



PLANNING COMMISSION

May 18, 2020

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES



GP18-0002

The Sunrise Project

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

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**

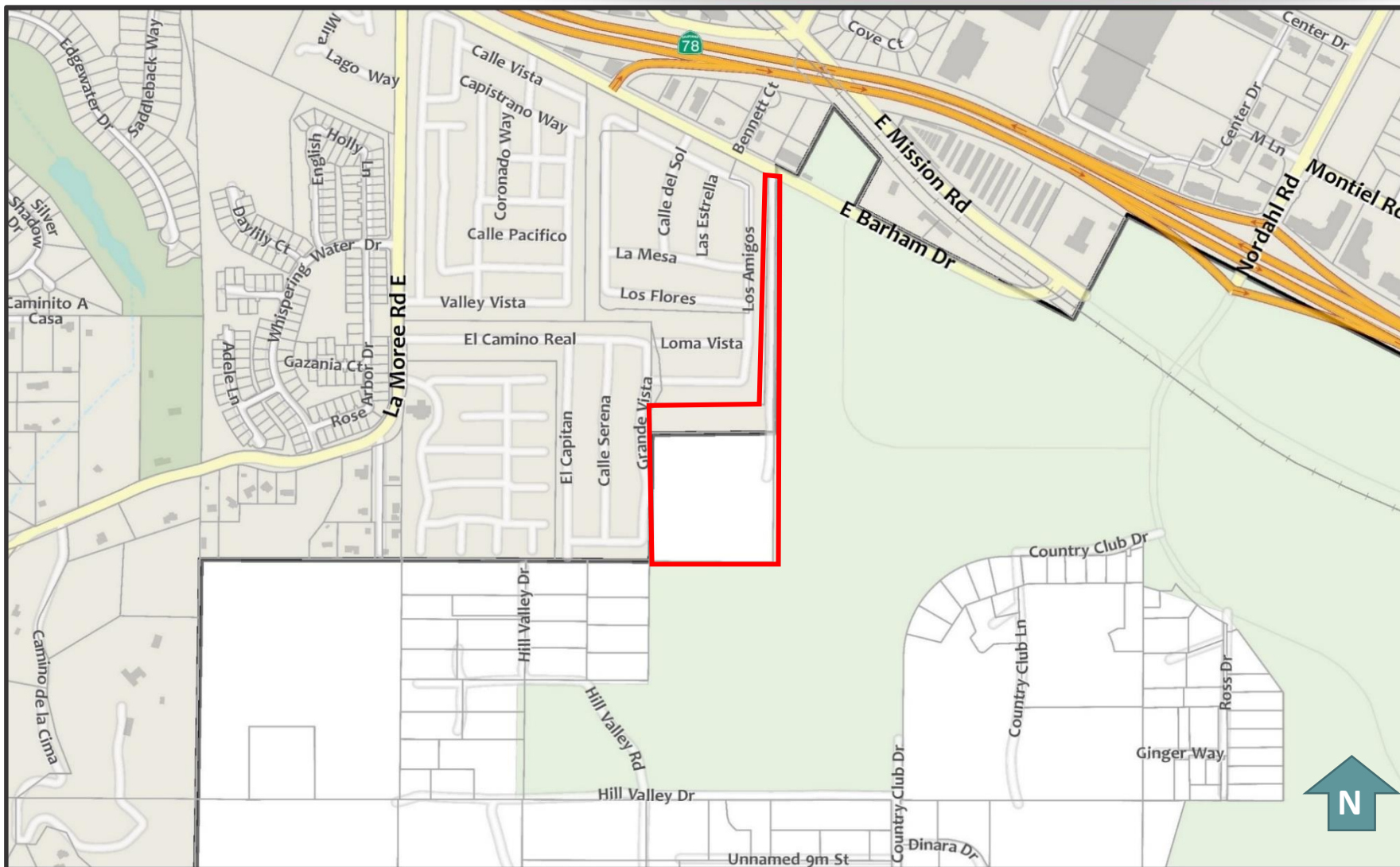
Project Description

Multifamily Development

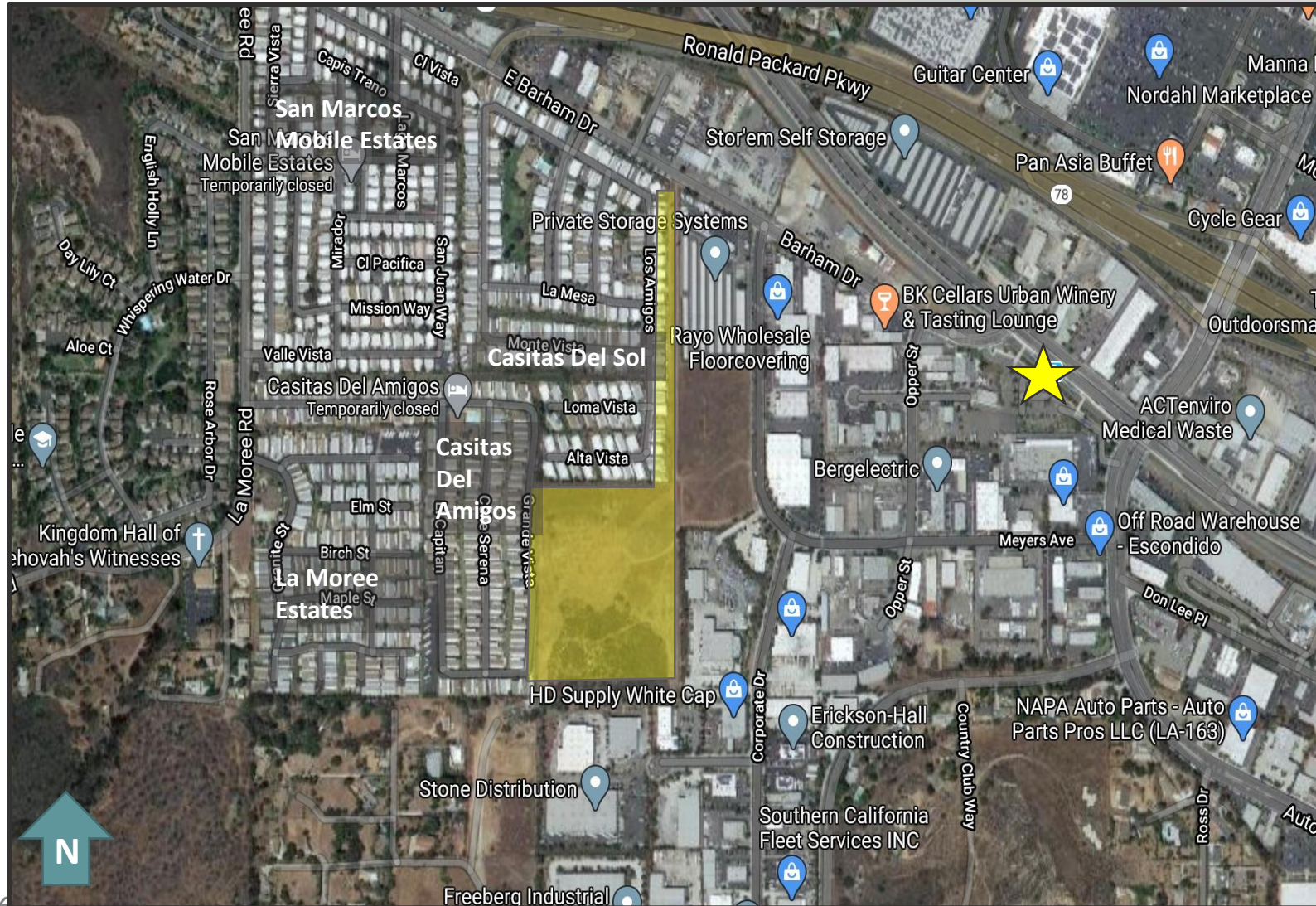
- 192 multi-family dwelling units
 - 100 2-story units
 - 92 3-story units
