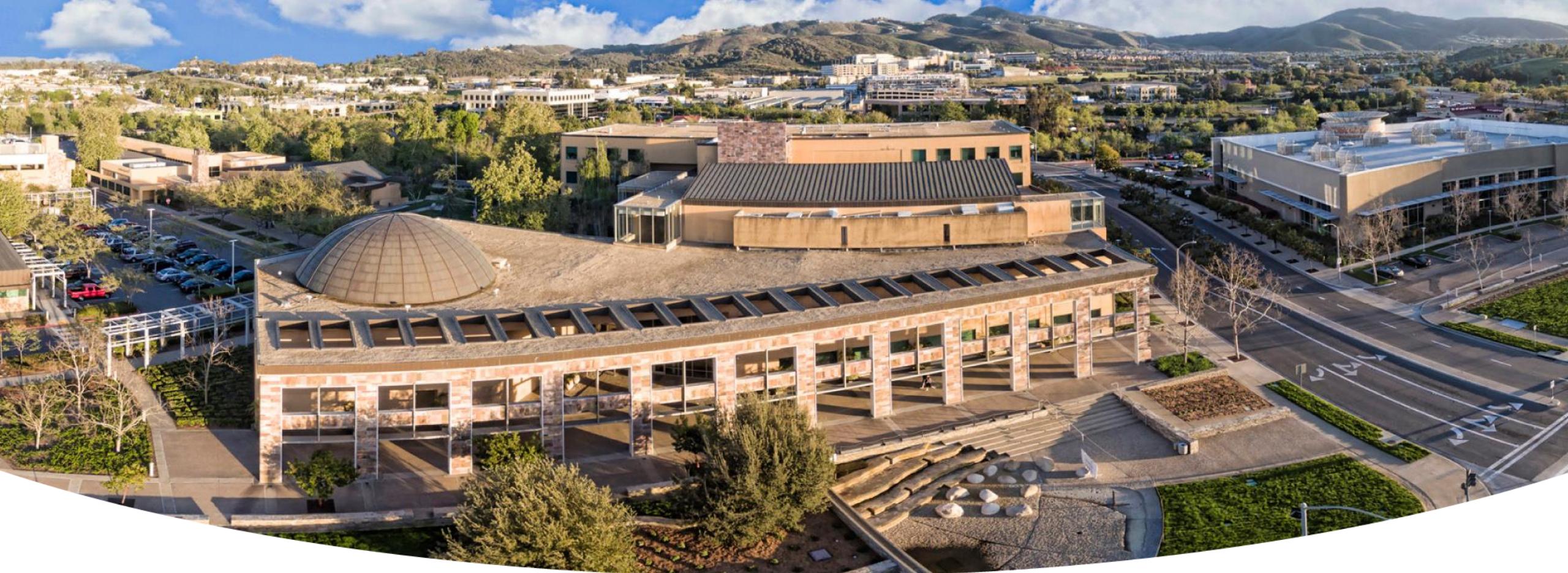




# PLANNING COMMISSION

May 18, 2020

**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES



**GP18-0002**  
The Sunrise Project

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# Request

- **192 Unit Multifamily Condominiums**
  - Environmental Impact Report
  - General Plan Amendment
  - Specific Plan
  - Annexation
  - Prezone
  - Rezone
  - Multifamily Site Development Plan
  - Conditional Use Permit
  - Grading Variance

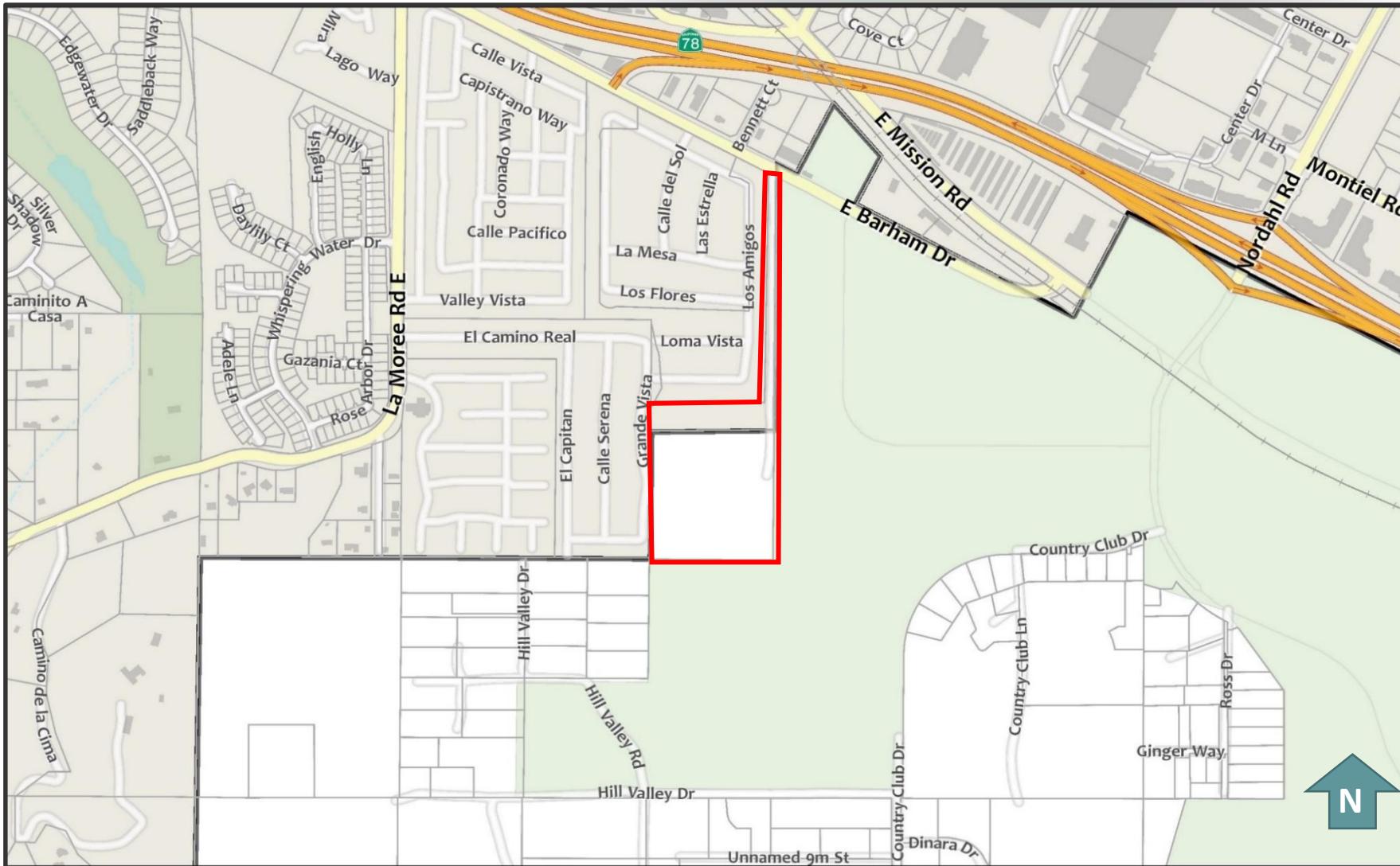
# Project Description

## Multifamily Development

- 192 multi-family dwelling units
  - 100 2-story units
  - 92 3-story units
- 13.3 du/ac
- 2-story units placed on northern and western PL boundary
- Open Space
- Circulation Improvements
- 2 access points
  - E. Barham Drive
  - Meyers Avenue

