

RESOLUTION PC 17-4642

A RESOLUTION OF THE SAN MARCOS PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT TO REPLACE THE SCRIPPS MEMORIAL HOSPITAL SPECIFIC PLAN TO DISCOVERY VILLAGE SOUTH SPECIFIC PLAN IN THE BARHAM/DISCOVERY NEIGHBORHOOD AND MITIGATED NEGATIVE DECLARATION 16-001

Case No: GPA 17-003 (P16-0037)
H.G. Fenton Development Company LLC

WHEREAS, on September 7, 2016 an application was received from H. G. Fenton Development Company LLC requesting 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 Grading Variance (GV 17-004) to allow residential development of up to 230 single family dwelling units and approximately 39 acres of vacant land located north of Craven Road, south of the future Discovery Street, west of Rush Drive, and east of Bent Avenue more particularly described as:

ALL OR PORTIONS OF LOTS 1 AND 2 OF BLOCK 67, AND LOTS 8, 9, 10, 11, 12 AND 13 OF BLOCK 63 OF RANCHO LOS VALLECITOS DE SAN MARCOS, ACCORDING TO MAP THEREOF 806 AND PARCEL A OF MAP NO. 16595
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, 221-070-19-00

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

WHEREAS, Article 5, Section 65302 of the State Government Code specifies the contents for a General Plan and a land use element to said plan; 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 6 Section 65358 of the State Government Code further allows for yearly updates to local general plans to allow for changes in the market place; and

WHEREAS, the Scripps Specific Plan (SP 90-24) was adopted by the City Council with associated entitlements (General Plan Amendment [91-26 Subarea A], Rezone [91-46], Development Agreement [DA 91-05], Environmental Impact Report [EIR 91-17], Specific Plan Amendment [87-29(91M)], Conditional Use Permits (CUP 91-138, CUP 91-139), and Tentative Parcel Map [TPM 495] on November 26, 1991; and

WHEREAS, the applicant/developer has proposed to rescind and replace the Scripps Specific Plan (SP 90-24) with the Discovery Village South Specific Plan; and

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

WHEREAS, the Developmental Services Department conducted a Public Workshop on October 5, 2017 for the proposed project; and

WHEREAS, the required public hearing held on February 5, 2018 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Development Services Department did consider the study and analysis of said areas; and

WHEREAS, the Development Services Department did study the area and does recommend certification by the City Council of Mitigated Negative Declaration (MND 16-001) with a Mitigation Monitoring and Reporting Program pursuant to CEQA; and

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

1. The proposed General Plan Amendment from Scripps Memorial Hospital Specific Plan to Discovery Village South Specific Plan as depicted on attached Exhibit "A" (Proposed Specific Plan Amendment on Figure 2-3 in the Land Use & Community Design Element) is consistent with the basic intent and goals, and objectives of the Specific Plan District, by providing a diversified, well-balanced residential project consisting of up to 230 single family detached condominium dwelling units with corresponding enhanced gated entry, private open space, private recreational facilities, sufficient parking, landscaping, a variety of architectural design and buffering elements within the project site referenced as Discovery Village South.
2. The proposed General Plan Amendment will not be detrimental to the Public Health, Safety, or Welfare and will not be detrimental to the surrounding land uses in the Barham Discovery Neighborhood. This is ensured by provisions of adequate service levels for all utilities (such as electrical, water, and sewer), services (such as police and fire), adjacency to schools, and creation and improvements to the road network. Additional compatibility with surrounding residential land uses to the north and west will be accomplished under the Discovery Village South Specific Plan establishing strict development guidelines and controls on grading, site plan design, public & emergency access, enhanced landscaping (public & private), and enhanced architectural treatment to compliment the surrounding neighborhood & future development.

3. The proposed General Plan Amendment, will provide a greater compatibility and integration with the adjacent residential development in the area than does the Scripps Hospital Specific Plan in that the proposed density for Discovery Village South ranges from 5.39 du/ac in Planning Area 1 & 2 to 6.04 du/ac in Planning Area 3 which is consistent with the surrounding density in this area. The proposed project will implement General Plan Goal LU-1 of achieving a balanced distribution and compatible mix of land uses to meet the present and future needs of the community; and will implement Policy LU-1.1 and LU 1.3 in that the proposed land use is compatible with existing adjacent residential neighborhoods, will provide access to mobility choices and will place housing in proximity to employment and civic opportunities.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (MND 16-001) with a Mitigation Monitoring and Reporting Program is hereby recommended for approval to the City Council.
3. The General Plan Amendment (GPA 17-003) is hereby recommended for approval by the City Council

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 5th day of February 2018.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