- 13.3 du/ac
- 2-story units placed on northern and western PL boundary
- Open Space
- Circulation Improvements
- 2 access points
 - E. Barham Drive
 - Meyers Avenue



Vicinity Map



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



Jurisdictional Boundaries



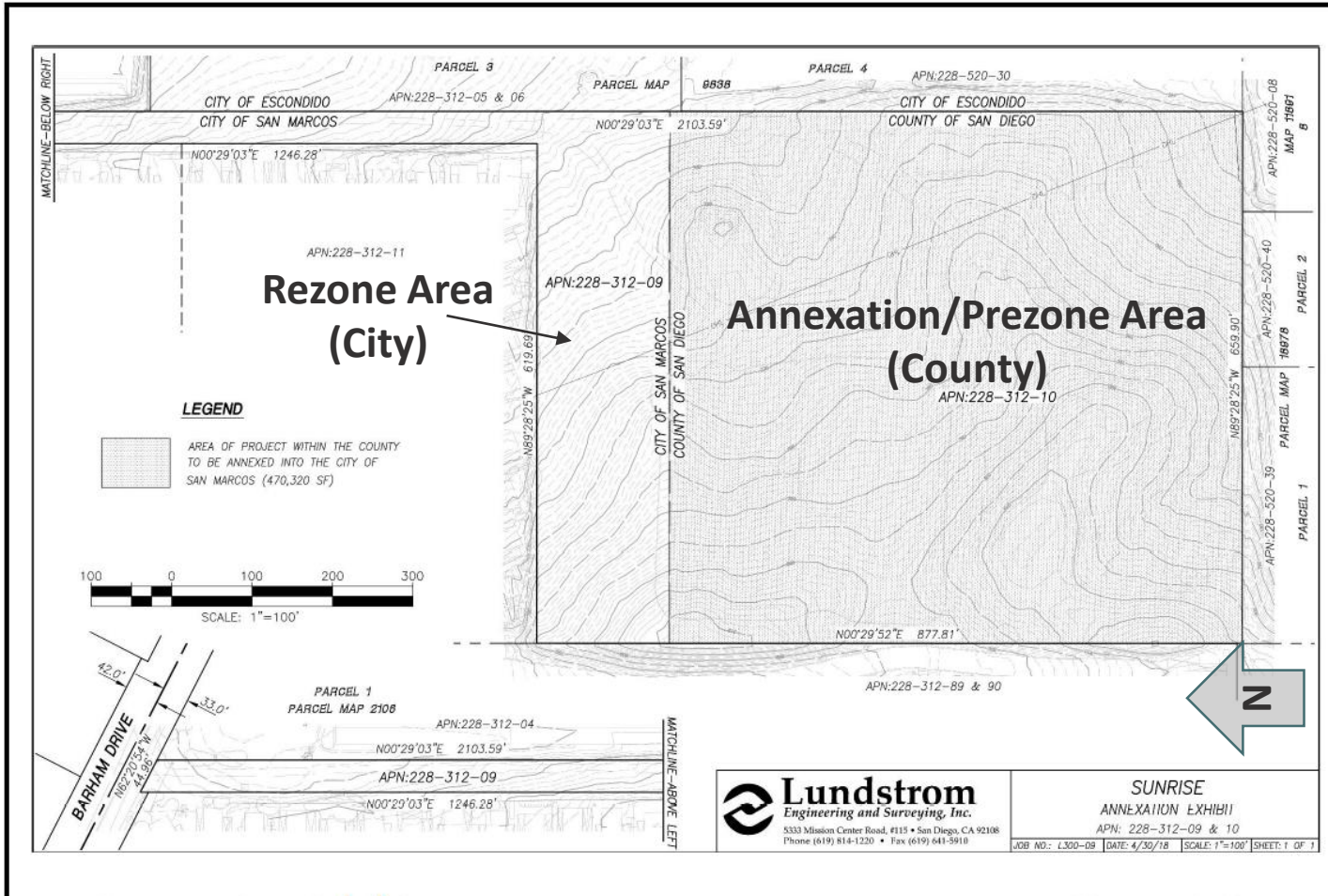
- Project located in 2 jurisdictions
 - San Marcos
 - County of San Diego
- Access through Escondido
- Sewer Service in VWD Sphere of Influence