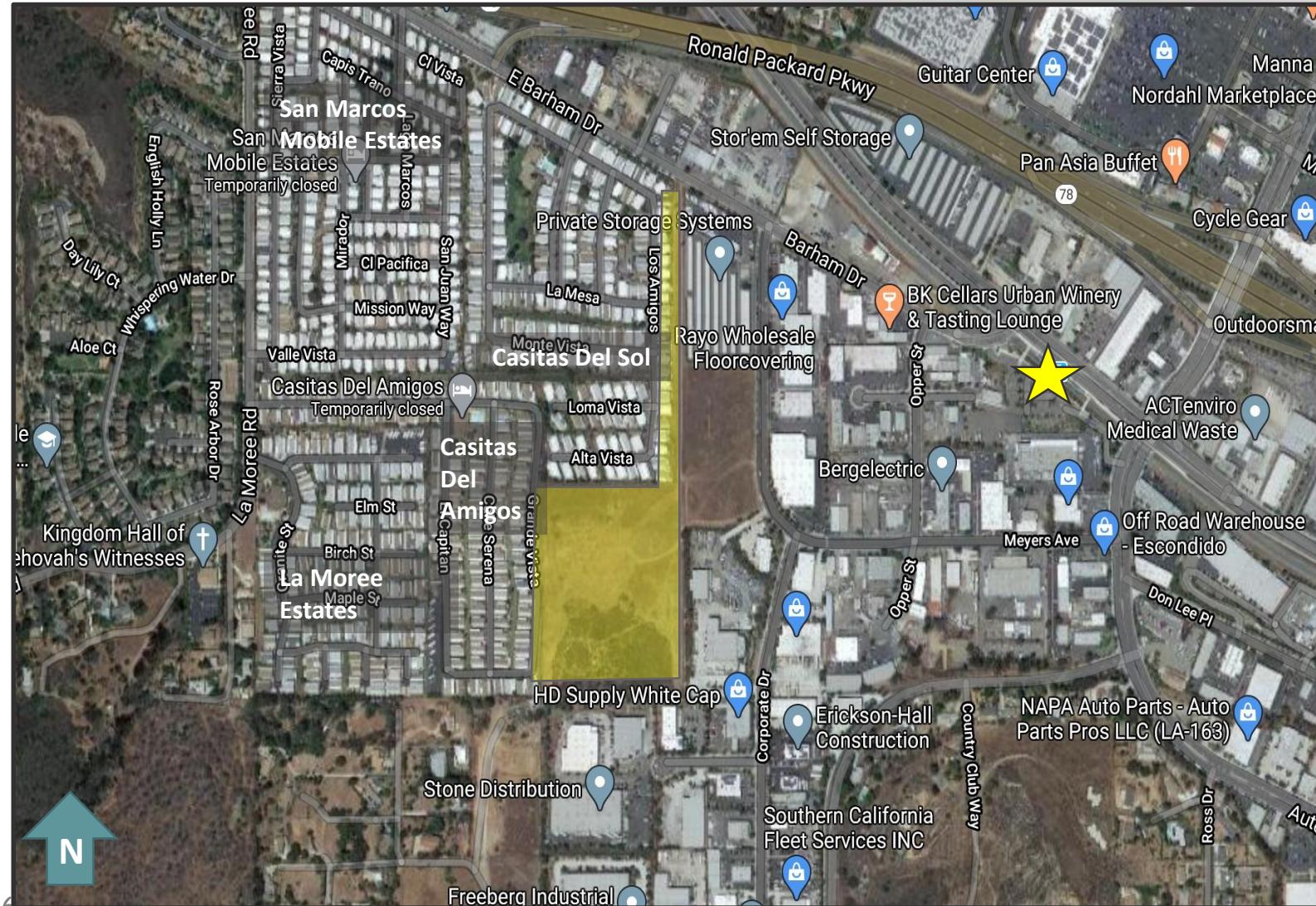


# Vicinity Map



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# Surrounding Land Uses



- Surrounding land uses:
  - North: Mobilehome Park (R-MHP)
  - West: Mobilehome Park (Vacant (R-MHP)
  - East: Light Industrial Park (LI-Esc)/vacant lot directly east of site
  - South: Light Industrial Park (LI-Esc)/vacant lot directly east of site

# Aerial Photo



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# Jurisdictional Boundaries



- Project located in 2 jurisdictions
  - San Marcos
  - County of San Diego
- Access through Escondido
- Sewer Service in VWD Sphere of Influence

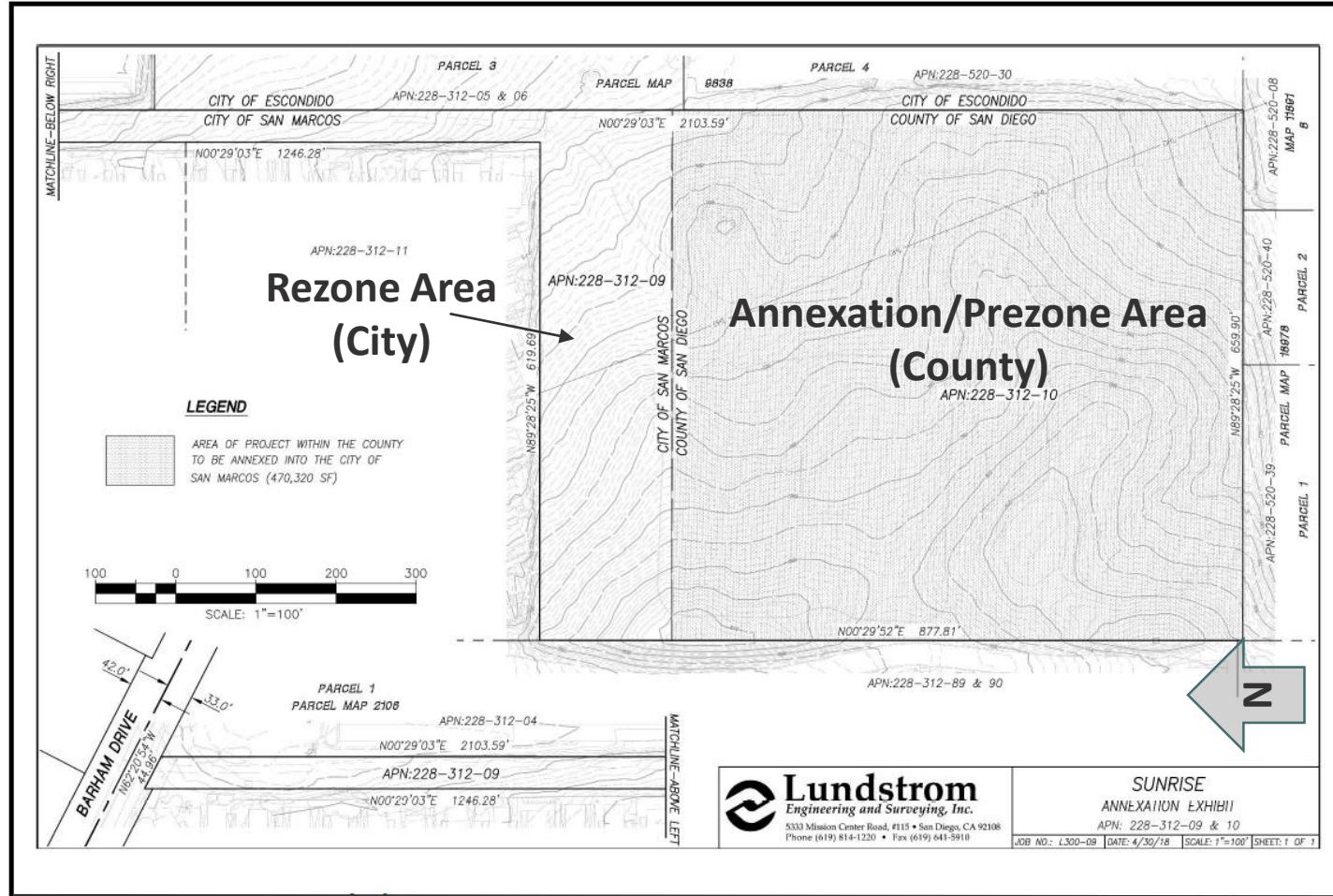
# General Plan Amendment

- **GP Designation:**

- 1 – APN 228-312-09-00: Low Density Residential (LDR) to Specific Plan Area (SPA)
- 2 – APN 228-312-09-00: Light Industrial (LI) to Specific Plan Area (SPA)

