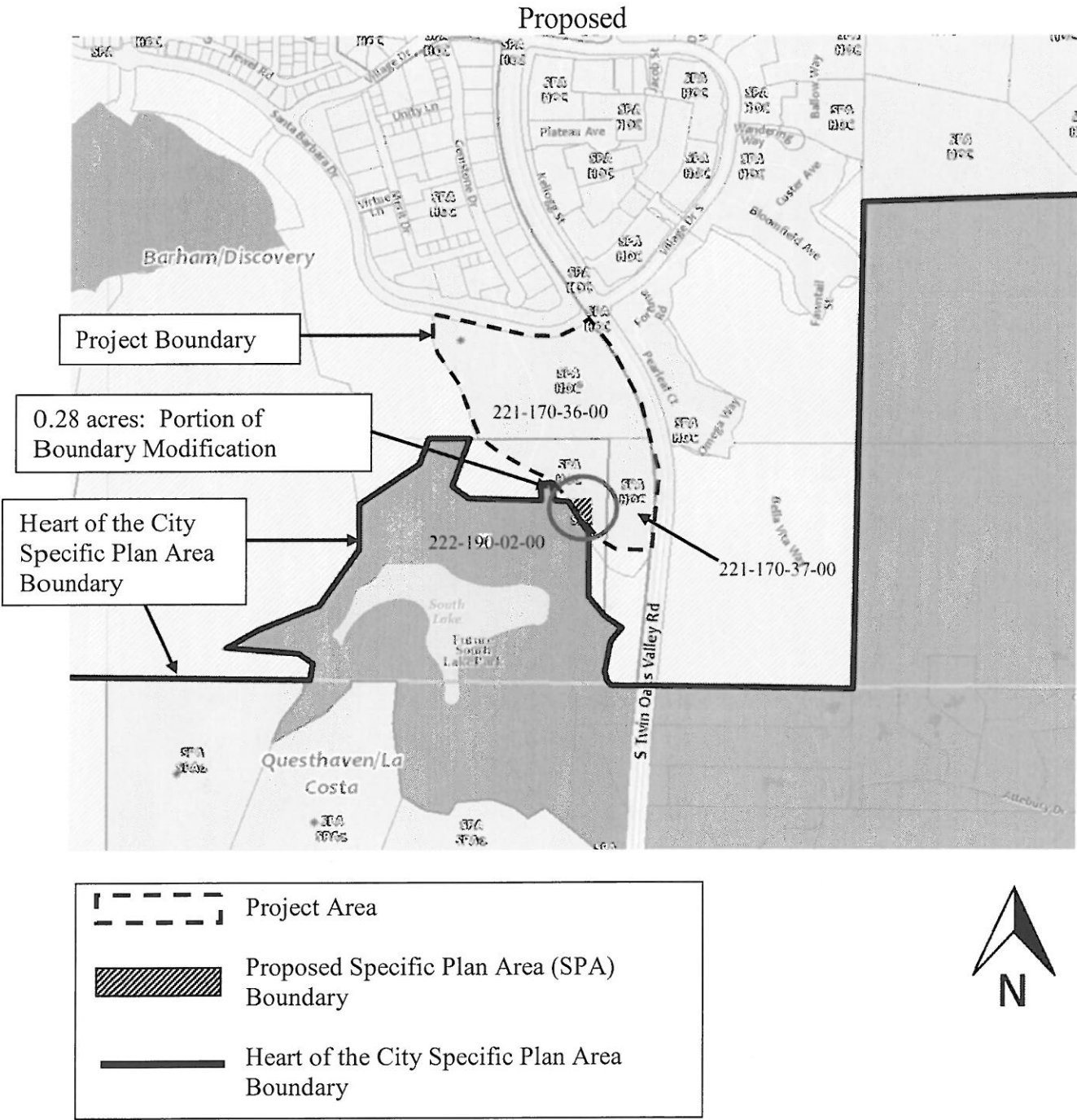
"D" - Rancho Coronado Residential Development & Design Standard

ATTACHMENT "A"  
Heart of the City Specific Plan Boundary Modification  
(Applicable to 0.28 Acres)

Existing



ATTACHMENT "A"  
Heart of the City Specific Plan Boundary Modification  
(Applicable to 0.28 Acres)