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

SP 18-0002

Prepared for:



City of San Marcos
1 Civic Center Drive
San Marcos, Ca 92069

Prepared By:



CCI
160 Industrial St. Suite 200
San Marcos, Ca 92078

Developed By:

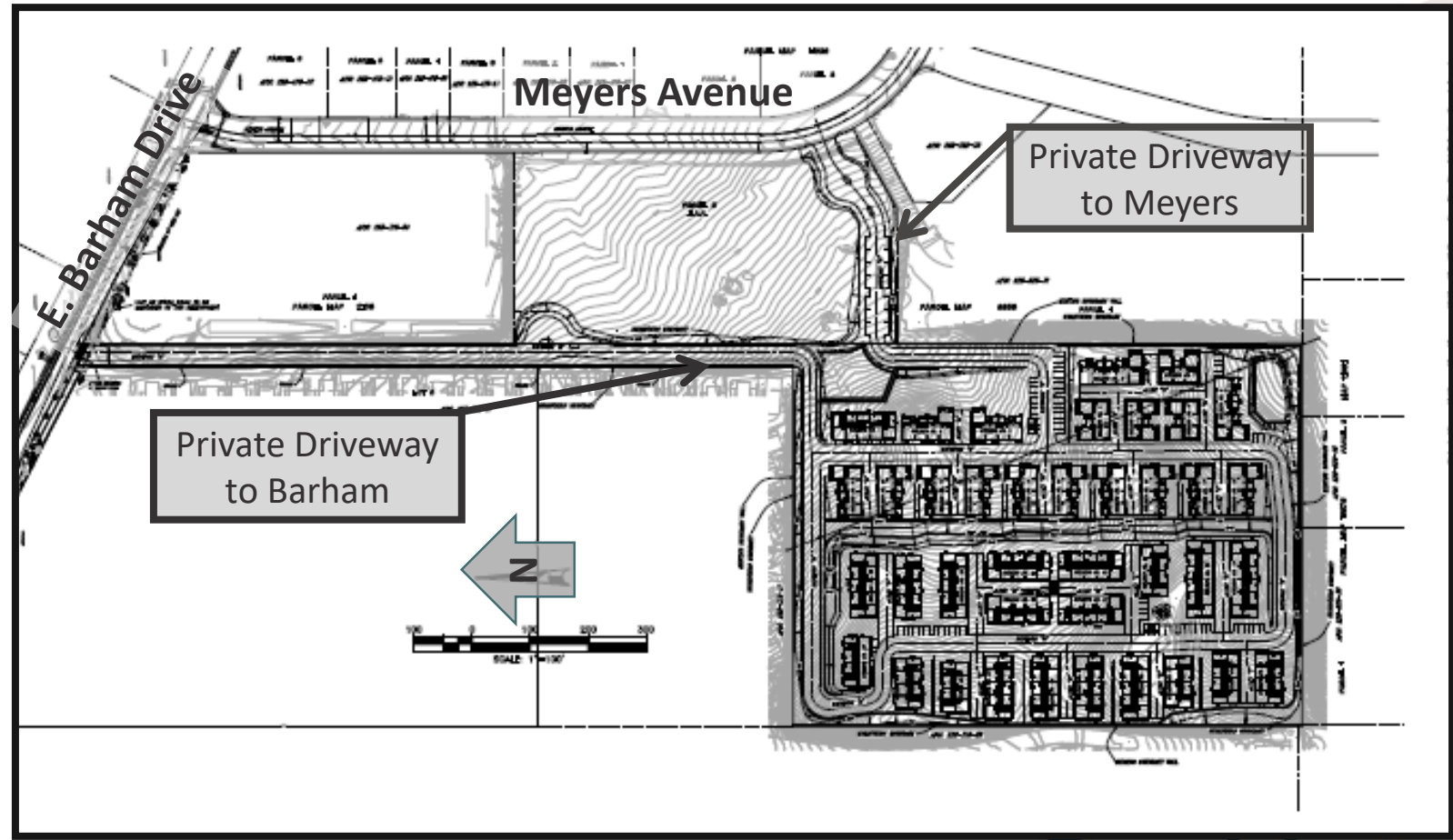