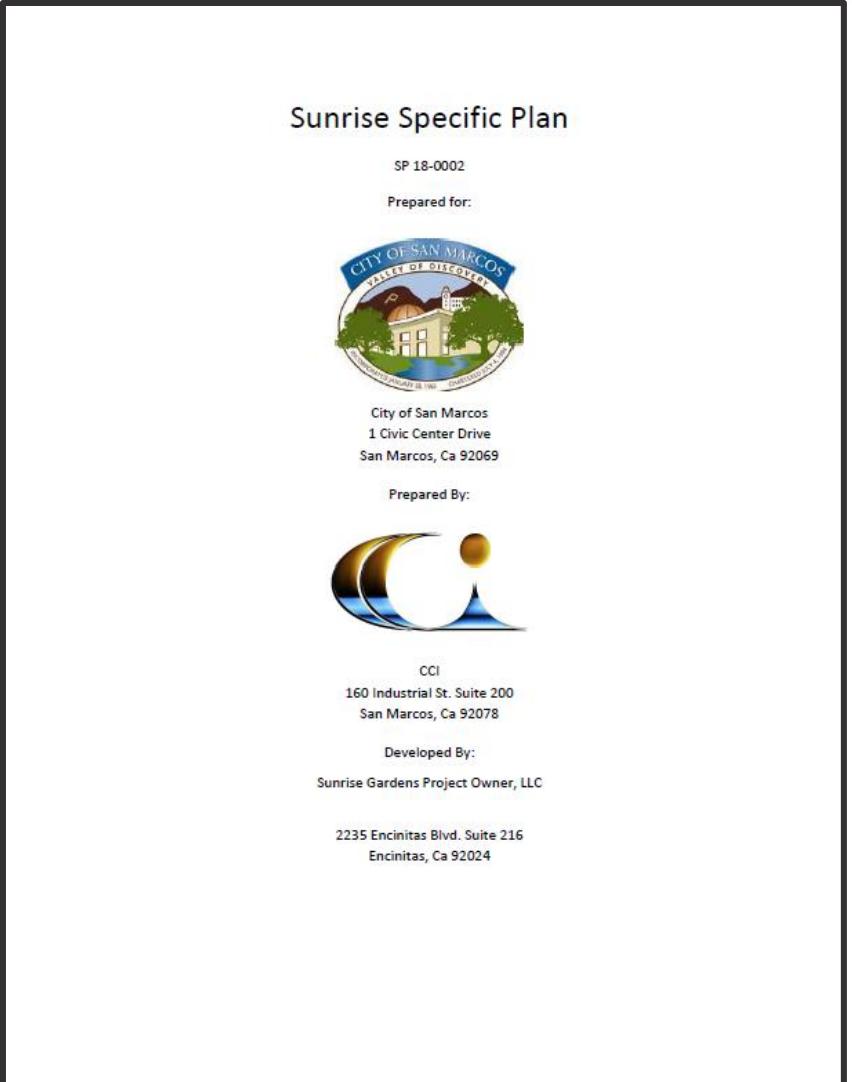


# Annexation/Prezone & Rezone



- **Annexation/Prezone**
  - South Parcel – 10.8 acres
  - From RS (County) to SPA
- **Rezone**
  - North Parcel – 3.6 acres
  - From R-MHP to SPA
- Subsequent LAFCO action required for south parcel
- LAFCO approval for VWD sewer service

# Specific Plan

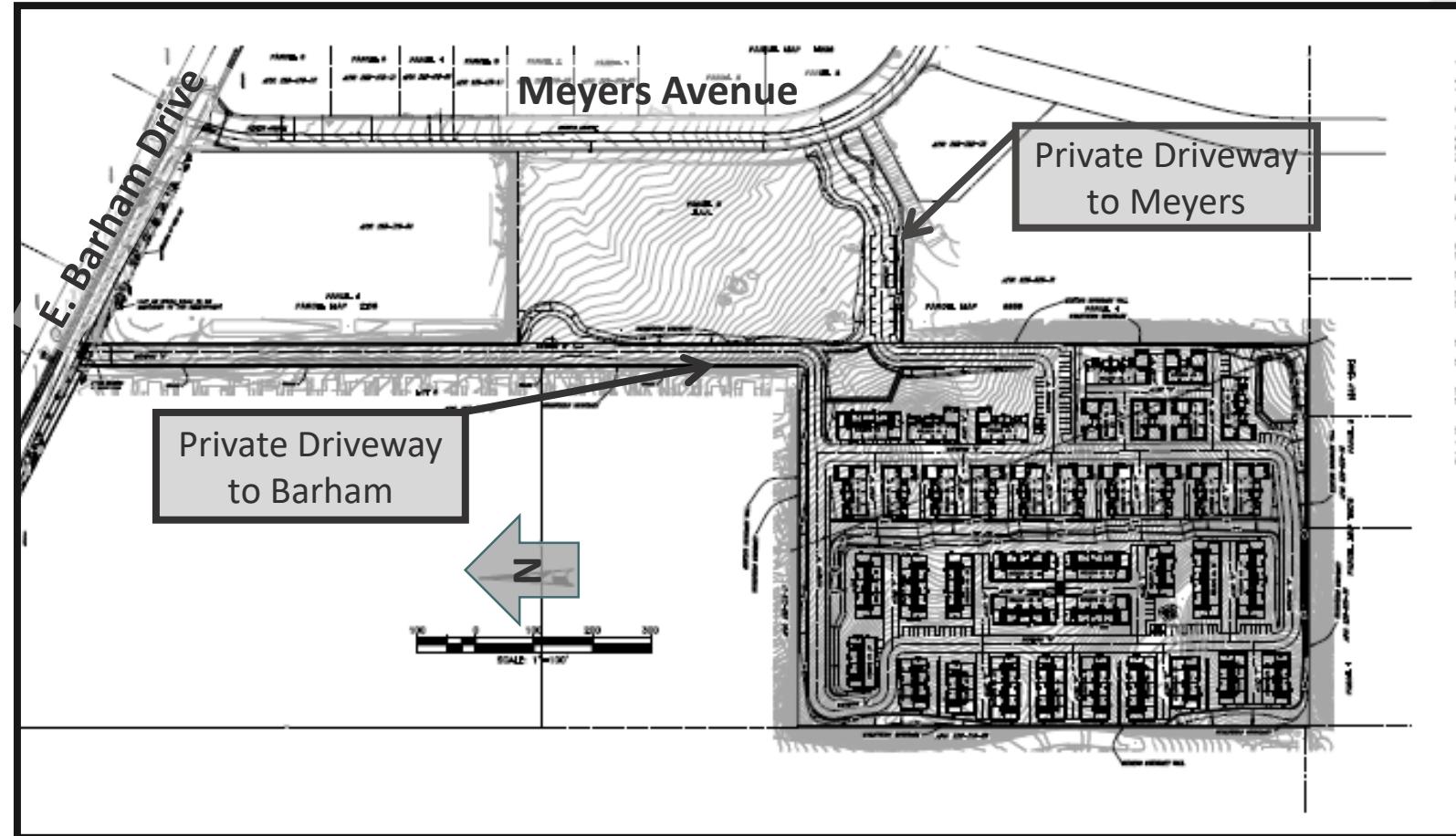


- **Sunrise Specific Plan**
- **Development Guidelines**
- **Land Use Policy/Regulatory Document**
- **Permitted Uses:**
  - **Multifamily Residential**
  - **Open Space**
  - **Recreational Uses**

