

PLANNING COMMISSION

Meeting Date: 11/16/17

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (# 1)

AGENDA ITEM # 2

Applicant/Project Name Brookfield Residential P# 17-0015

Brief Description: Additional items as per Staff Memo dated 10/31/17.

1. Attachment J - Two items: Economic Impact Study + Price Point Analysis
2. Attachment E - TSM/Landscaped Lighting Plans
3. Attachment to GPA Resolution PC17-4653-
Additional Figures/Exhibits.

Date 11/1/17
Time 11:00 AM

MEMORANDUM

TO: Planning Commission
FROM: Planning Division
DATE: October 31, 2017
SUBJECT: Planning Commission Meeting – November 6, 2017
Agenda Item # 2 (Brookfield Residential Properties) - Omitted Items from Planning Commission Packet

On October 30, 2017, packets were distributed to Planning Commissioners for the November 6, 2017 Planning Commission Meeting and uploaded to the City's website. On October 31, 2017, it was brought to City staff's attention that a number of attachments were omitted from the packets relative to Agenda Item #2 (Brookfield Residential Properties) that were distributed and uploaded to the City's website. Attachments omitted from the packet are listed below:

1. Portion of Attachment J to the Staff Report (Fiscal and Market Impact Analysis): Economic Impact Study (David Taussig & Associates Inc.) and Price Point Analysis (Meyers Research)
2. Attachment E to the Staff Report: Tentative Subdivision Map/Landscape Plans/Lighting Plan
3. Portion of Exhibit C to Resolution PC 17-4653: Pages 2-11 (Figure 2-3), 2-21 (Figure 2-5), 2-29 (Figure 2-6), and 2-37 (Table 2-4).

All items listed above are attached and have been added to the packet on the City's website:
<http://www.san-marcos.net/Home/Components/Calendar/Event/6525/449>.



Existing Specific Plan Area (SPA)

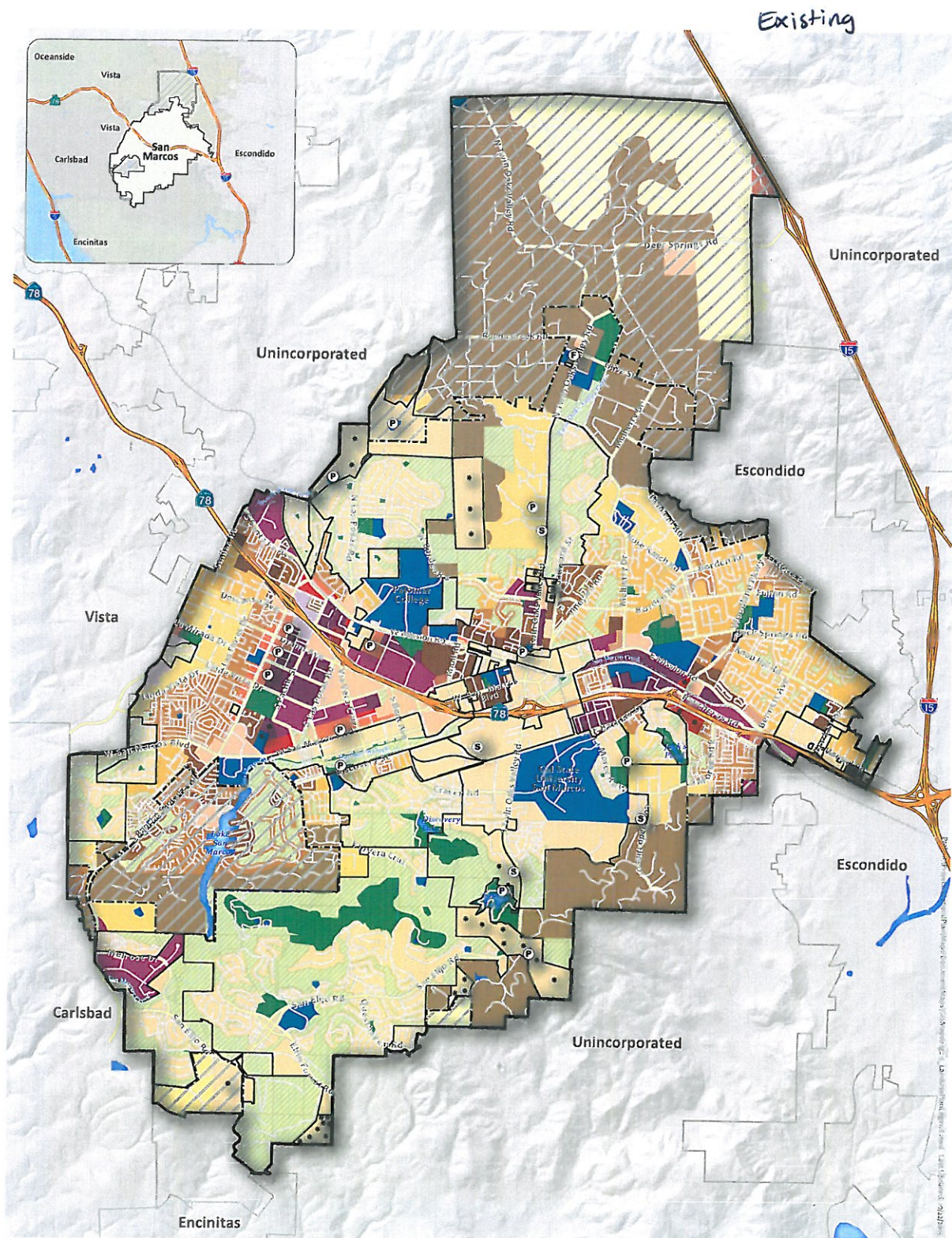
- San Marcos City Limits
- Sphere of Influence
- Planning Area
- Major Hydrologic Features
- Creeks
- Railroad
- Freeway
- Highway
- Major Road
- Minor Road