Sunrise Gardens Project Owner, LLC

2235 Encinitas Blvd. Suite 216
Encinitas, Ca 92024

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

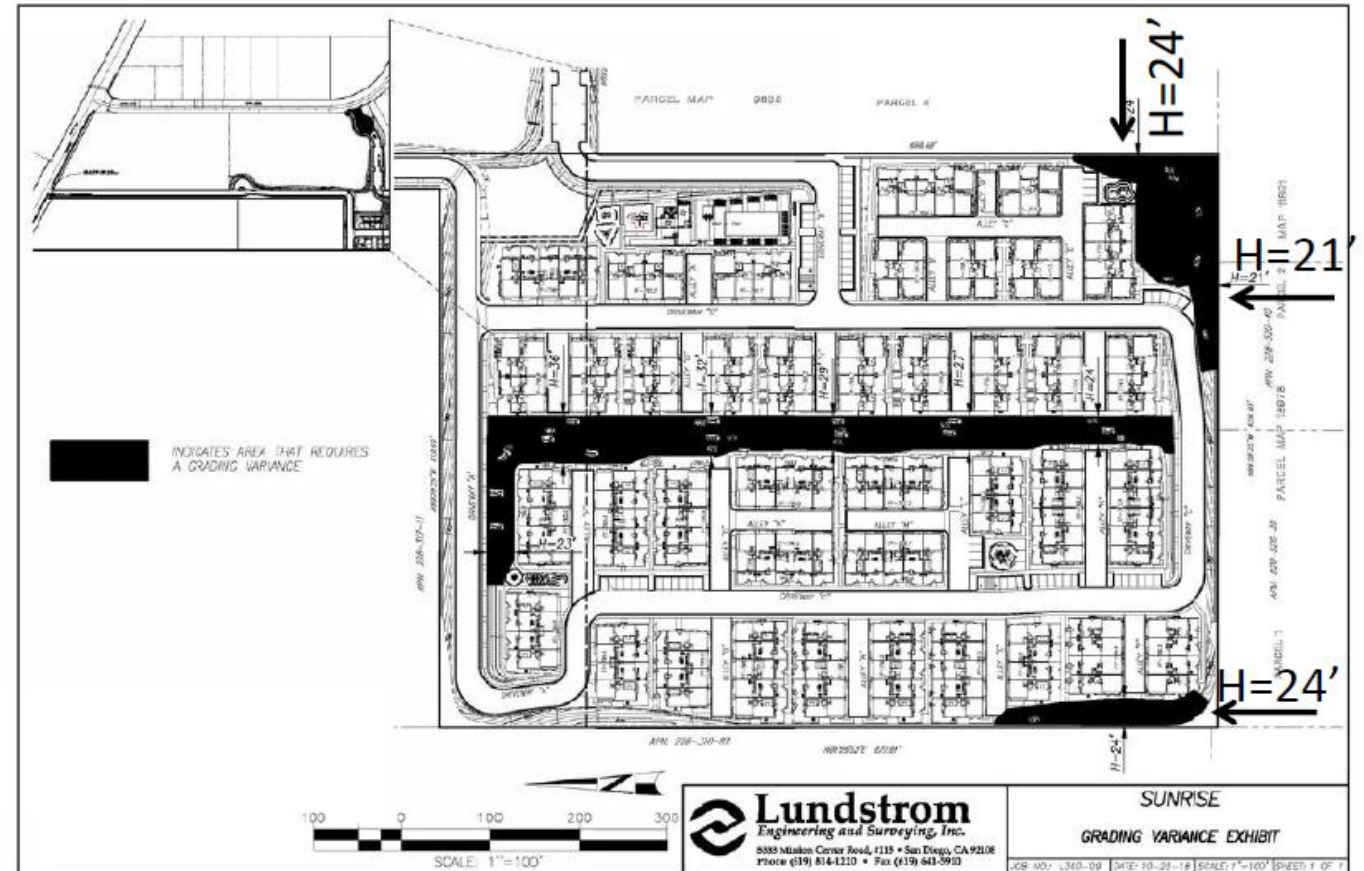
Tentative Subdivision Map

- 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.