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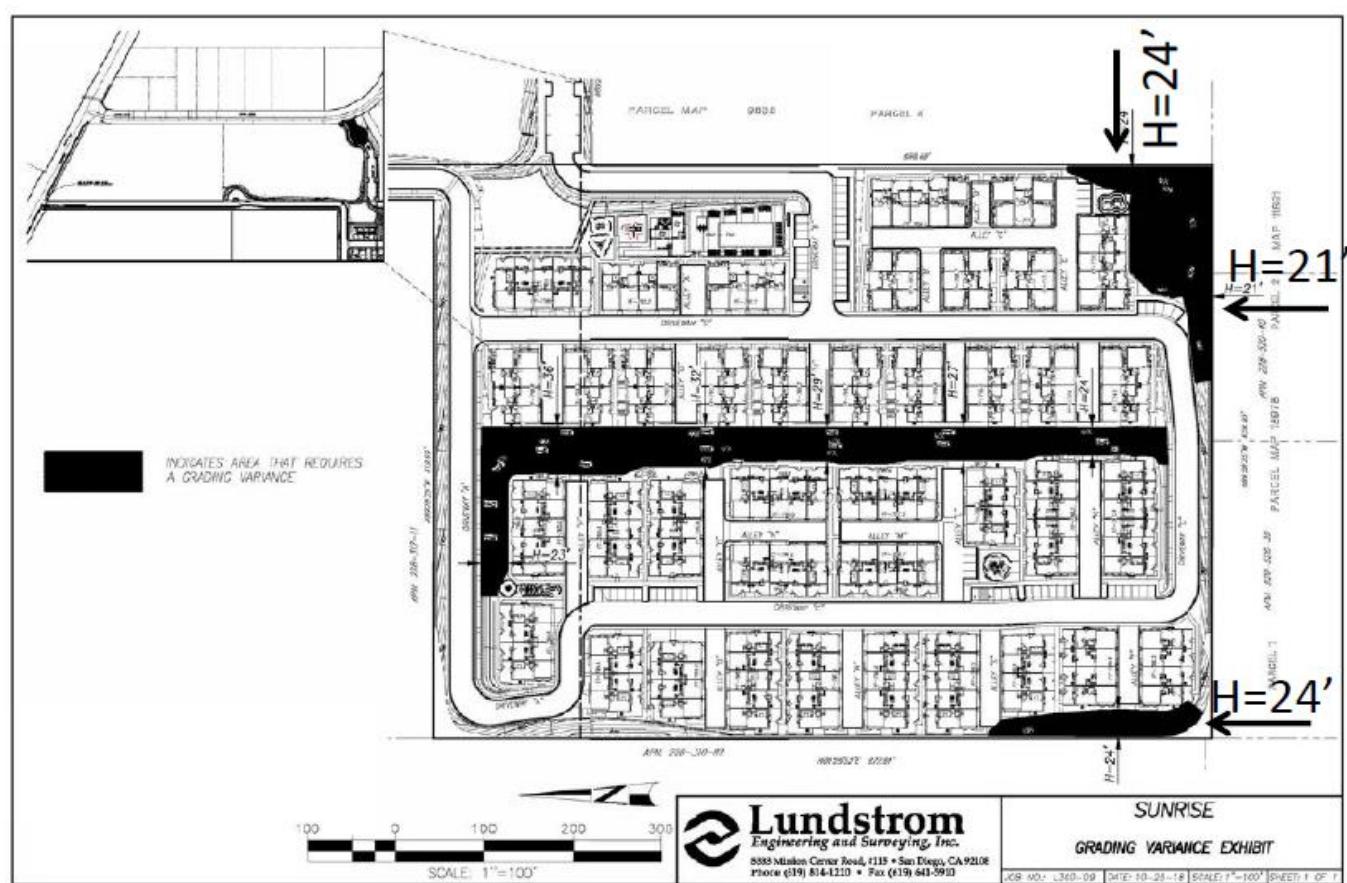
# Tentative Subdivision Map

- 192 Condominium Units
- Internal drive isles
- Bio-filtration basins
- E. Barham private driveway access via private driveway
  - Right in/out
- Meyers Avenue via private driveway
  - Full turn movement (proposed)
- Sewer/Water Service connections



# Grading Plan & Variance

- Grading Variance required for slopes/retaining walls over 20 feet in height
- Grading Variance to allow more efficient grading landform modification of the site
- Rough grade balance
- Two bio-filtration basins & vegetation clearing work only to export 11,000 c.y.

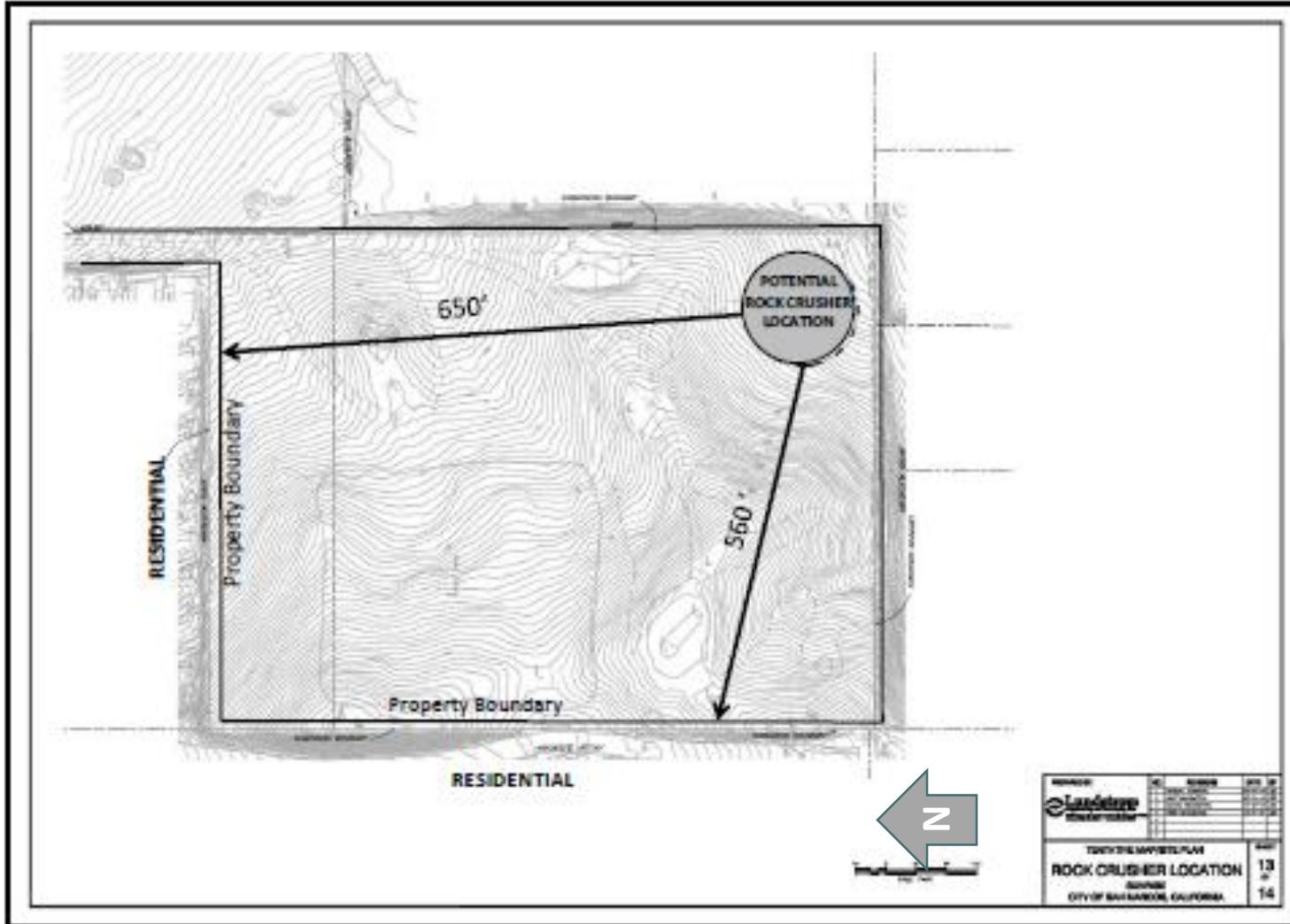


# Site Sections – Surrounding Uses



- Building massing consideration between project and adjoining MHP
- 3-story located within interior of site
- 2-story at the development exterior
- No structure closer than 10 feet to property line

# Conditional Use Permit



- Use of temporary rock crusher during grading operation requires CUP
- Rock crusher located on southeast corner of site no closer than 560' to adjacent residents
- CUP conditioned to mitigate for noise to adjoining land uses
- Limited blasting to occur

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# Multifamily Site Development Plan

## Multifamily Development

- 192 multi-family dwelling units
  - 100 2-story units
  - 92 3-story units
  - 1,190-1,890 sf
- Total of 39 buildings
- Min. 10' setback to PL
  - Most of the site setbacks exceed 10'
- 2-story units placed on western PL boundary
- 2 access points
  - E. Barham Drive
  - Meyers Avenue



# Architecture



- Contemporary Brownstone
- Slope parapets/metal awnings
- Recessed windows
- Stone/brick veneer
- Roof-top solar

