

STAFF REPORT

PLANNING COMMISSION MEETING

MEETING DATE: February 5, 2018

SUBJECT: H.G. Fenton Development Co. LLC (Discovery Village South)

CASE NUMBER: P16-0037: GPA 17-003; SPA 16-002; TSM 16-003, SDP 17-006, GV 17-004 & ND 16-001

Assessor Parcel Numbers: 221-080-18-00, 221-080-24-00, 221-080-19-00, 221-080 11-00, 221-070-20-00, 221-142-07-00, 221-080-23-00, 221-080-12-00, and 221-070-19-00

Recommendation

Recommend approval to City Council for:

- 1) A General Plan Amendment (GPA 17-003) to change land use from Scripps Health Care Campus (SPA) to a (SPA) residential development;
- 2) A Specific Plan (SPA 16-002) proposed as Discovery Village South to replace Scripps Health Care Campus Specific Plan;
- 3) A Tentative Subdivision Map (TSM 16-003) for future condominium development under the Discovery Village South Specific Plan;
- 4) A Site Development Plan (SDP 17-006) to facilitate future detached single family residential development with two product types; and
- 5) A Grading Variance (GV 17-004) to allow slopes greater than 20 feet in height.
- 6) Adoption of Mitigated Negative Declaration MND 16-001.

Background

The proposed project site currently lies within the boundaries of the Scripps Health Care Campus Specific Plan (SHCCSP) which was adopted in 1991. The existing SHCCSP calls for a hospital/health care campus on 80 acres of vacant land. The plan envisioned a development in phases, including a hospital with up to 450 beds (including a helipad), 250,000 square feet of medical office space, a 100-bed mental health center/chemical dependency hospital, a 150-bed skilled nursing facility, a health education center, child care center, fitness center, special treatment clinic and research buildings. The total anticipated build out under the SHCCSP is 1,240,000 square feet with 3,102 parking spaces in non-structured surface parking. The buildings range in height from one to seven stories across the site. Due to the changes in the health industry and the abundance of health facilities in the vicinity, Scripps Memorial Hospital sees no benefit in pursuing a hospital campus as originally contemplated. Scripps Health is considering a smaller outpatient campus, likely on the North pad, consistent with the University District Specific Plan. As the owner of the property, Scripps Memorial Hospital has granted

H.G. Fenton Development Company LLC (Fenton) permission to pursue their proposed entitlements described below.

An application was submitted by Fenton requesting approval of a General Plan Amendment (GPA 17-003), Specific Plan (SP 16-002), Tentative Subdivision Map (TSM 16-003), Site Development Plan (SDP 17-006), and a Grading Variance (GV 17-004) to reconfigure existing lots for future residential development with up to 220 single-family homes on an approximately 39-acre site referred to as Discovery Village South located on the south side of the future Discovery Street. Prior to approval of entitlements on the Discovery Village South site, the Development Agreement termination tied to the Discovery Village North action must be approved.

The proposed GPA and Specific Plan approvals for the project allow up to a total of 230 dwelling units. The 230 unit count was the number of dwellings originally requested by the applicant, however 220 units are realized as part of the currently proposed Site Development Plan entitlement request. Since the project will be constructed by a merchant builder, the 230 dwelling units included in the GPA and Specific Plan allow for additional flexibility if the future merchant builder decides to redesign the site layout. A project redesign would require that a new Site Development Plan be submitted to the City.

The Discovery Village South Specific Plan is located directly south of the future Discovery Village North (P16-0005) and the associated Discovery Street extension (within the University District Specific Plan Area), east of Craven Road, north of the Discovery Meadows development and northwest of the Kaiser Permanente Medical Center. Access to the site would be taken directly from the future extension of Discovery Street. The Specific Plan Area is located in the Barham/Discovery Community of San Marcos and surrounded by the San Marcos Creek Specific Plan Area to the west, Discovery Meadows to the south, and the University District Specific Plan Area to the north. The California State University San Marcos (CSUSM) campus and the Heart of the City Specific Plan Area are to the east of the Specific Plan/proposed project site.

Public Workshop:

A public workshop was held on October 5, 2017. Fenton is concurrently processing applications for this project as well as the "Fenton North" project (P16-0005) and both projects were presented. The layout and the design of this project's proposed housing development and the proposed construction of the future Discovery Street were included. Fourteen people attended the workshop. Concerns expressed by the public included density and potential impacts the project would have on the School District. As a frame of reference, it was pointed out that the Discovery Village South project density was less than the adjacent built residential developments. There were also inquiries relating to the temporary rock crusher, hours of operation and the portable rock crusher's general location. Another topic included the concern about ongoing college student parking issues in the general area. The developer proposes to avoid these impacts by providing a private street network with gated entries to discourage student parking.