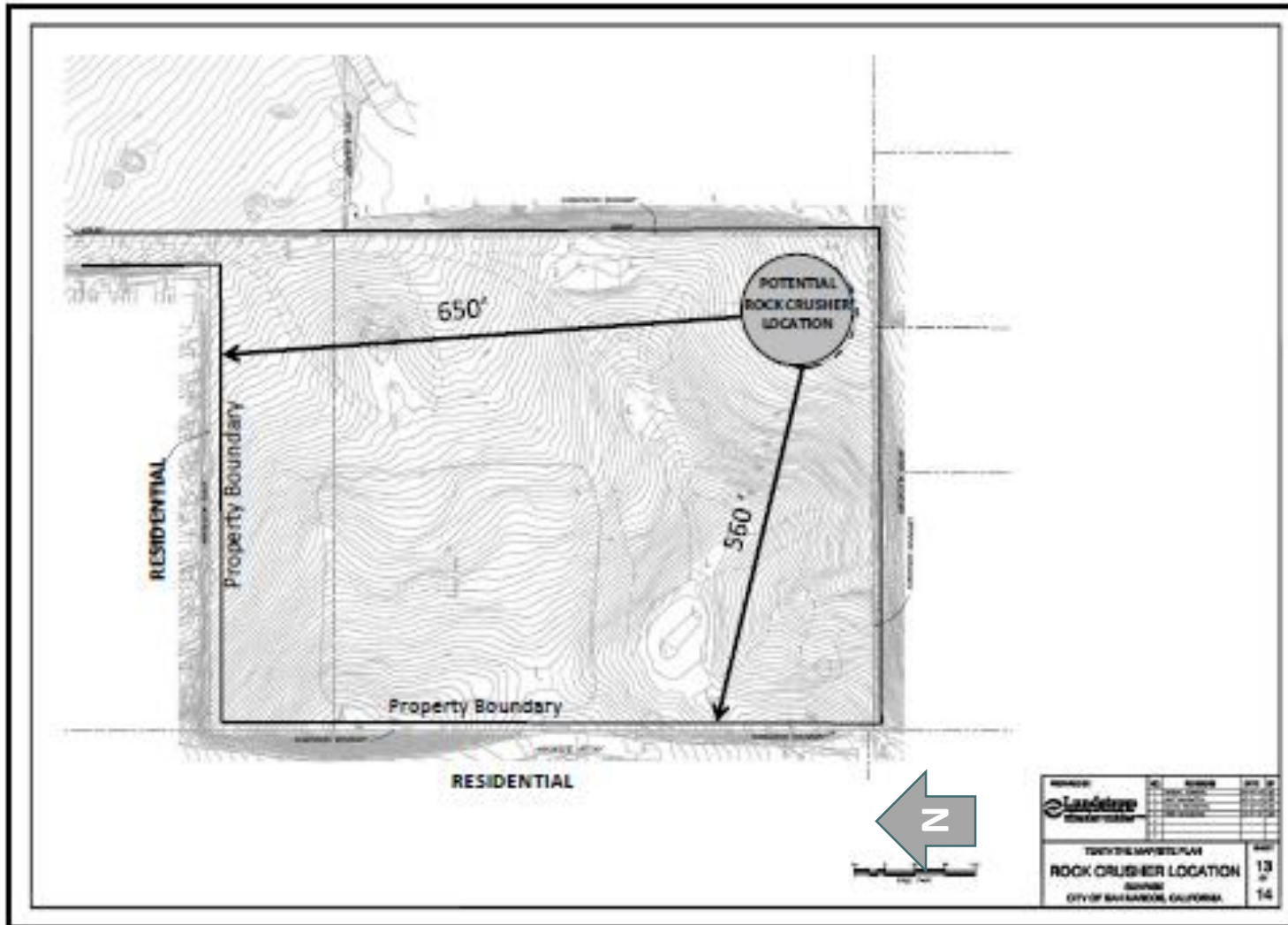


Site Sections – Surrounding Uses



- 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

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



2-Story



MATERIAL SCHEDULE

1. ROOF - BUILT UP PARAPET
2. WALL - STUCCO
3. WALL - STONE VENEER
4. TRIM - 3X STUCCO
5. DECORATIVE METAL AWNING
6. DECORATIVE TRELLIS
7. EXTERIOR LIGHTING
8. SECTIONAL GARAGE DOOR (OPTIONAL WINDOWS)

SAN MARCOS, CA
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

SUNRISE
DECEMBER 14, 2018
SCALE: 0 8 16 24

TWO STORY - BLDG B1 ELEVATION

SUMMA 5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 A-7



3-Story



MATERIAL SCHEDULE

1. ROOF - BUILT UP PARAPET
2. WALL - STUCCO
3. WALL - STONE VENEER
4. TRIM - 3X STUCCO
5. DECORATIVE METAL AWNING
6. DECORATIVE TRELLIS
7. EXTERIOR LIGHTING
8. SECTIONAL GARAGE DOOR (OPTIONAL WINDOWS)
9. METAL RAILING

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THREE STORY - BLDG B1 ELEVATION

SUMMA 5256 S. Mission Road, Ste 404
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760.724.1198 A-19