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# Site Renderings



MEYERS - EXISTING



MEYERS - PROPOSED

LOOKING WEST FROM MEYERS AVENUE



78-EAST - EXISTING

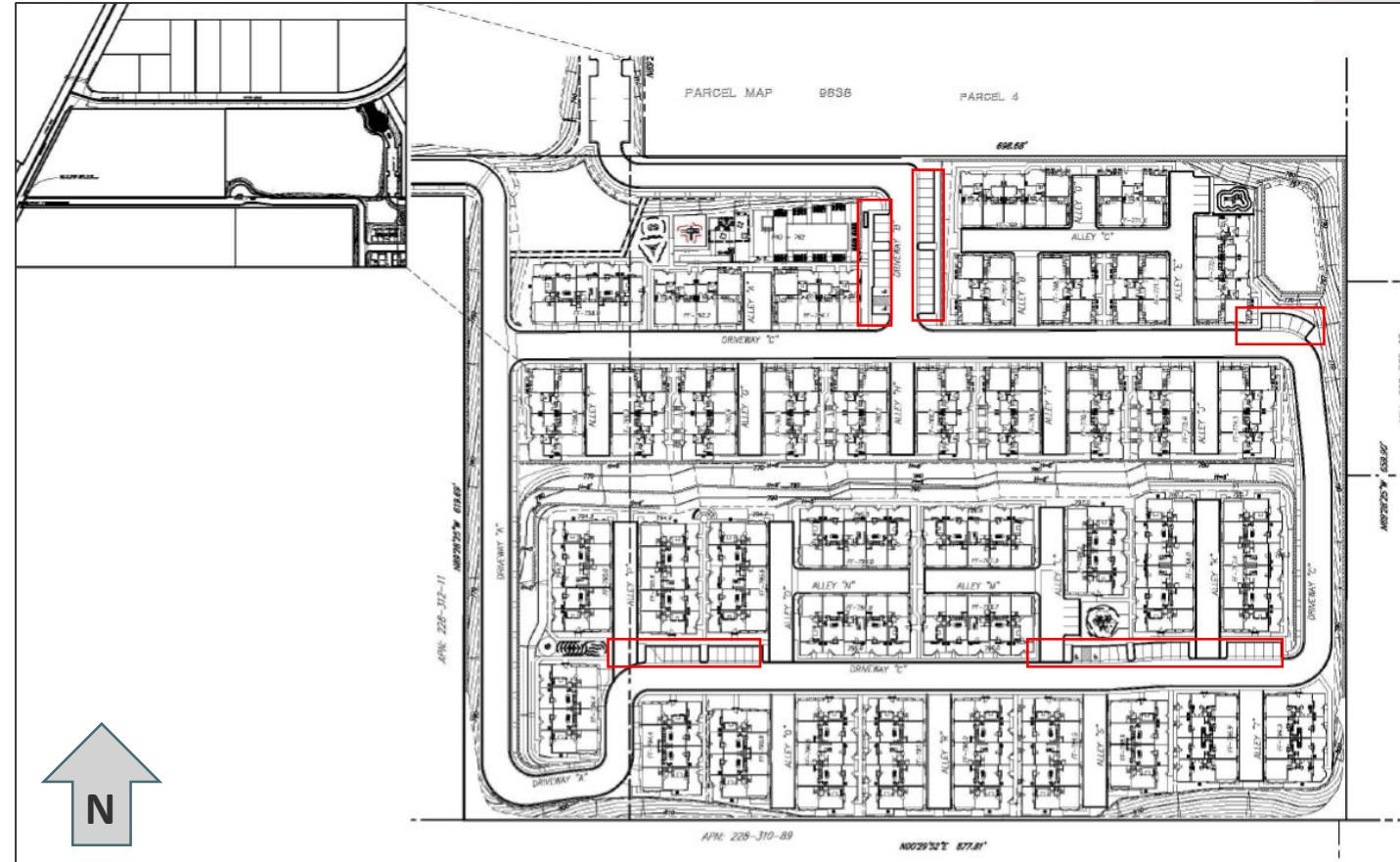


78-EAST - PROPOSED

LOOKING SOUTH FROM SR-78

# Parking

- 192 2-car garages spaces
- 80 outdoor guest spaces
- Garages plumbed for EV
- EV chargers for guests
- Garage door windows



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# Open Space

- **Private:**

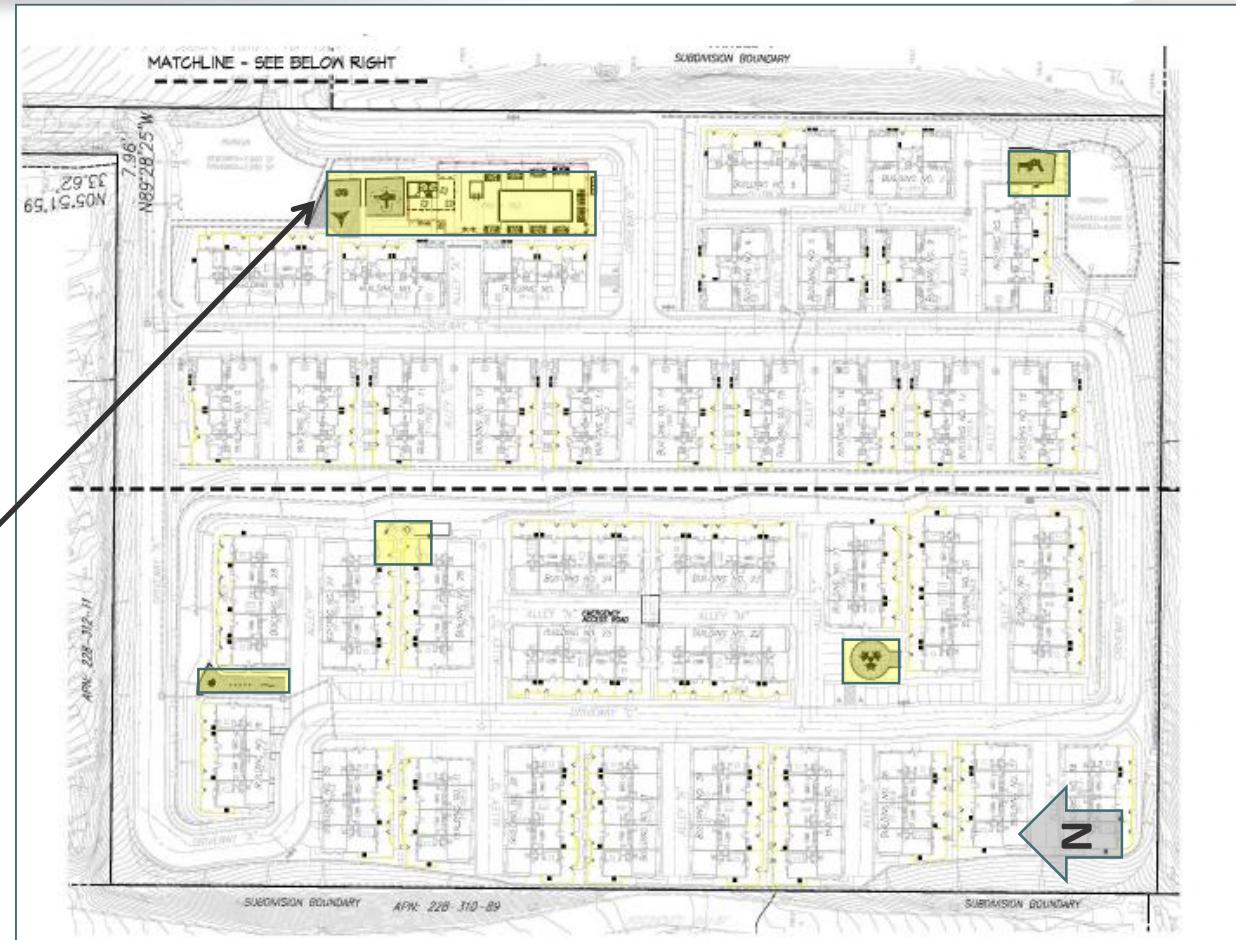
- 250 sf ground floor
- 50 sf balcony

- **Common:**

- Recreation - 14,835 sf
  - Three Smaller Gathering Areas, Overlook Area & Pool/Recreation Area
  - Amenities