# ATTACHMENT “B” Errata Sheet for Heart of the City Specific Plan (SP 17-002)

Pages i, ii, iii, and iv: Table of Contents	Delete Section 2.3.7 Mixed Use 4 (MU-4) and all subsequent page numbers
Page iv: Table of Contents	Insert Appendix E1: Rancho Coronado Residential Development & Design Standards (Southern Parcel)
Page vii: List of Tables	Modify Table 5 to be Table A and insert Areas A, B, C, and D.
	Insert Table 5B: Rancho Coronado Development Standards (Areas E & F).
Page 4, Land Use Plan	Revise land use plan to delete MU-4 and replace with the Low Medium Density Residential.
	Expand Heart of the City Specific Plan boundaries to extend over the 0.28 acre site currently zoned Public Institutional.
Page 5, Land Use Statistical Summary	Delete Mixed Use (Nonresidential ), MU-4, 592,415 square feet, and 22 acres
	Modify the maximum number of residential dwelling units to be 3,847 units and delete 3,627 units.
	Delete Note No. 1 which allows for the transfer of dwelling units between Low density Residential development and Low Medium density residential development.
Page 7, Section 2.1.7	Insert multi-family attached townhomes and condominiums into the description for Low Medium Density Residential (8-12 dwelling units per acre).
Page 11	Delete Section 2.3.7 Mixed Use (MU-4) and the description
Page 13, Section 3	Insert Appendix E1 as part of the Design Guidelines for the Rancho Coronado Residential development and Design Standards.
Page 44, Street Section C	Insert Low Medium Density Residential (LMDR) to be on the west side of Twin Oaks Valley Road.
Page 54, Table 2, Residential Districts: Permitted, Conditional, and Prohibited Uses	Add Multiple Family Dwellings** as a permitted by right use in the LMDR zone. The double asterisk** shall indicate the Multiple Family Residential development shall only be permitted in Residential planning Areas E & F of the Low Medium density Residential.
	Add family care facilities for 6 persons or less



Page 54, Table 2, Residential Districts: Permitted, Conditional, and Prohibited Uses	as a permitted by right use in the LDR, LMDR, MDMFR, and HDMFR
	Add small child care facilities as a (8 or fewer children) as a permitted by right use in the VLDR, ER, SFDR/SFAR, LDR, LMDR, and HDMFR zones
	Add large family child care homes as a use that requires a Director's Permit in the VLDR, ER, SFDR/SFAR, LDR, LMDR, and HDMFR areas
	Add DP Director's Permit as a permit type at the bottom of Table 2
Page 55, Section 4.3.2	The notation to see Table 5 shall be modified to state "See Table 5A and 5B for the setback exception on Twin Oaks Valley Road."
Page 58, Table 5	Modify Table 5 to be Table 5A
Page 59	Insert Table 5B which serves as the development Standards for the project site.
Pages 61, 62, 63, 64, and 65: Table 7	Delete MU-4 as a land use from Table 7
Page 66, Table 8	Delete the development standards for MU-4 from Table 8

ATTACHMENT "C"  
Heart of the City Specific Plan Document with Proposed Revisions

ATTACHMENT "D"  
Rancho Coronado Residential Development & Design Standards  
(Southern Parcel Areas E & F)



RESOLUTION PC 17-4658

A RESOLUTION OF THE CITY OF SAN MARCOS  
PLANNING COMMISSION RECOMMENDING TO THE CITY  
COUNCIL APPROVAL OF A ZONE RECLASSIFICATION OF  
0.28 ACRES FROM PUBLIC INSTITUTIONAL (P-I) TO  
SPECIFIC PLAN AREA (SPA) HEART OF THE CITY IN THE  
BARHAM DISCOVERY COMMUNITY

R 17-001

(P17-0015)

Brookfield Residential Properties

WHEREAS, an application was received on February 27, 2017 from Brookfield Residential Properties requesting a Rezone of 0.28 acres from Public Institutional (P-I) to Specific Plan Area (SPA) "Heart of the City" located near the southwest corner of South Twin Oaks Valley Road and South Village Drive on the Barham Discovery Community, more particularly described as:

Portions of the Northeast Quarter of the Southwest Quarter of  
Section 23, Township 12 South, Range 3 West, in the City of San  
Marcos, County of San Diego, State of California  
Assessor Parcel Numbers: 222-190-02-00

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

WHEREAS, Rezone (R) 17-001 is being requested in conjunction with a General Plan Amendment (GPA 17-002) to modify the permitted General Plan land Use designations on the subject site from Heart of the City Specific Plan "MU-4 Mixed Use (Nonresidential)" and Park (P) to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre), a Specific Plan Amendment (SP 17-002) to modify the permitted specific plan land use designations on 22.94 acres of the project site from Heart of the City Specific Plan "MU-4 Mixed Use (Nonresidential)" to Heart of the City Specific Plan "Low Medium Density Residential" (8-12 dwelling units per acre), a Tentative Subdivision Map (TSM 17-003) to develop 220 residential condominium on eight (8) lots (including a public street dedication); a Multi-Family Site Development Plan (MFSDP 17-002) to construct 220 residential condominium units on the project site, a Grading Variance (GV 17-003) to allow for slopes in excess of 20 feet, and a Conditional Use Permit (CUP 17-006) to allow for the temporary use of a rock crusher during project construction; and

WHEREAS, the Development Services Department held public workshops for the project on April 18, 2017 and June 21, 2017; and

WHEREAS, the required public hearing held on November 6, 2017, was duly advertised and held in the manner prescribed by law; and

AGENDA ITEM

# 2

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 17-005) for said request pursuant to the California Environmental Quality Act (CEQA); and

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

1. The proposed Rezone would encourage the orderly development of the site as established by the Heart of the City Specific Plan in that the 0.28 acres is needed for access to the project site as well as the parking lot for future South Lake park. This portion of land is also necessary to provide southerly access to development north of the project site (Rancho Tesoro) and will serve to alleviate congestion on Santa Barbara Drive.
2. The proposed Rezone will not be detrimental to the public health, safety, morals, and welfare of the City in that the 0.28 acre area, which will be grant deeded to the applicant by the Vallecitos Water District (VWD), will provide needed vehicular and pedestrian access to the project site and future South Lake park parking lot; the design and construction of the project and associated streets will comply with the design standards of the approved Heart of the City Specific Plan and design manual for Rancho Coronado (Areas E & F); will contain landscaping in conformance with the City's Water Efficiency Landscape Ordinance (WELO); allows for the building pad to provide adequate setbacks between buildings, other properties, and streets; and, will allow for adequate public facilities and infrastructure including fire, police, water, and sewer.
3. The proposed Rezone complies with the goals and objectives of the General Plan, pending approval of General Plan Amendment 17-002, in that the 0.28 acres serves as a primary access point to a project that helps to achieve a balanced distribution and compatible mix of land uses to meet the future and present needs of all residents and the business community. The proposed development serves as a continuation of residential development currently under construction immediately north of the project site (Low Medium Density Residential 8-12 dwelling units per acre), existing development to the northeast (High Density Residential 15-20 dwelling units per acre), and east (Single Family Residential 2-4 dwelling units per acre) (San Marcos General Plan land Use Goal 1). The overall project helps to provide a broad range of housing opportunities with emphasis on providing housing which meets the special needs of the community by replacing land designated for a business park with Low Medium Density Residential (8-12 dwelling units per acre). The proposed product sizes (ranging from 725 square feet to 1,661 square feet) are smaller than the product sizes in the Rancho Tesoro development to the north (ranging from 2,211 square feet to 3,565 square feet) and provide a wider variety of housing choices in the Barham Discovery Community of San Marcos and the City as a whole (San Marcos General Plan Housing Element Goal 1). The overall project requires approval of a specific plan which requires high quality design, orientation and development due to their location of visibility within the community which in turn helps to promote community design that produces distinctive, high quality built environment with forms and character that create memorable places and enrich community life (San Marcos General Plan Policy LU5.6).