Future Specific Plan Area (SPA)

- Arbor Ranch
- Austin Terrace
- Campos Pointe II
- Colihua Mobile
- Discovery Mills
- Forest Store
- Hansen
- Highway 67/Governor's Square
- Kingston
- Las Brisas Pacifica
- Laurita
- Uninc'd. lots: 155, 2250, 2340, 2350, 2360, 2370, 2380
- Loma Alta
- Woodbridge Canyon
- Mountain Corporate Center
- Nordest Studio
- Nordest Marketplace
- Nordest Medical/Professional Office Building
- Nordest Warehouse
- North County Yamassee
- Pacifico (Santa Fe Mills)
- Palmview Heights
- Palmview Station
- Palmview Homes
- Paseo De Oro
- Rancho Dorado
- Rancho Santa Fe Village
- Rancho Serrano
- Rancho Vallecito/Casta Vieja
- Red Rock
- Richard Mills North
- Richter
- SPA 2 (Village/Victoria)
- SPA Industrial
- SPA Residential V/LT
- SPA Residential (Big Lot) JCRP
- San Eljo Valley
- San Marcos Creek
- San Marcos Highlands
- San Marcos Plaza
- San Marcos RV Mall
- Schwimer
- Sculpture Health Care Campus
- Stearns
- Two Oaks Valley Ranch
- Uninc'd w/ Community (Old Creek Ranch)
- University Station
- Vallecito Ridge
- Yabbecks Town Center
- Yosemite
- Yosemite Hills II
- Yosemite Village

Future Specific Plan Area (SPA)

- Future SPA - Arroyo: 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240
- Future SPA - Camanche: APN: 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260
- Future SPA - Chisholm: APN: 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 264