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

SAN MARCOS
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Site Renderings



MEYERS - EXISTING



MEYERS - PROPOSED

LOOKING WEST FROM MEYERS AVENUE



78-EAST - EXISTING

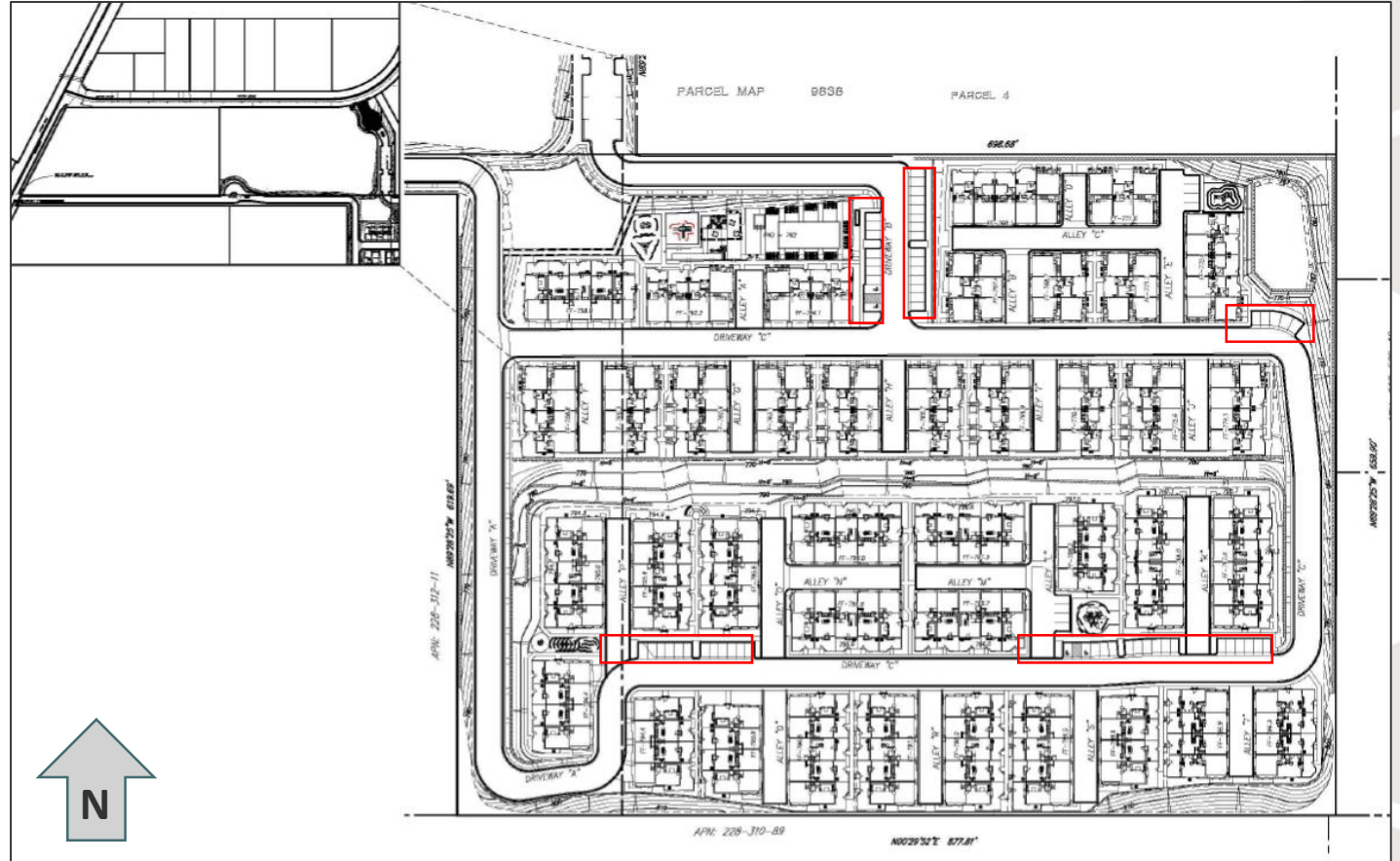


78-EAST - PROPOSED

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