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. A Mitigated Negative Declaration (ND 17-005) is hereby recommended to the City Council for approval pursuant to the California Environmental Quality Act (CEQA).
3. The Rezone (R 17-001), as shown on the attached "Exhibit A," is hereby recommended to the City Council for approval.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 6<sup>th</sup> day of November 2017, by the following roll call vote:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

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Eric Flodine, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

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Lisa Kiss, Office Specialist III  
SAN MARCOS CITY PLANNING COMMISSION

Attachment: Exhibit "A"



EXHIBIT "A"  
Existing Zoning

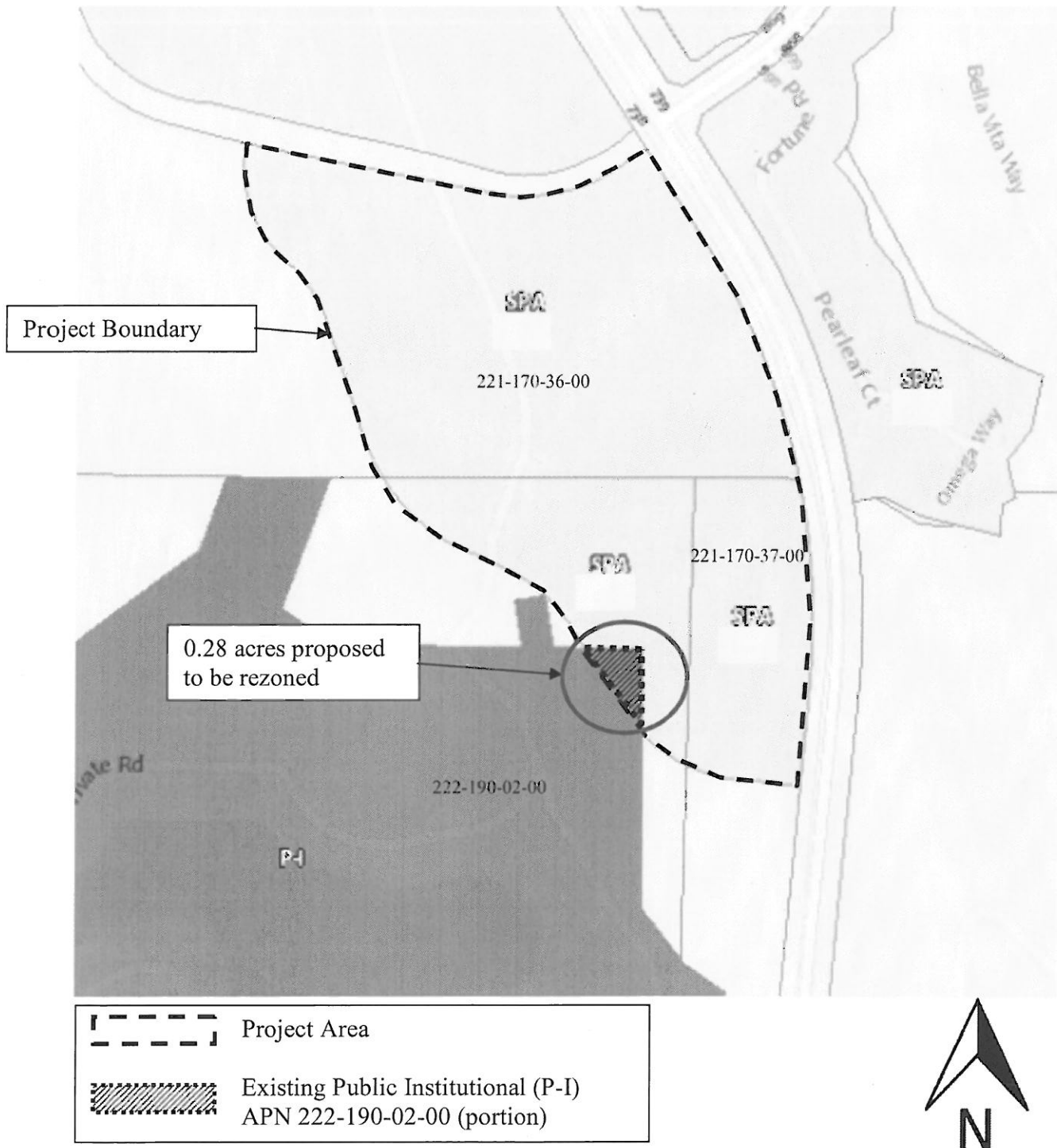


EXHIBIT "A"  
Proposed Zoning