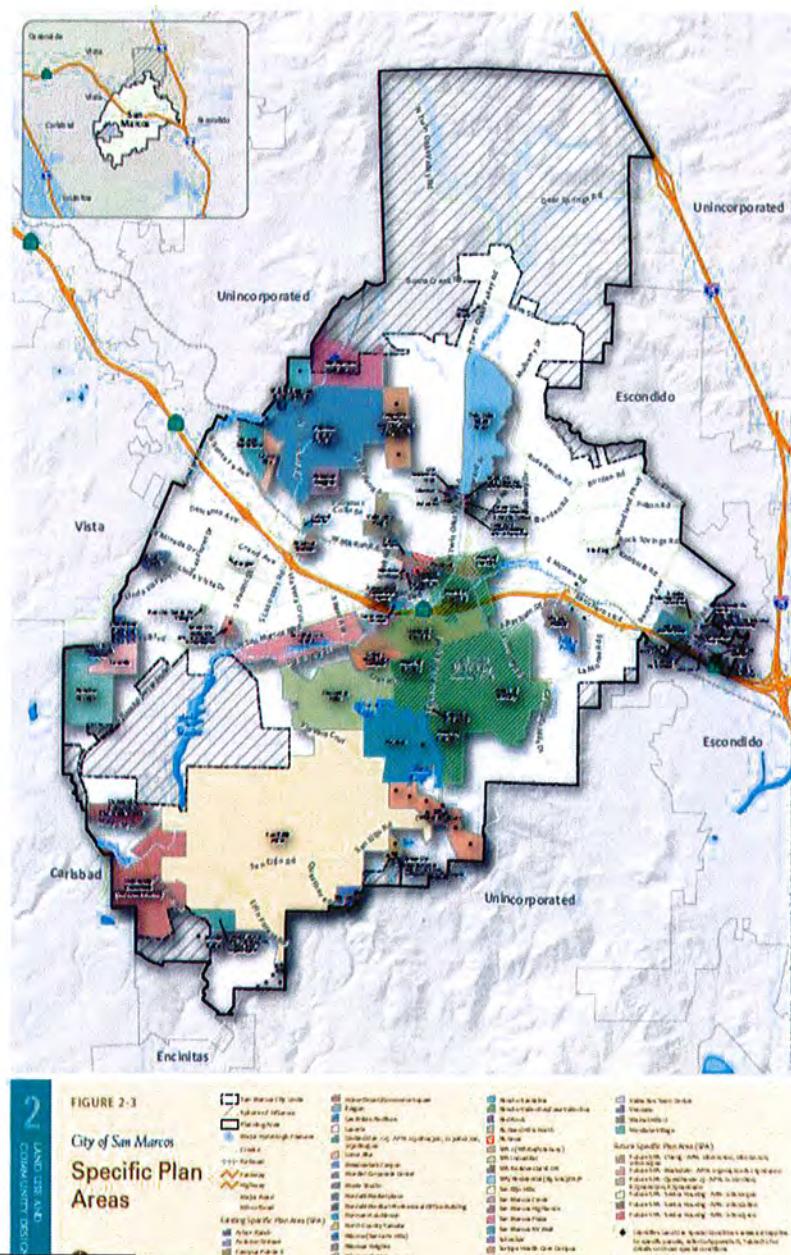
APPROVED:

, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Sandra Gallegos, Senior Office Specialist
SAN MARCOS CITY PLANNING COMMISSION

**Exhibit "A" – Proposed Specific Plan Amendment
on Figure 2-3 in the Land Use & Community Design Element**



Scripps Health Care
Campus Specific Plan
will be replace with
Discovery Village South
Specific Plan

PC Agenda Item # 3

**Exhibit "B" – Proposed Development Capacity Increase
 on Table 2-4 in the Land Use & Community Design Element**

2

LAND USE AND COMMUNITY DESIGN ELEMENT

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	--	1,120.5	3,391.4	0
Low Density Residential	4.1-9.0	--	799.8	3,998.9	0
Low Medium Density Residential	9.1-12.0	--	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	--	150.3	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	3,912.7	1,634,013
Mixed Use 2 (MU2)	30.1-45.0	2.25	0.00	0.0	0
Mixed Use 3 (MU3)	--	1.1			
Mixed Use 4(MU4)	--	1.1			
Commercial	--	0			
Neighborhood Commercial	--	0			
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
		0.5	280.8	0.0	3,188,767
		3	491.3	0.0	5,496,959
			331.0	0.0	0
Open Space	--	--	10.7	0.0	0
SPA	--	varies		21,885.3	12,163,371
Transportation/Utilities Related	--	--	31.09	0.00	0
TOTALS²				41,843.0	32,917,129

Nonresidential Square
 Feet will decrease by
 607,105 square feet

Dwelling Units will
 increase by up to 230

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.

Exhibit "C" - Change Scripps Health Care Campus to Discovery Village South Specific Plan

D

Table D-3 Specific Plan Areas, Continued

Specific Plan Name	Planned Development (number of residential units and/or non-residential sf)	Buildout Status
Schenker SP Windy Way/TOV APN: 218-110-24	4.42 ac Industrial	100%
Scripps Health Care Campus	38.63 ac 607,105 sf medical care campus	0%
Senior Apartments	255 units	100%
SPA Industrial	4.45 ac Industrial	100%
Specific Plan Area - Rancho Santa Fe Village APN: 219-231-14, 15, 18	120 multi-family units 12,000 sf commercial	100%
Specific Plan Area 2 (FA10)	68 residential lots	0%
Starling APN: 220-520-01	29 units	100%
SPA Movie Studio ³ (FA34)	15.28 ac SPA Movie Studio	0%
Twin Oaks Valley Ranch	1,407 units	100%
University Commons (Old Creek Ranch)	10.3 ac Industrial	79%
	401 single-family units	88%
	1,123 multi-family units	60%
University District	1,000,000 sf commercial 938,000 sf office 30,000 sf civic/community 2,600 multi-family units 800 student housing 450 hotel rooms	0%
Vallecitos Ridge	103 single-family units Open Space	100%
Vallecitos Town Center	0.84 ac commercial	100%
Venzano	129 single-family units	100%
Walnut Hills II	137 single-family units Open Space	100%
Westlake Village ¹ (FA4)	6,140 sf commercial 106 affordable apartment units	0%

Change 38.63 acres 607,105 s. f. of medical office to up to 230 residential dwelling units.