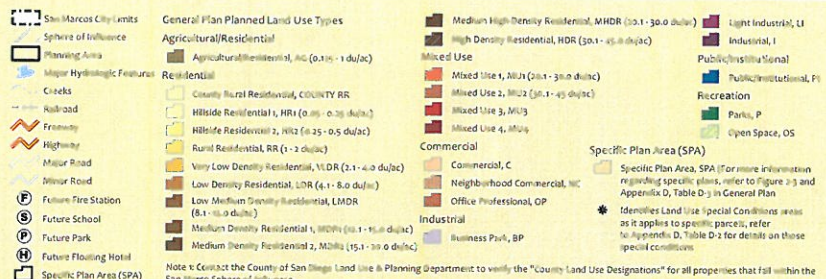
2 LAND USE AND COMMUNITY DESIGN ELEMENT

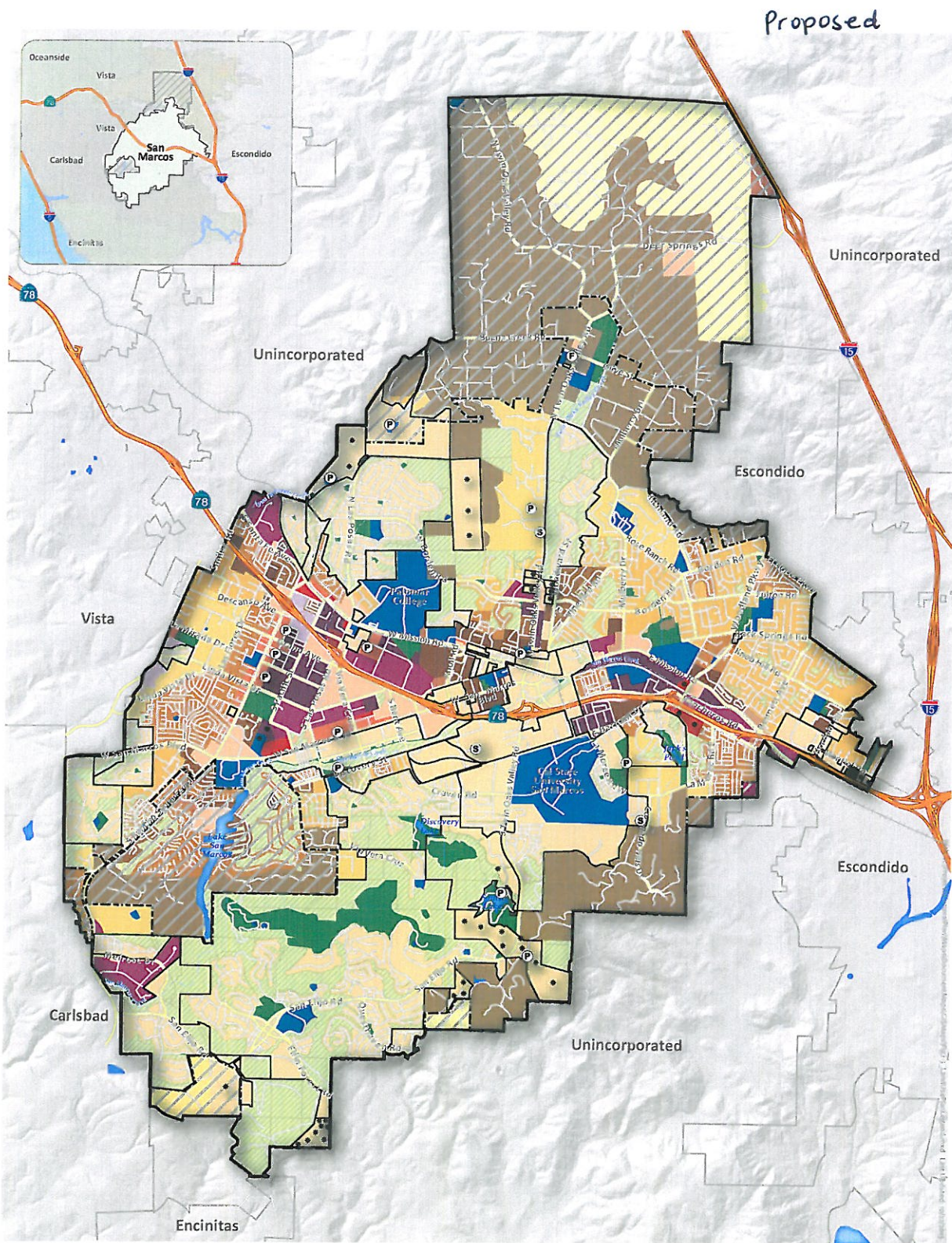
FIGURE 2-5

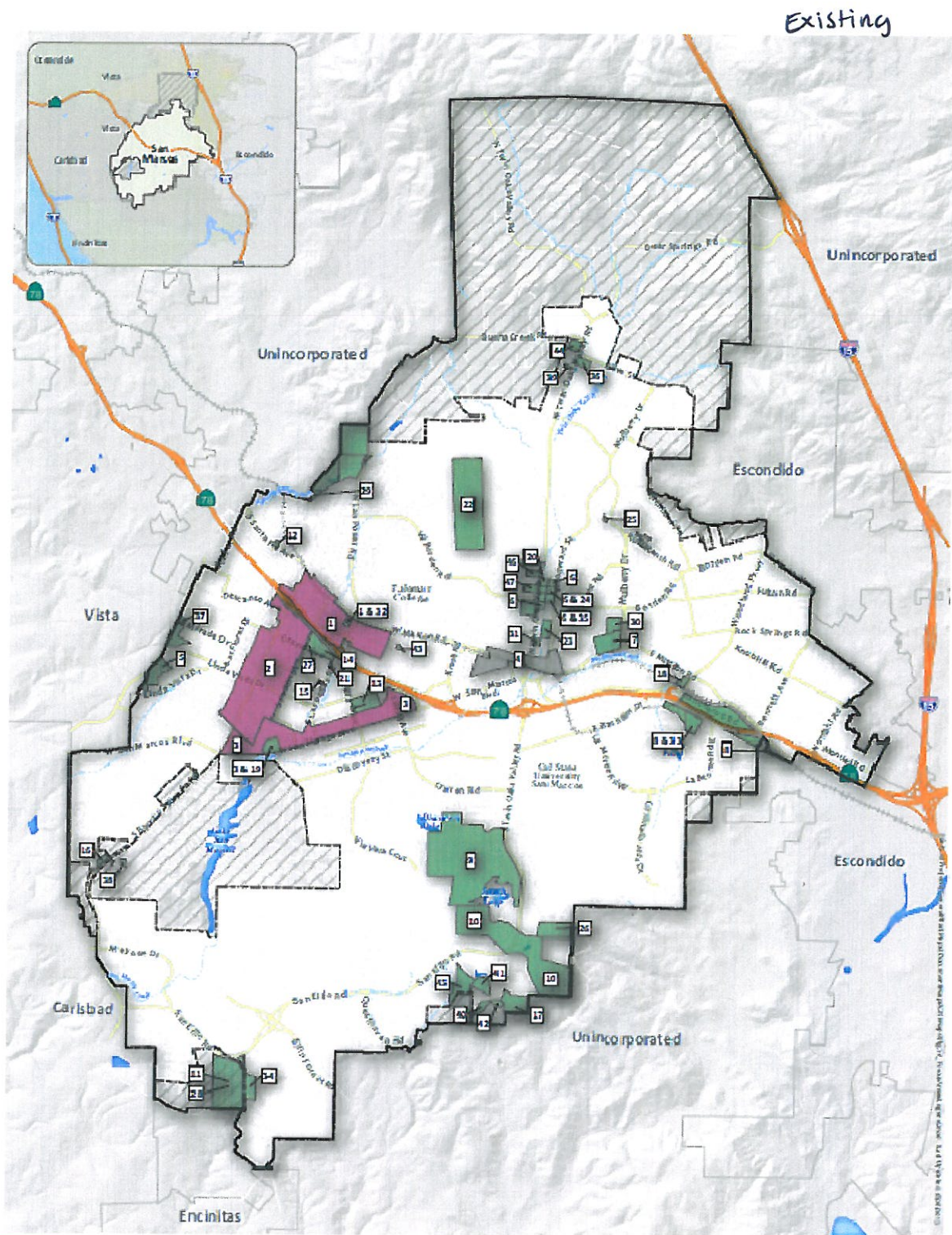
City of San Marcos Land Use Plan

SOURCES OF DATA:
City of San Marcos 3/13 and AECOM, 12/11

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 at the City's website.







2 LAND USE AND COMMUNITY DESIGN ELEMENT

FIGURE 2-6

City of San Marcos Focus Areas

- San Marcos City Limits
 - Systems of Jurisdiction
 - Planning Area
 - Major Hydrologic Features
 - Creeks
 - Railroads
 - Freeway
 - Highway
 - Major Road
 - Minor Road
- Focus Areas by Type**
- Additional Focus Areas
 - Focus Areas
 - Urban Core Focus Areas
 - Focus Areas Numbered 1 through 24, Table 2-4 for description of Focus Areas