Land Use

General Plan Conformance:

The project site is vacant and undeveloped and is currently regulated by the Scripps Health Care Campus Specific Plan, and is zoned as Specific Plan Area that allows medical/hospital campus land uses. The proposed project would require a General Plan Amendment and a Specific Plan Amendment for the proposed residential community. The proposed project involves a compact, interconnected community between the San Marcos Creek District Specific Plan Area and the University District Specific Plan Area. Proposed homes would be oriented around open space amenities, paseos and greenways which will connect residents to their homes, common areas, and off-site linkages. Trails, bicycle facilities, and pedestrian paths would provide access to the Creek District Specific Plan and University District Specific Plan Areas. Some of the open space amenities proposed as part of this project include active areas with common facilities that can include a community center, swimming pool and children's play area. Other passive open space amenities include picnic areas and seating areas interspersed within the residential areas.

Consistent with the objectives of the Discovery Village South Specific Plan, the proposed project would provide for new residential development in close proximity to employment and education uses, reinforcing the living and learning environment envisioned for the adjacent University District Area. Additional objectives of the project include quality development design to provide an orderly and visually pleasing environment with a sense of place; a safe pedestrian environment; protection of privacy and security of adjacent residential uses; compatibility with the character of existing residential neighborhoods; high quality building and landscape amenities; and on-site community amenities and facilities that adequately serve the needs of the project residents. The proposed project would be visually and functionally compatible with surrounding urban uses and would not result in dividing the established community. Compliance with applicable General Plan Goals and Policies include:

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 is a continuation of existing residential development located south of the project site (Discovery Meadows) and provides two residential product types consisting of a detached single family product and a more compact detached housing product situated around motor courts. The development is located adjacent to the University District Specific Plan and in close proximity to the San Marcos Creek Specific Plan areas which will allow for additional housing opportunities near existing and proposed commercial, office and educational land uses. Frontage improvement on Discovery Street and Craven Road will provide pedestrian trails to link the proposed neighborhood to land uses surrounding the project site. As described below the proposed residential development will provide additional general fund revenue to the City when compared to the approved hospital and

medical use. In addition the SHCCSP is unlikely to ever be realized on this site based on an existing high hospital bed supply in the vicinity and County.

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 or visibility within the community (San Marcos General Plan Policy LU5.6) which in turn helps to promote community design that produces a distinctive, high quality built environment with forms and character that create memorable places and enrich community life.

The project site will be regulated under the Discovery Village South Specific Plan which allows for a single family residential development at a density of approximately 5.6 dwelling units/acre. The Specific Plan established development plan guidelines and standards such as setbacks, landscaping, architecture, and residential unit types to form an architectural theme for the development consisting of two distinctive residential product types. The Specific Plan further refines these development standards by regulating architectural details and materials, lighting standards, and wall and fence standards. Active and passive open space and common areas are located within the development which further enhances the quality of the built environment. Implementation of the design standards in the Discovery Village South Specific Plan ensure orderly development and that the project will retain the intent and character of the neighborhood and vicinity.

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 hospital and medical use with single-family dwelling units. The proposed product sizes (ranging from 1,650 square feet to 2,500 square feet) consist of a mix of two housing types in a single-family and motor court configuration. Housing on the site will contribute to meeting the housing demand of the community.

Additional detailed description of the project's compliance with applicable General Plan Goals and Policies is included within the Discovery Village South Specific Plan.

Fiscal/Economic Impact:

A fiscal and economic impact analysis was conducted by David Taussig & Associates which comparatively analyzed the fiscal and economic impacts associated with modifying the General Plan land use designation of the site from Scripps Health Care Campus Specific Plan, intended for hospital and medical use, to Discovery Village South Specific Plan for up to 220 residential condominium dwelling units (4.1 – 8.0 du/ac). The Fiscal Impact Study analyzed the net fiscal impact (reoccurring general fund revenues minus the reoccurring general fund expenditures) for each development scenario. The study concluded that the proposed plan for up to 220 residential dwelling units on the site results in a greater fiscal surplus when compared to the currently approved health care campus land use. This is due to Scripps Memorial Hospital

qualifying for the Welfare Exemption from local property taxes. Specifically, a partial tax exemption of 95% is assumed based on City data regarding the existing Kaiser facility, which has a combined tax exemption of 95%. Based on the tax exemption assumption, the health care campus use of the site would generate a fiscal surplus of \$26,023 per year. With approval of the General Plan Amendment and completion of the proposed 220 residential dwelling unit project, the fiscal surplus would be \$128,694 annually resulting from projected Community Facility District and property tax revenues.