- Pool/Spa
- Playground
- Tot lots/Multi-age structures
- Bocce ball/horseshoe court
- Barbeque area
- Open turf area



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# Landscaping

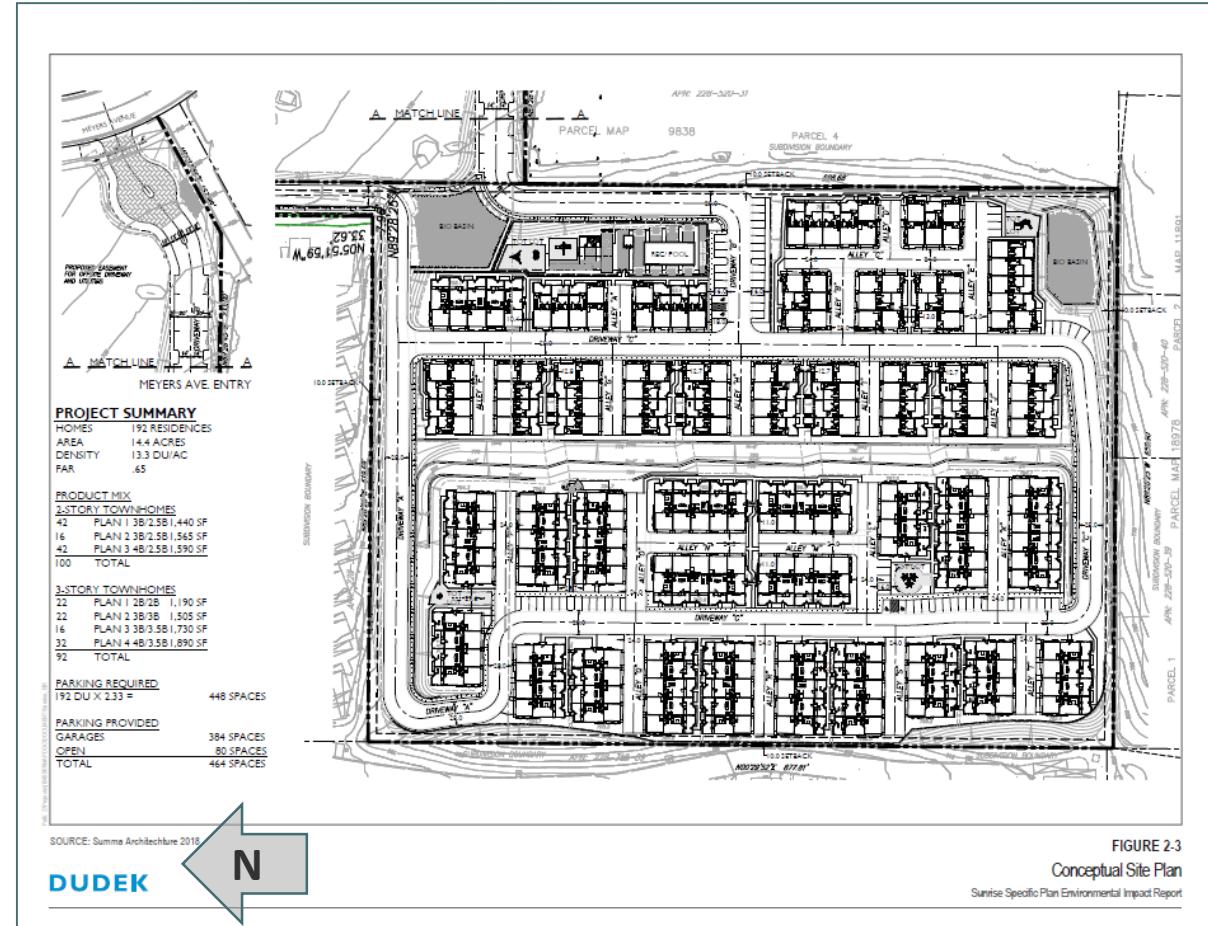


- Mixture of trees, shrubs, ground cover
- Consistent with Sunrise Specific plan plant palette
- On-site Landscaping privately maintained including private driveway areas
- Comply with WELO

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# Environmental Impact Report

- Environmental Impact Report prepared
- NOP Scoping Meeting held
- EIR circulated for 45-days
- Impact Areas Mitigated to less than significant except for transportation
- Statement of Overriding Consideration required to certify the FEIR



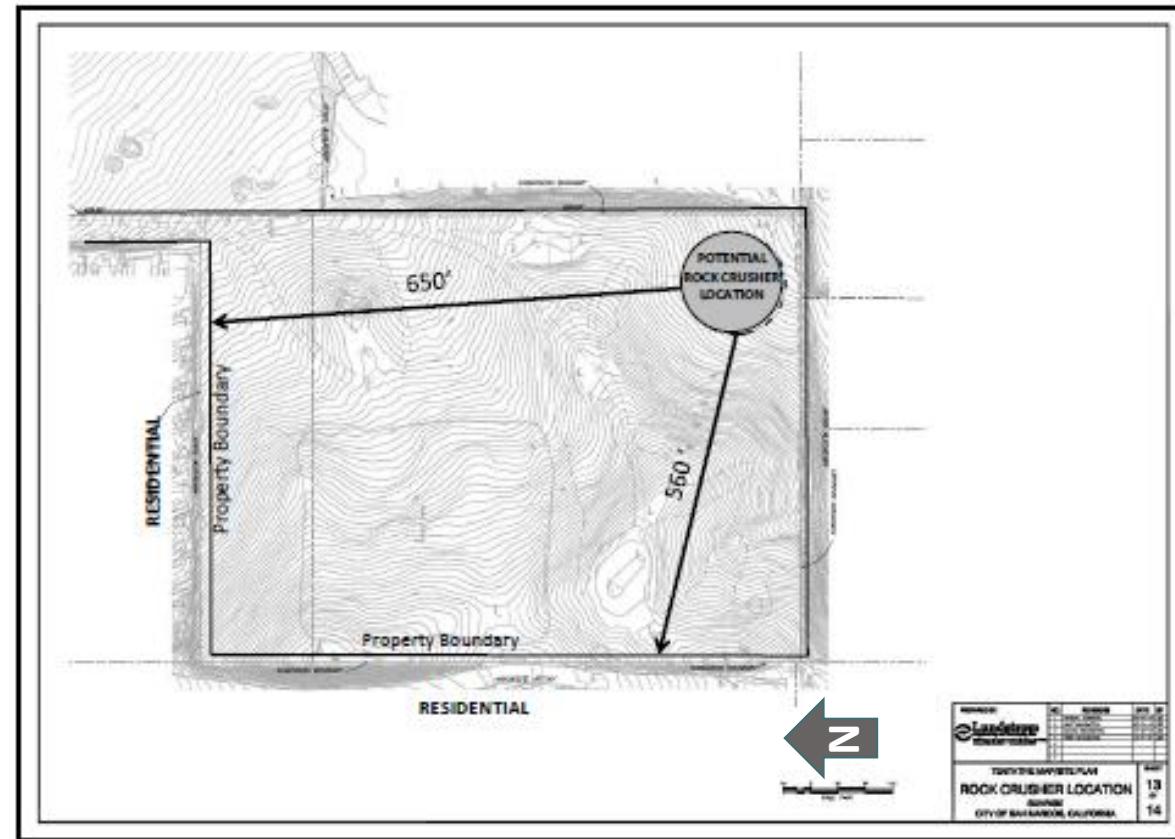
# Biology



- Impacts to 6.52 ac. of CSS vegetation communities suitable for California Gnatcatcher
- CSS mitigation is required at a 2:1 ratio
- Impact to single male California gnatcatcher
- Other biological measures
  - Construction monitoring
  - Work area delineation
  - Bird nesting season avoidance

# Noise

- EIR evaluated the Rock Crusher/Construction noise
- Sensitive receptors
  - Mobilehome Residents—560 feet
- Mitigation
  - Use of barriers (walls, berms, acoustical blankets)
  - Monitoring and testing