0 0.25 0.5 1 Mile

SOURCE: CITY DATA, City of San Marcos, GIS and Aerial Imagery, 2011

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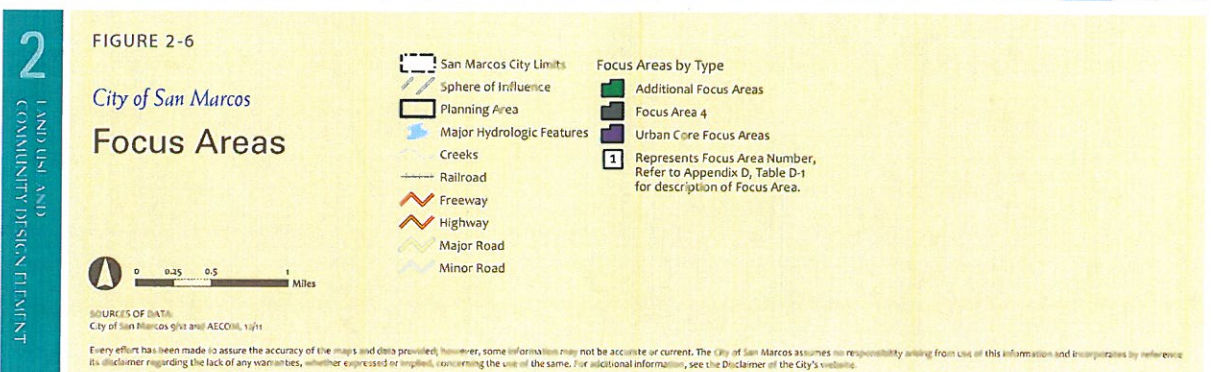
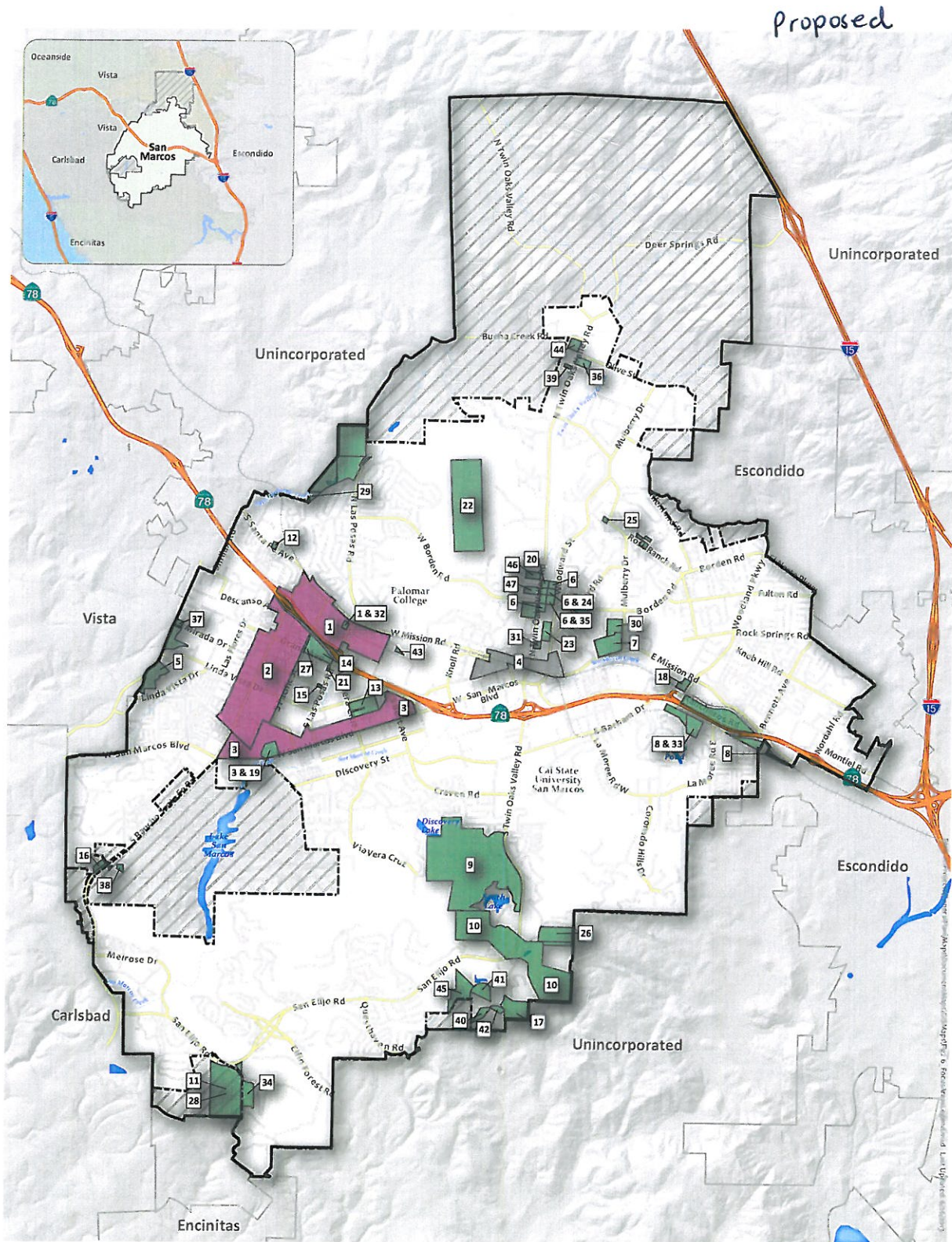