From an economic standpoint, the study also concluded that the current General Plan land use designation as a health care campus would directly and indirectly generate 3,672 jobs while with the proposed plan those jobs would not be achieved. Despite the differences in employment opportunities, an Assessment of Market Opportunity conducted by Meyers Research concluded that there is currently an adequate hospital bed supply on a Countywide basis (inclusive of San Marcos) and with the recent expansion of the Kaiser Permanente medical offices, the use of the subject site for additional hospital and medical use would not be realized as originally contemplated. There is an option for a medical office on the North pad, should that opportunity present itself.

Specific Plan:

The project site is vacant and undeveloped and is currently under the Scripps Health Care Campus Specific Plan, and is zoned as Specific Plan Area that allows medical/hospital campus land uses. The proposed project would require a General Plan Amendment and replacement of the Scripps Memorial Hospital Specific Plan with Discovery Village South Specific Plan for the proposed residential community.

The project's proposed residential and recreation uses are not allowed with uses established under the SHCCSP. The Discovery Village South Specific Plan would replace the SHCCSP in its entirety to change the use from medical/hospital to single-family residential. The scale, density, and height of the proposed development would be significantly reduced, and the land use standards, design standards, and architecture would be revised as appropriate to correspond with the proposed new uses. The circulation design would also be revised to serve the proposed residential use. The proposed residential uses would complement the residential uses located to the south and west of the proposed project site, and the proposed implementation of recreational amenities would reduce impacts on surrounding parks, trails, and open space areas.

Site Development Plan:

A Site Development Plan (SDP) will implement the Discovery Village South Specific Plan and will be used to insure consistency with the Development Plan Guidelines of the Specific Plan. The SDP provides for compliance with specified development standards including setbacks, architecture, landscape design, lighting and open space requirements.

The proposed single-family residential condominium development would include two product types. Type A would be a single-family detached home, two stories with an enclosed two-car garage ranging in size from 2,100 to 2,500 square feet. Type B would be two story single-family detached home designed in a motor court configuration arranged around a shared driveway and would range in size from 1,650 square feet to 1,700 square feet. The Type A product type would be generally located in the west and central portion of the site while the Type B product type would be located on the east and south portions of the site. Other uses and amenities proposed as part of the project include: passive open space consisting of picnic areas and seating areas, and active open space areas with community amenity space consisting of barbeque areas and a pool, community center, or similar facility. A bio-retention area would also serve as open space within the community. These amenities would be dispersed throughout the community. These common recreational areas, as well private streets and sidewalks would be maintained by a Home Owners Association. Each dwelling unit would have two enclosed parking spaces plus room for two cars on each driveway. The Specific Plan requires that a minimum of 0.33 on-street parking spaces per unit be available (73 spaces). Eighty-six spaces are available along the private streets with 10 dedicated 90 degree spaces located adjacent to an open space area with community amenities such as a tot-lot and pedestrian paths. The site would be accessed off of the future Discovery Street through two gated entryways.

Although the applicant has submitted a Site Development Plan (SDP 17-006) which includes architectural design, these are not considered the final design. It is anticipated that the future merchant builder will come forward with a design that meets the criteria defined in the Discovery Village South Specific Plan and provides greater architectural detail as conditioned within the SDP Resolution. The Specific Plan requires that for each Planning Area (PA1, PA2, PA3) the developer will submit three separate floor plans with three different architectural designs for each Planning Area. The Specific Plan calls-out specific architectural styles consisting of Contemporary, Craftsman, Irving Gill and Spanish architecture which will need to be applied. Future review of working drawings consistent with the Specific Plan and SDP will be reviewed by City staff and approved by the Planning Division Manager.

Tentative Subdivision Map:

A Tentative Subdivision Map (TSM 16-003) will create four new lots including three condominium lots on the 39-acre property and a remainder parcel. Lots 1 and 3 (Planning Areas PA1 and PA3) will contain the aforementioned Type A product type and will consist of approximately 131 single-family dwellings. Lot 2 (PA2) consisting of the Type B motor court product will consist of 89 dwelling units. The fourth lot (Lot A) will consist of a storm water detention basin. The 41-acre Discovery Village North property (P16-0005) is delineated as a remainder parcel as part of this TSM. Internal private streets will provide two access points from future Discovery Street as well as internal circulation. The entire proposed street network is shown on the Site Development Plan.