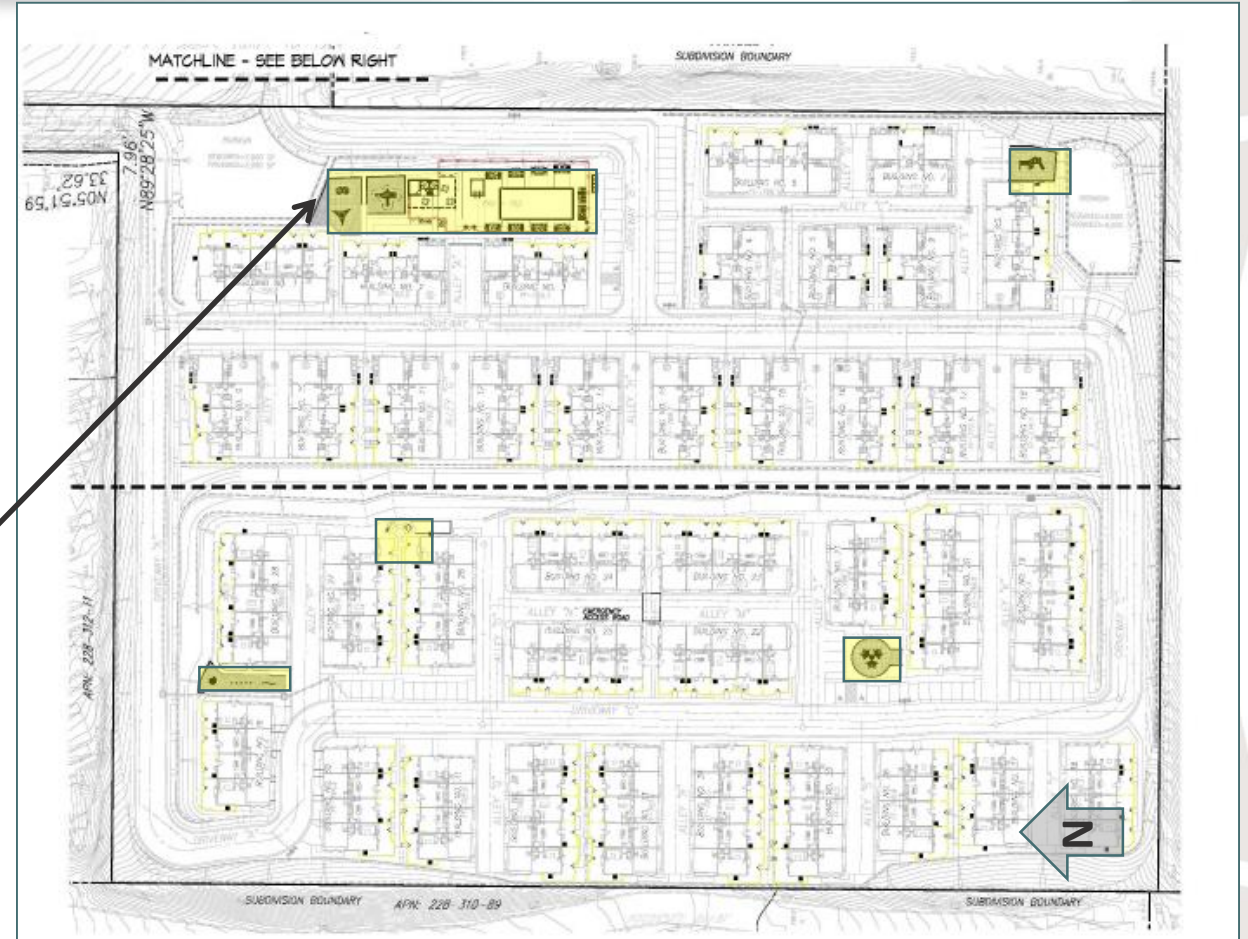
Open Space

- **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



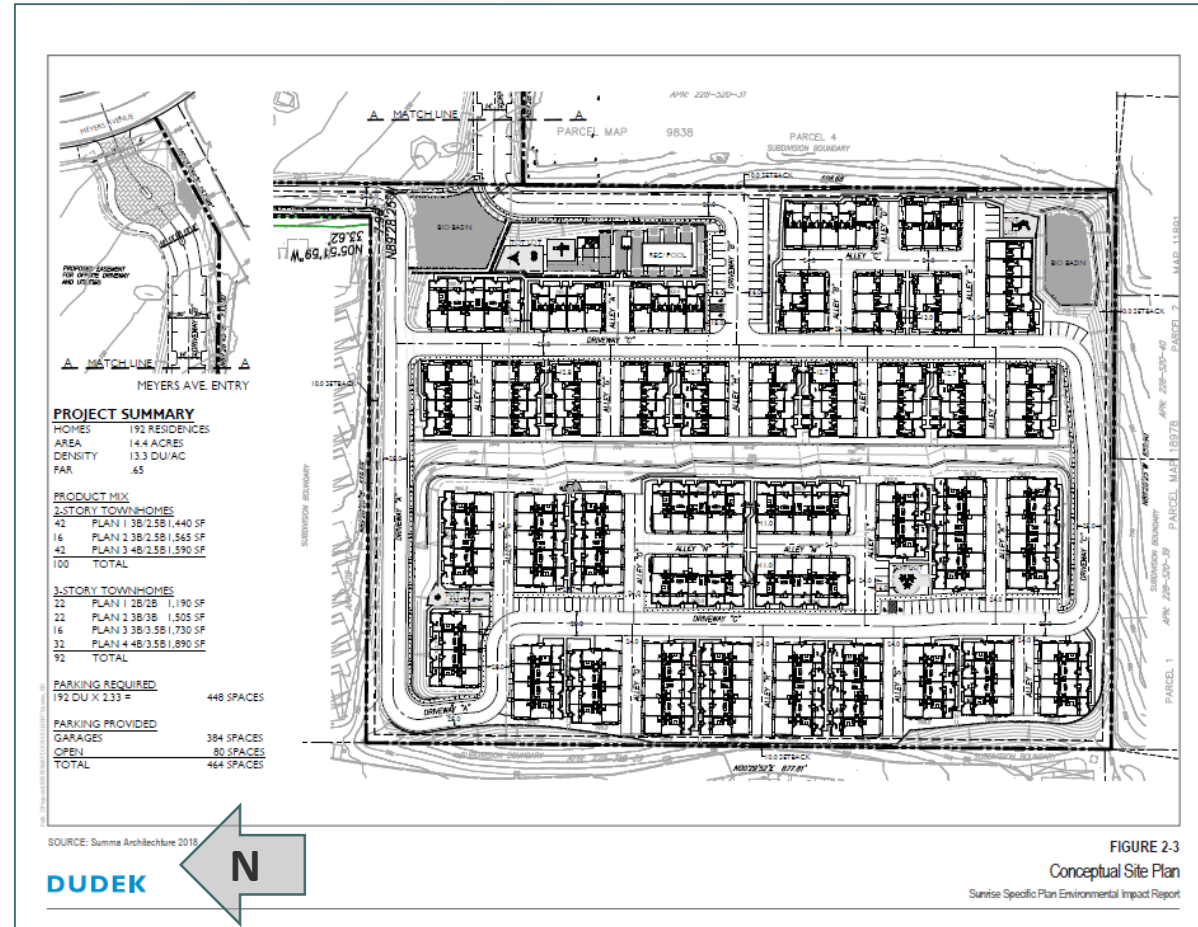
Landscaping



- 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

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



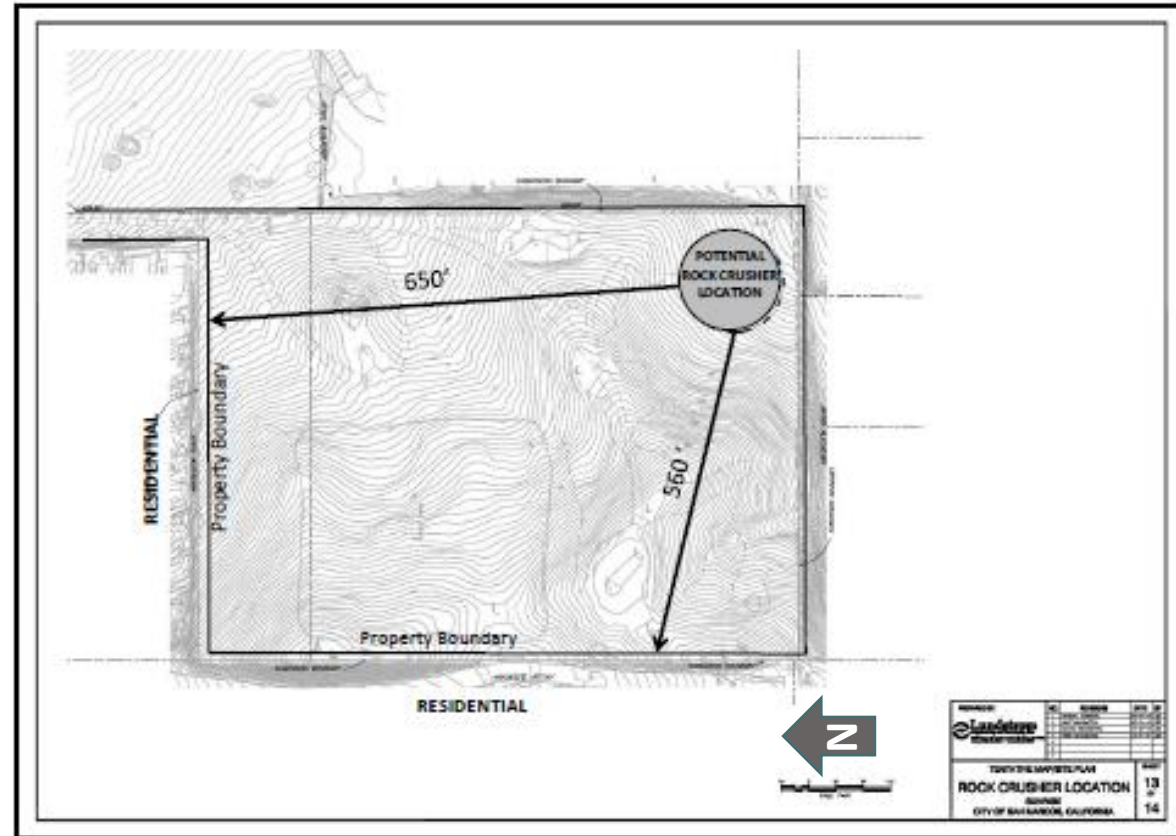
Biology