Table 2-4
San Marcos Expected Development Capacity

Land Use Designation	Density Range	FAR (Max)	Existing Acreage	Expected Development Capacity ¹	
				Dwelling Units	Nonresidential Square Footage
Agricultural/Residential	0.125-1.0	--	3,737.4	1,121.2	0
Hillside Residential 1	0.05-0.25	--	1,097.6	219.5	0
Hillside Residential 2	0.25-0.5	--	78	15.6	0
Rural Residential	1.0-2.0	--	783.1	783.1	0
Very Low Density Residential	2.1-4.0	--	1,130.5	3,391.4	0
Low Density Residential	4.1-8.0	--	799.8	3,998.9	0
Low Medium Density Residential	8.1-12.0	--	131.3	1,312.8	0
Medium Density Residential 1	12.1-15.0	--	91.6	1,190.1	0
Medium Density Residential 2	15.1-20.0	--	190.3	3,234.3	0
Medium High Density Residential	20.1-30.0	--	35.1	877.9	0
High Density Residential	30.1-45.0	--	0.00	0.00	0
Mixed Use 1 (MU1)	20.1-30.0	1.75	90.8	3,812.7	1,634,013
Mixed Use 2 (MU2)	30.1-45.0	2.25	0.00	0.0	0
Mixed Use 3 (MU3)	--	1.50	37.8	0.0	1,489,527
Mixed Use 4 (MU4)	--	1.50	6.8	0.0	325,542.
Commercial	--	0.7	261.8	0.0	2,553,016
Neighborhood Commercial	--	0.3	16.7	0.0	145,054
Office Professional	--	1.5	22.6	0.0	631,989
Business Park	--	1.2	41.3	0.0	1,346,849
Light Industrial	--	0.6	359.5	0.0	3,952,042
Industrial	--	0.5	280.8	0.0	3,188,767
Public/Institutional	--	3	491.3	0.0	5,496,959
Parks	--	--	331.0	0.0	0
Open Space	--	--	28.7	0.0	0
SPA	--	varies		21,885.3	12,153,371
Transportation/Utilities Related	--	--	31.09	0.00	0
TOTALS ²				41,843.0	32,917,129

¹ Expected Development Capacity was calculated using reasonable density and intensity assumptions for development within the San Marcos Planning Area which includes the incorporated City and Sphere of Influence. See Figure 1-2.

² All calculations have been rounded to the nearest tenth.

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Low Density Residential	4.1-8.0	--	799.8	3,998.9	0
Low Medium Density Residential	8.1-12.0	--	138.1 131.3	1,312.8	0
Medium Density Residential 1	12.1-15.0	--	91.6	1,190.1	0
Medium Density Residential 2	15.1-20.0	--	190.3	3,234.3	0
Medium High Density Residential	20.1-30.0	--	35.1	877.9	0
High Density Residential	30.1-45.0	--	0.00	0.00	0
Mixed Use 1 (MU1)	20.1-30.0	1.75	90.8	3,812.7	1,634,013
Mixed Use 2 (MU2)	30.1-45.0	2.25	0.00	0.0	0
Mixed Use 3 (MU3)	--	1.50	37.8	0.0	1,489,527
Mixed Use 4 (MU4)	--	1.50	6.8	0.0	325,542
Commercial	--	0.7	261.8	0.0	2,553,016
Neighborhood Commercial	--	0.3	16.7	0.0	145,054
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