Grading Variance:

The project site and areas north of the future Discovery Street extension (Discovery Village North, City project P16-0005) are proposed to be mass graded concurrently. As part of the mass grading operation and

the balancing of material over the entire 80 acre site, temporary slopes exceeding 20 feet shown on the Discovery Village North Tentative Subdivision Map (TSM 16-001) located adjacent to the south side of the Discovery Street extension would not occur on the Discovery Village South property. However, additional slopes exceeding 20 feet would occur on the west side of the property adjacent to Craven Road and along the south property line. Slopes are shown on the attached exhibit for GV 17-004. Said manufactured slopes would be irrigated and planted to blend into the surrounding environment.

Phasing Plan Restrictions:

The project is conditioned to provide a phasing plan with the final map to accommodate circulation and recreational improvements. The majority of Discovery Street along the project frontage will need to be completed prior to occupancy of residential units. In addition the project is conditioned to require the Discovery Street/Bent Avenue and Discovery Street/Craven Road intersections to be completed prior to occupancy of the 107th structure on the site. Onsite circulation and recreational improvements will be built as determined in the phasing plan.

Environmental Determination

The City has prepared a Mitigated Negative Declaration (MND 16-001) in conformance with Section 15070(a) of the CEQA Guidelines after preparation of an Initial Study. The purpose of the MND environmental evaluation is to describe the proposed project, determine any potentially significant impacts associated with the proposed project, and incorporate mitigation measures into the project design as necessary to reduce or eliminate the potentially significant effects of the project. The project analyzed as part of the MND included 230 lots consistent with the proposed General Plan Amendment and Specific Plan approvals. The MND was circulated for public review for 30 days from November 28, 2017 to December 28, 2017. During the public review period, a total of three public comments were received by the City. Responses to those public comments are included within the attached MND.

Biological Resources:

A biological impact analysis report was completed by Merkel & Associates which identified that the project footprint would impact a number of sensitive habitats found on the site. Implementation of habitat-based mitigation is a requirement of project's entitlement and would reduce impacts to a level below significance. In addition the project incorporates other mitigation to avoid and mitigate biological impacts including: biological monitoring during construction, mitigation related to sensitive species which may be present on site including coastal California gnatcatcher and least Bell's vireo, restrictions to grading work timeframes to avoid impacts to nesting migratory birds and raptors and requirements to obtain necessary regulatory permits from applicable resource agencies.

Cultural & Tribal Cultural Resources

The MND 16-001 cultural resources analysis prepared by Dudek and Associates did not identify any historic resources and determined that none of the evaluated archaeological sites meets the criteria to be significant under CEQA. However, in consideration of the Phase I inventory, Phase II evaluation, and tribal consultation with Native America Tribes traditionally and culturally affiliated with the geographic

area in accordance with SB-18 (Government Code Section 65352.3) and AB-52 (Public Resources Code Section (21080.3.1(a))), there is a moderate potential for inadvertent discovery of archaeological resources during project construction. To address these discoveries or any potential for unknown or buried resources to be present at the project site, MND 16-001 mitigation measures will include the presence of qualified archaeological and Luiseño Native American monitors during ground-disturbing activities to control grading in areas of concern, and identify and handle any inadvertent disturbance. The measure would reduce impacts to such discoveries to less than significant. At the request of the Kumeyaay tribal government, a condition has also been added to the project that the developer inform the Kumeyaay tribal government when grading activities commence on the site.

In addition to above, existing onsite bedrock milling features not considered Tribal Cultural Resources (TCRs) in accordance with Public Resources Code Section 21074(a) were further evaluated through tribal consultation with the San Luis Rey Band of Mission Indians (SLR Band) and Temecula Band of Mission Indians (aka Pechanga) (Tribes). The Tribes indicated tribal cultural significance of these features and requested their protection. After additional evaluation, including site reconnaissance with the Tribes, the City added into MND 16-001, TCR mitigation language to preserve the features in place, if possible, or relocate to open space or landscape prior to grading disturbance. The measure protects features from damage, to the extent feasible, and serves to reduce potential impacts of tribal cultural resources to less than significant. As required by state law, the tribal consultation process detailed in MND 16-001, is ongoing and will be completed with the Tribes prior to the City Council hearing.

Noise:

Dudek prepared a Technical Noise Report for the proposed project in August 2017 (amended November 2017). On-site noise-generating activities associated with the proposed project would include short-term construction as well as long-term operational noise. The proposed project would generate off-site traffic noise along adjacent roadways (primarily along Discovery Street and Twin Oaks Valley Road). In addition, the future residences within Discovery Village South would be subject to traffic noise from Discovery Street and Craven Road. Prior to issuance of a building permit, an acoustical noise study will be required to adequately attenuate associated traffic noise.