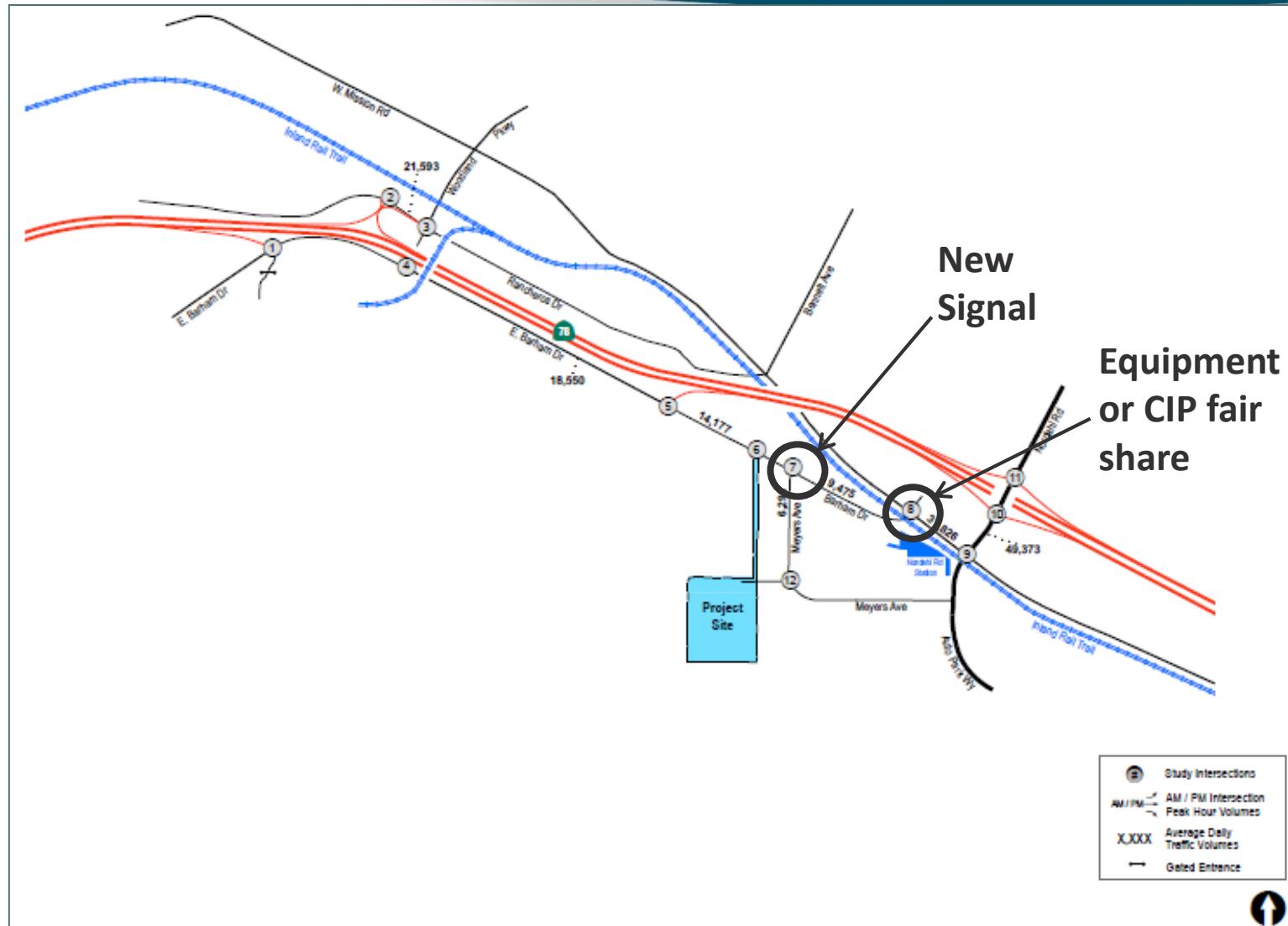
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# Cultural Resources/Tribal Cultural Resources

- AB52 and SB18 tribal notification – consultation input incorporated into FEIR and will conclude prior to City Council
- Potential impact to subsurface cultural deposits as a result of ground disturbance
- Mitigation measures:
  - Monitoring agreement
  - Tribal monitoring during grading
  - Monitoring report
  - Work with tribes for repatriation and/or curation

# Transportation



- 1,536 ADTs
  - 123 AM Peak
  - 154 PM Peak
- Traffic distribution
  - San Marcos
  - Escondido
  - Caltrans
- 15 Total impacts
  - 6 Direct impacts
  - 9 Cumulative impacts

# Transportation

- **Transportation Mitigation Measures**

- MM-TR-1, Rancheros Drive/SR-78 WB Ramps - pay the local and regional development fees assessed to address the impact (*Caltrans*)
- MM-TR-2, E. Barham Drive/Meyers Avenue Intersection - construct the E. Barham Drive/Meyers Avenue signal via a third party agreement (*Escondido*)
- MM-TR-3, Mission Road/Nordahl Road Intersection - coordinate with City of Escondido to facilitate signal retiming or pay into City of San Marcos Adaptive Signal CIP for intersection (*San Marcos/Escondido*)
- MM-TR-4, Barham Drive, SR-78 EB On-ramp to Meyers Avenue – half-width improvements shall be constructed along the south side of Barham (*San Marcos*)
- MM-TR-5, Barham Drive, Meyers Avenue to Mission Road – improve segment on north side of Barham, Meyers Avenue to 200 feet west of Mission Road (*Escondido*)
- MM-TR-6, Rancheros Dr to SR-78 WB On-Ramp Meter - pay the local and regional development fees assessed to address the impact (*Caltrans*)
- MM-TR-7, Barham Drive/Mission Road Intersection – upgrade traffic signal equipment or pay fair share to City of San Marcos adaptive signal system CIP (*San Marcos*)

# Statement of Overriding Considerations

- **Statement of Overriding Considerations to consider the following project contributions:**

- Increased Density in Proximity to Transit
- Range of Housing Types
- Affordable Housing
- Transportation Improvements
- Tax and Public Facilities Financing
- Job Creation
- Housing in Proximity to Jobs and Services

# EIR Project Alternatives

- Alternative 1 - No Project Alternative
- Alternative 2 - Existing Land Use Designation Alternative (City of SM)
- Alternative 3 - Existing Land Use Designation Alternative (County of SM)
- Alternative 4 - Reduced Density Project Alternative
- Alternatives rejected since they did not meet the project's objectives

# Fiscal and Economic Impacts/City Fees

- Market analysis evaluated land use change LDR/LI (supporting 5 units/115,870 sf LI) (existing approved plan) to 192 multifamily units (proposed plan).
- The Fiscal Impact Report concluded a recurring fiscal surplus to the General Fund by project would be \$7,516 compared to \$18,002 from the existing land use.
- The Economic Impact Report concluded:
  - A recurring economic output of \$4.6 M for the proposed plan while there would be a recurring economic output of \$18.4 with approved plan.
  - A one time economic output to the City related to construction of \$71.5M for the multifamily versus \$36.9 for the existing land use plan.
- Other Fees and CFDs not considered in the Fiscal/Economic Reports:
  - Project PFFP fees of \$2,417,280 versus the approved plan PFFP expected to be \$218,415.
  - Project Affordable housing fees of \$1,785,000 versus the approved plan amount of \$46,500.
  - Congestion Management CFD of \$112,850 for the proposed plan versus \$37,155 for the approved plan.