Blasting is anticipated to remove and re-use native rock material for on-site roadway base as well as for cut and balance. This would also eliminate the need for truck trips exporting material off site. The specific locations, duration, and the extent of blasting is unknown at this time. A pre-blast survey and preparation of a blasting plan, as specified in the MND, will be required prior to any rock removal on the site. Construction equipment would include dozers, excavators, scrapers, backhoes, compactors, loaders, and miscellaneous trucks. Construction activities would take place within approximately 50 feet of the nearest existing residential boundaries for relatively brief periods of time. Noise mitigation conditions have been made part of the project to include limits to construction hours and implementation of grading/construction best practices to further reduce construction noise.

A temporary rock crusher will be located off-site (Discovery Village North) but contiguous to Discovery Village South and all rock materials requiring crushing from Discovery Village South will be transferred to the Discovery Village North pad, where all rock crushing would occur north of Discovery Street. Temporary rock crushing uses on the North pad have been analyzed within the scope of the Final EIR for the University District Specific Plan and 2017 Addendum to the FEIR (State Clearinghouse No. 2008101083) for the University District Specific Plan. Additionally, appropriate mitigation measures have been identified for such uses within the University District Specific Plan FEIR.

Public Safety:

The project site would increase demand on fire protection services due to the construction of up to 230 single-family residential units on the proposed project site. The station closest to the proposed project site is Fire Station No. 1, located approximately 1 mile north of the proposed project site at 180 West Mission Road. The proposed project site is within the existing service area of SMFD, and on-site construction would comply with applicable Fire Code requirements. New fire protection facilities are not anticipated at this time. However, the project's generation of approximately 691 residents has the potential to result in substantial impacts to fire protection services. Payment of fees to the City's Community Facilities District (CFD), would reduce potential impacts to a less-than-significant level.

Schools:

The proposed project is located within the service boundary of the San Marcos Unified School District (SMUSD). The proposed project is within the school boundaries of San Marcos High School, San Elijo Middle School, and Discovery Elementary School (SMUSD 2017a). Mark A. Schiel, Assistant Superintendent of SMUSD, indicated that the existing school capacity within SMUSD is not adequate to meet the estimated student population growth from the proposed project in addition to the approved and planned future developments within the City. Based on the K-12 student generation rate provided by SMUSD, the project is anticipated to generate approximately 105 students. The current schools within SMUSD that would serve the project are at capacity before the approval of the proposed project. The increased demand for school facilities associated with the proposed project would be offset by payment of required fees that would help fund ongoing service and new facilities.

Park/Amenities:

The proposed project would implement up to 230 single-family residential units. The proposed project would provide approximately 2.90 acres that include a variety of private passive and active open space amenities on site with trails, paths, greenways, and paseos connecting the project site with surrounding community facilities. The project includes a central commons area, which would serve as the ceremonial community amenity space, with a shaded plaza and recreational amenities. At either end of the proposed community, pocket playgrounds and green spaces would be incorporated. The project will be required to pay park Public Facilities Fees to offset impacts to the City's parks.

Transportation and Traffic:

The project proposes a General Plan Amendment and Specific Plan to change the on-site land use from Scripps Health Care Campus to a 220 unit single-family residential condominium development. Although the project has been designed with 220 single family residences, the Specific Plan allows up to 230 single family homes, so the project was analyzed with the potential of 230 homes. As a result of the change, the overall traffic generated by the proposed residential use when compared to the allowed medical/hospital campus land uses would be reduced from 38,800 Average Daily Trips (ADT) to 2,300 ADT.

Chen Ryan conducted a Traffic Impact Study in accordance with the requirements of the SANTEC/ITE Guidelines for TIS in the San Diego region (March, 2000), and in conformance with the enhanced California Environmental Quality Act (CEQA) project review process. The traffic study was based on the assumption that the improvements proposed by Discovery Village North, most notably Discovery Street and Craven Road, would need to be in place prior to any occupancy.

There were five (5) scenarios analyzed in this study, including:

1. Existing Conditions – Establishes existing baseline traffic conditions within the study area.
2. Existing Plus Project Conditions – Represents existing traffic conditions with the addition of traffic projected to be generated by the Proposed Project.
3. Near-Term Year 2020 Conditions – Establishes near-term baseline conditions for comparison.
4. Near-Term Year 2020 Plus Project Conditions – Represents Year 2020 Conditions with the addition of traffic projected to be generated by the Proposed Project.
5. Horizon Year 2050 Conditions – Provides a comparison between the currently adopted City of San Marcos General Plan land use and the Proposed Project land use.

The results of the traffic study show that the additional traffic created by the project (Existing plus Project) will cause Bent Avenue to be over capacity between San Marcos Boulevard and Discovery Street. The study further determined that the addition of turn lanes along Bent Avenue, including the intersections at San Marcos Boulevard and Discovery Street, would add capacity to the segment so that the increase would be less than significant. The City's current Capital Improvement Projects (CIP) Program project (No. 88623), which includes a new bridge and turn lanes, adds capacity to the segment which results in the project traffic creating a less than significant impact. However, the project applicant is conditioned to add the turn lanes if the City's project does not move forward. In the event that Discover Village South, Discovery Village North and the City's CIP project are all under construction at the same time, the traffic study determined that up to 106 residential units could be occupied before there was an impact to the street network. The remaining units cannot be occupied until the Bent Avenue improvements are completed to receive occupancy.

Under the near-term 2020 plus project condition, the segment of Bent Avenue between San Marcos Boulevard and Discovery Street would be over capacity. It should be noted that in this scenario, Discovery Street is extended to Twin Oaks Valley Road consistent with the improvements proposed by Discovery Village North which would divert a significant amount of traffic from other streets such as San Marcos Boulevard onto the Discovery Street extension. The project conditions require that a note be placed on the map that certificate of occupancy will not be given until Discovery Street is extended. The intersection of Bent Avenue and San Marcos Boulevard is also impacted under this scenario. Typically, improvements to the impacted street and intersection would be proposed as mitigation. However, it is unlikely that Bent Avenue will be widened in the foreseeable future because the current CIP project includes the construction of a bridge for which widening would be cost prohibitive. Therefore, an alternative mitigation measure, such as extending Grand Avenue from its current terminus to Discovery Street was considered. The construction of the Grand Avenue extension, including Grand Avenue Bridge, will eliminate the impacts to segments and intersections and Grand will operate at an acceptable level of service. Therefore, as a mitigation measure, the project will make a fair share contribution towards the extension of Grand Avenue to connect to Discovery Street.

Pedestrian and Bicycle Paths and Trails

Consistent with the City's General Plan Trails Master Plan, a pedestrian trail will be located along the project frontage on Discovery Street along with pedestrian trail improvements being made on the east side of Craven Road connecting to an existing trail. An existing pedestrian trail is also located on the west side of Craven which will be retained. The proposed pedestrian trails as part of this project will provide the necessary linkages to off-site pedestrian trail access points leading north into the San Marcos Creek District, east to Twin Oaks Valley Road and will provide connections to the future Creek Trail located on the Discovery Village North property.

Discovery Street will be designed with an 8' buffered bicycle lane that will provide a connection to existing and future bicycle infrastructure on Craven Road and Discovery Street. North County Transit District is requesting two ADA compliant bus stop pads on Bent Avenue and Craven Road near their intersections with Discovery Street. The final location of these pads may be adjusted with the City's CIP project. The Discovery Village North project is conditioned to incorporate improvements within the limits of the proposed work once the final bus stop locations are determined. On-site improvements within Discovery Village South will involve pedestrian access provided through non-contiguous sidewalks along the loop road and contiguous sidewalks on residential streets. Additionally, pedestrian paseos located between motor courts and at key points in the neighborhood would link residents to an expanded network of trails that lead to the creek and to transit.

Attachment(s)

Adopting Resolutions:

Resolution PC 17-4642 (GPA 17-003)

Resolution PC 17-4643 (SPA 16-002)

Resolution PC 17-4644 (TSM 16-003)

Resolution PC 14-4646 (SDP 17-006)

Resolution PC 17-4645 (GV 17-004)

A – Vicinity Map

B – Aerial Photo

C – Requested Entitlements

D – Site & Project Characteristics

E – Tentative Subdivision Map (TSM 16-003)

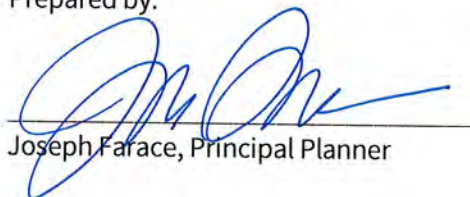
F – Site Plan/Architecture (SDP 16-002)

G – Mitigated Negative Declaration (MND 16-001)

H – Public Comments

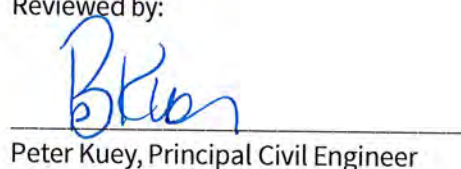
I – Fiscal/Economic Impact and Market Analysis

Prepared by:



Joseph Farace, Principal Planner

Reviewed by:



Peter Kuey, Principal Civil Engineer

Approved by:



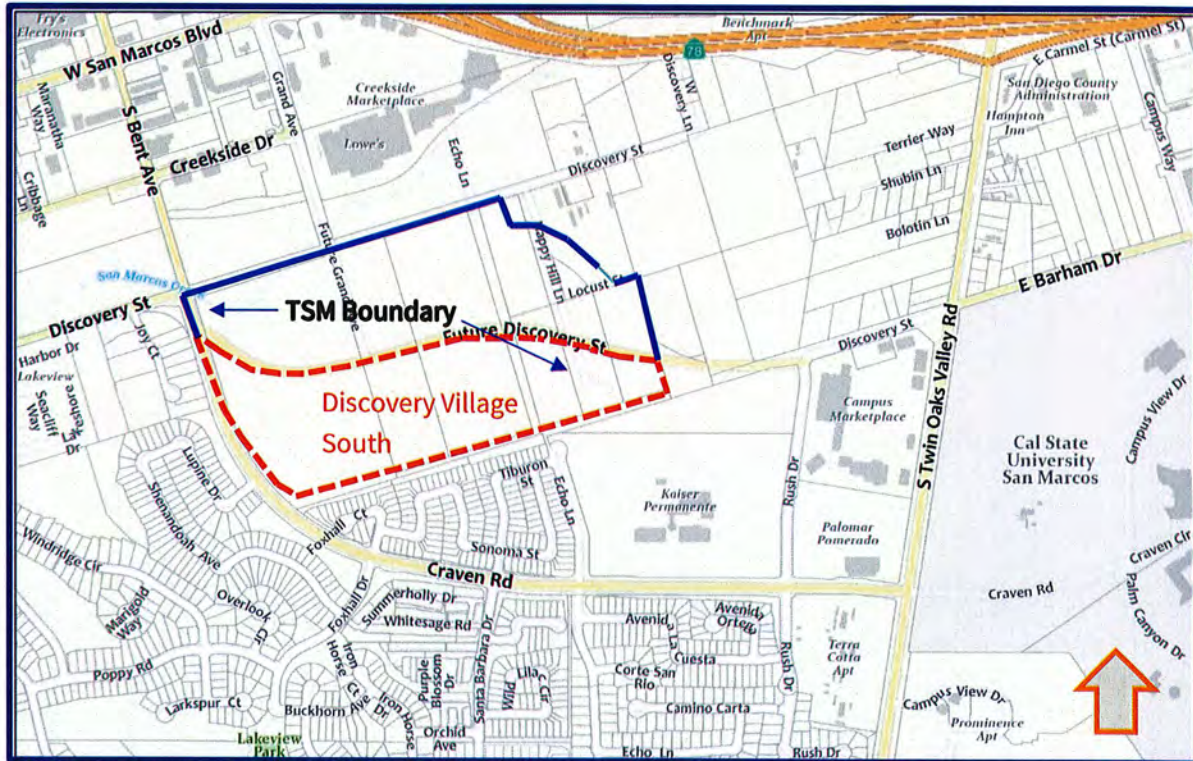
Karen Brindley, Planning Division Manager

Approved/Submitted by:



Dahvia Lynch, Development Services Director

Attachment A Vicinity Map



Attachment B
Aerial Photo



Attachment C
Requested Entitlements

- Adoption of General Plan Amendment (GPA 17-003)
- Adoption of a Specific Plan Amendment (SPA 16-002)
- Adoption of Tentative Subdivision Map (TSM 16-003)
- Adoption of Site Development Plan (SDP 17-006)
- Adoption of a Grading Variance (GV 17-004)
- Adoption of a Mitigated Negative Declaration (MND16-001)

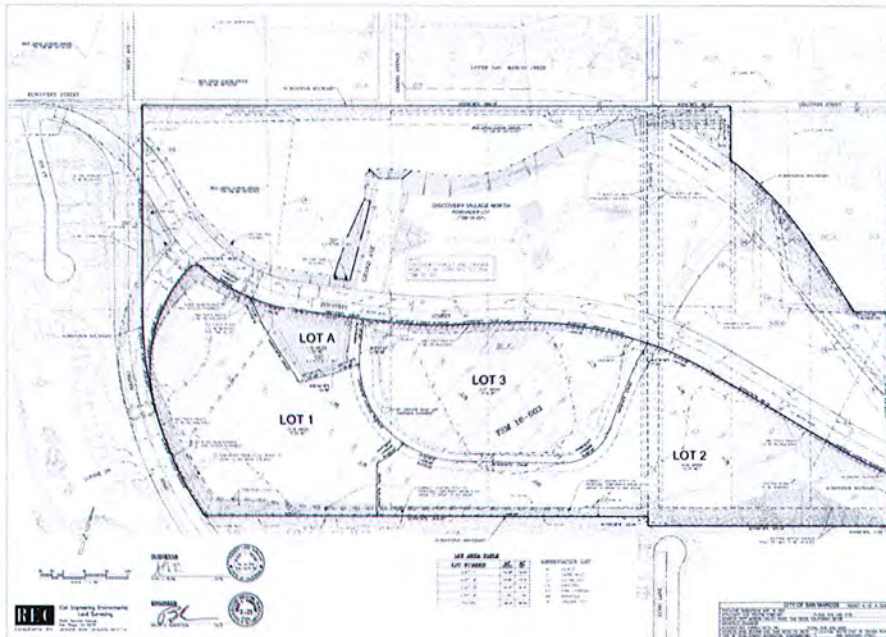
Attachment D
Site & Project Characteristics