# Public Comments

- **Initial 30-day Public Notice**
  - North County Transit District
  - Vallecitos Water District
  - Six resident/business owner comment letters
- **Public Scoping Meeting held on April 10, 2019**
  - Eight (8) attendees
- **Public Workshop held on February 27, 2020**
  - Fourteen (14) attendees
- **Public Comment Topics**
  - Traffic Congestion, Pedestrian Safety & Roadway Improvements
  - Project Density & Proximity to Light Industrial
  - Project Construction/Timing including rock crusher/blasting activities
  - Water Supply to Project

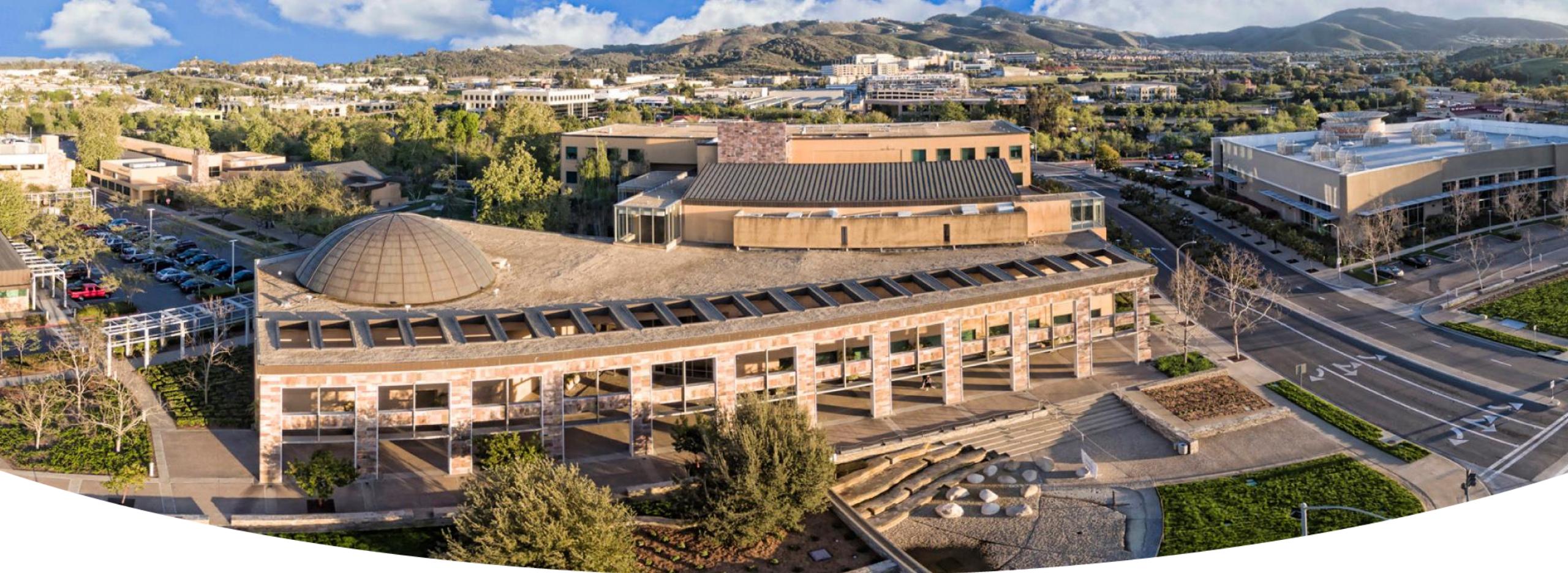
# Project Summary

- Adds additional available housing within the City's inventory
- Site is located near public transit is proximate to jobs and commercial uses thereby facilitating Smart Growth concepts
- The project will contribute and provide transportation improvements to the public street system
- Will complement and be consistent with City multi-family development standards via the Sunrise Specific Plan

# Recommendation

- **Recommend to City Council to:**

- CERTIFY Environmental Impact Report PC 20-4878 (FEIR 19-002 - SCH# 2019049004) with the MMRP and State of Overriding Considerations;
- APPROVE Resolution PC 20-4872 (General Plan Amendment GPA 18-0002);
- APPROVE Resolution PC 20-4873 (Prezone PZ 18-0001);
- APPROVE Resolution PC 20-4874 (Rezone R 18-0002);
- APPROVE Resolution PC 20-4870 (Specific Plan Amendment SP 18-0002);
- APPROVE Resolution PC 20-4875 (Tentative Subdivision Map TSM 18-0001);
- APPROVE Resolution PC 20-4871 (Multifamily Site Development Plan MFSDP 18-0001);
- APPROVE Resolution PC 20-4876 (Conditional Use Permit CUP 18-0006); and
- APPROVE Resolution PC 20-4877 (Grading Variance GV18-0001)



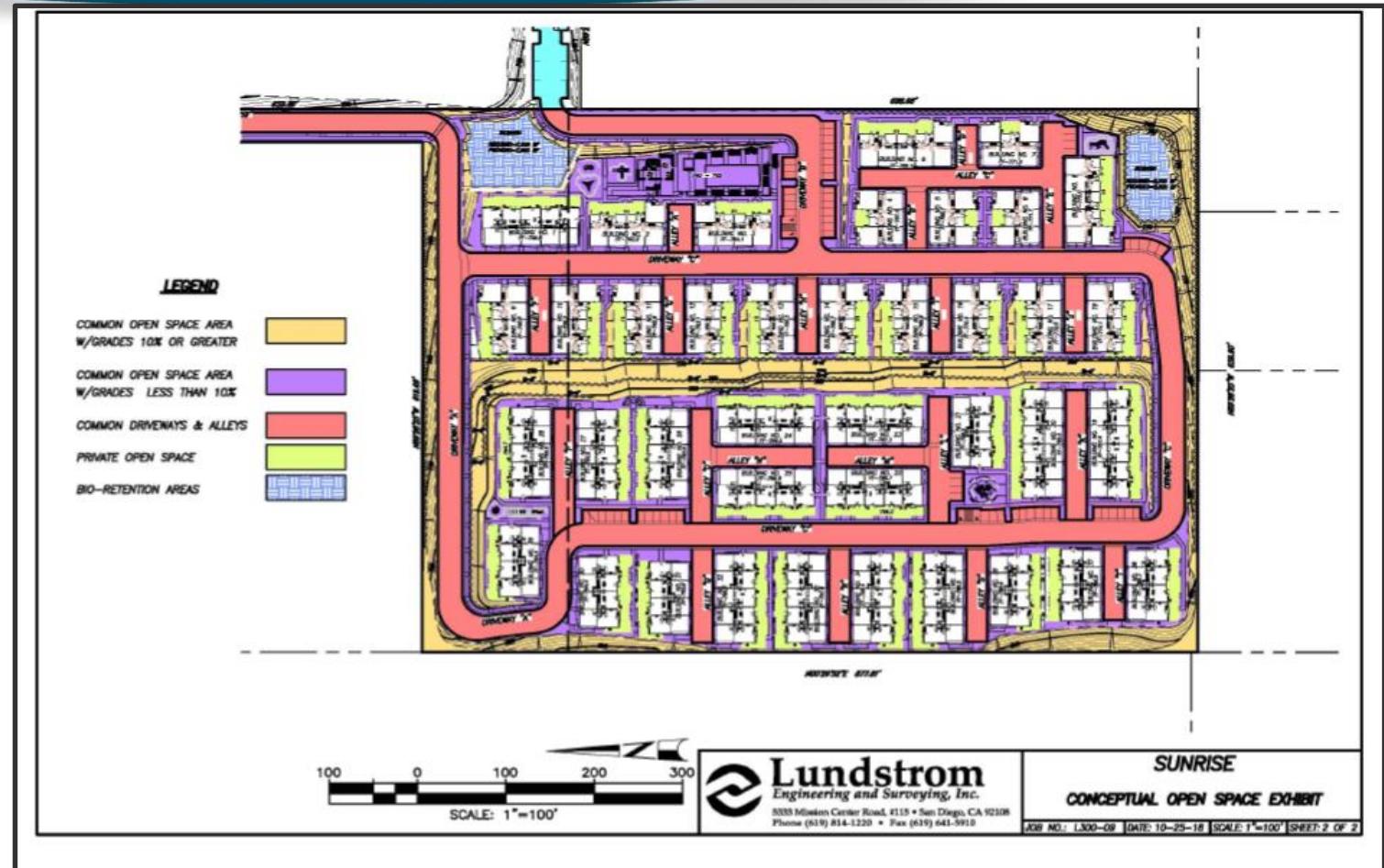
GPA18-0002

The Sunrise Project

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# Open Space

- OS: 268,426 sf
  - Common: 212,397 sf:
    - 2.12 acres – 10% or greater
    - 2.86 acres – 10% or less
    - 14,835 sf - Recreational facilities
    - 197,562 sf – Landscape/non-rec.
  - Private: 43,425 sf:
    - 250 sf ground floor
    - 50 sf balcony
  - Bio-retention: 12,604 sf



# Additional Conceptual Site Sections



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# Additional Architectural Views



# Retaining Wall Views