	Existing	Zoning Designation	Land Use Designation
Property	Vacant	SPA	Scripps Health Care Campus SP
North	University District Specific Plan/ San Marcos Creek	SPA	University District Specific Plan/ San Marcos Creek
South	Single-Family Residential	SPA	SPA Discovery Hills
East	Vacant Land/UDSP	SPA	SPA
West	Single Family Res.	SPA	SPA Discovery Hills
Flood hazard zone	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Sewers	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Water	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
General Plan Conformance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Land Use Compatibility	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

**CITY OF SAN MARCOS TENTATIVE SUBDIVISION MAP 16-003
DISCOVERY VILLAGE ~ SOUTH PAD**

SUBMITTER:
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DEVELOPMENT TYPE:
 1. RESIDENTIAL LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801



Attachment F
Site Plan/Architecture



Attachment F Site Plan/Architecture

Single family lots should incorporate a variety of architectural styles and character defining elements to provide visual diversity and richness to the Discovery Village South. The following architectural styles are appropriate for single family residential lots. Additional styles may be requested at the time of Site Development Plan review, subject to approval by the Planning Manager.

1. A minimum of three different floor plans shall be provided for each planning area.
2. A minimum of three elevation treatments shall be provided for each floor plan type during site design review.



Contemporary

Contemporary character emphasizes simple lines and horizontal planes and a projecting roof at the entrance. Railings, doors, windows and roof lines are simple and relatively unadorned if compared to other styles. Materials include horizontal siding, stucco and flat clay shingle roofing.

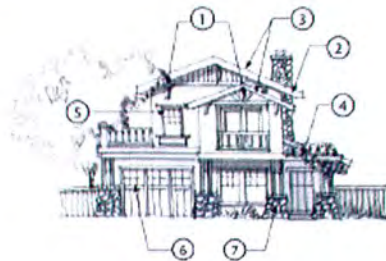
1. Horizontal Siding and Roofing
2. Projecting Roof at Entrance to the House
3. Clerestory Window
4. Flat Panel Garage Door Treatment
5. Grouped Casement Windows (Ribbon Windows)



Irving Gill

The characteristic elements of this type are influenced by the architecture of Irving Gill, which emphasized tower elements, simplified arches, simple lines and horizontal planes and projecting roofs. The entrance to the house is defined with a simple archway. The first floor is anchored with "heavier" and solid forms while the second floor is lighter and mostly enclosed with a continuous band of windows. A trellis defines the side yard.

1. Arches
2. Defined Base
3. Projecting Roofs
4. Simple Knee Braces
5. Covered Patio with Trellis
6. Smooth Stucco Finish
7. Windows are Recessed and with Simple Frames



Craftsman

Craftsman character celebrates traditional craftsmanship and natural materials by emphasizing the details of structural connections, roof, window and door frames, and materials. Stone is used as the base of chimneys and foundations, wood siding defines roof gables, and stucco or shingles make up the primary walls of the house. Defining details include knee braces, exposed tie beams and projecting rafters, eaves and rakes.

1. Exposed Knee Braces and Tie Beams
2. Projecting Eaves, Rafter and Rakes
3. Multiple Gable Roof Forms
4. Entry Trellis
5. Casings, Sill Apron, Sides and Mullions at Windows
6. Paneling Details at Garage Door and Entry Door
7. Articulated Pier Bases, Columns and Railings



Spanish

Spanish character provides a universal Mediterranean appeal that includes traditional elements, such as clay tile roofs, stucco finish, recessed entrance and decorative iron motifs and lanterns. A double gable is provided to define the entrance and the primary roofline. Windows and doors are articulated with mullions, stile, rails and panels. Rafter tails are exposed and project beyond primary roof lines.

1. Exposed and Projecting Rafter Tails
2. Double Gable Roofs
3. Recessed Entry Door
4. Adobe Clay Tile Roof
5. Decorative Hue Capat Chimney
6. Decorative Metal Work
7. Recessed Windows