- 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

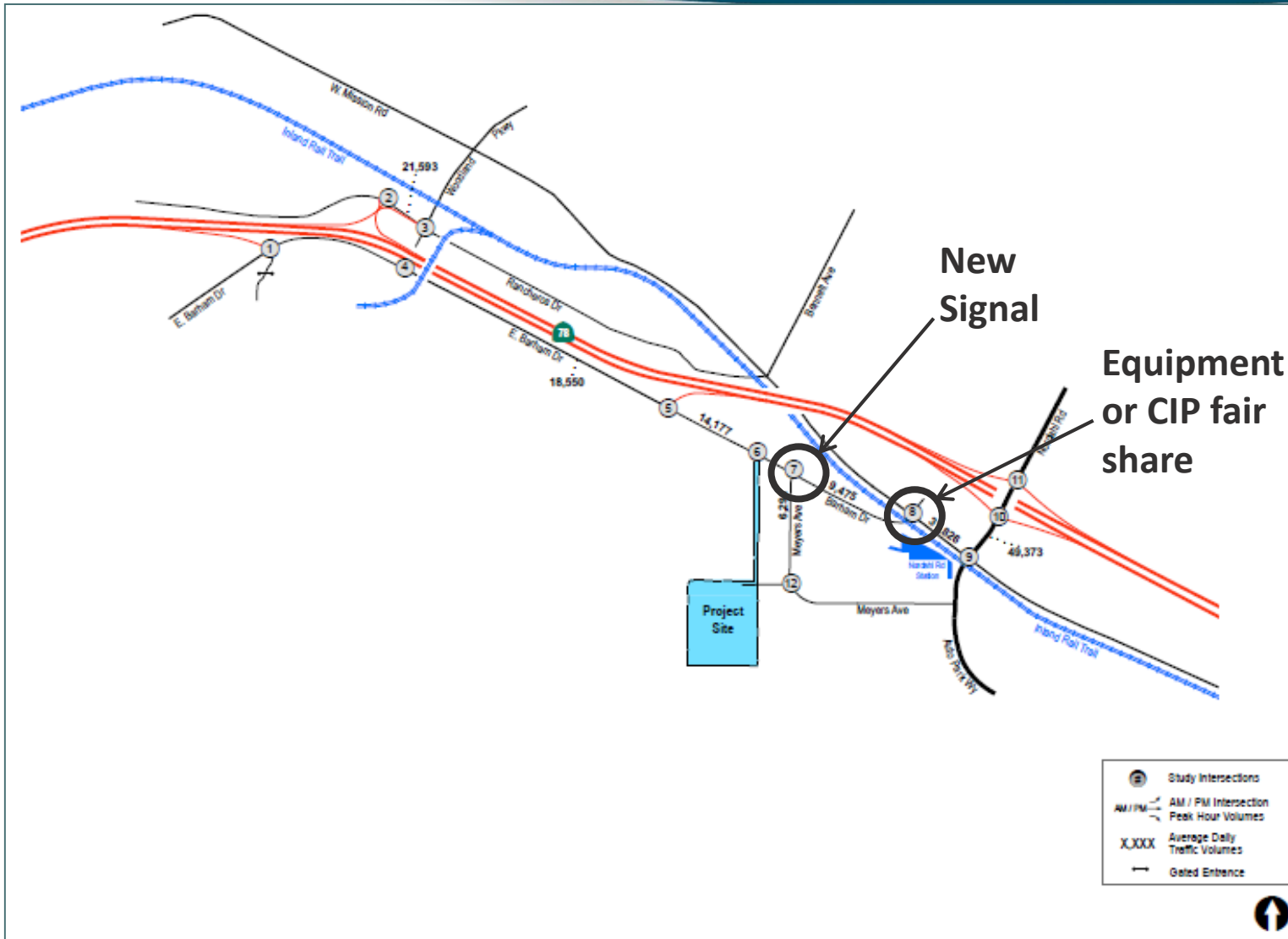
- EIR evaluated the Rock Crusher/Construction noise
- Sensitive receptors
 - Mobilehome Residents—560 feet
- Mitigation
 - Use of barriers (walls, berms, acoustical blankets)
 - Monitoring and testing



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

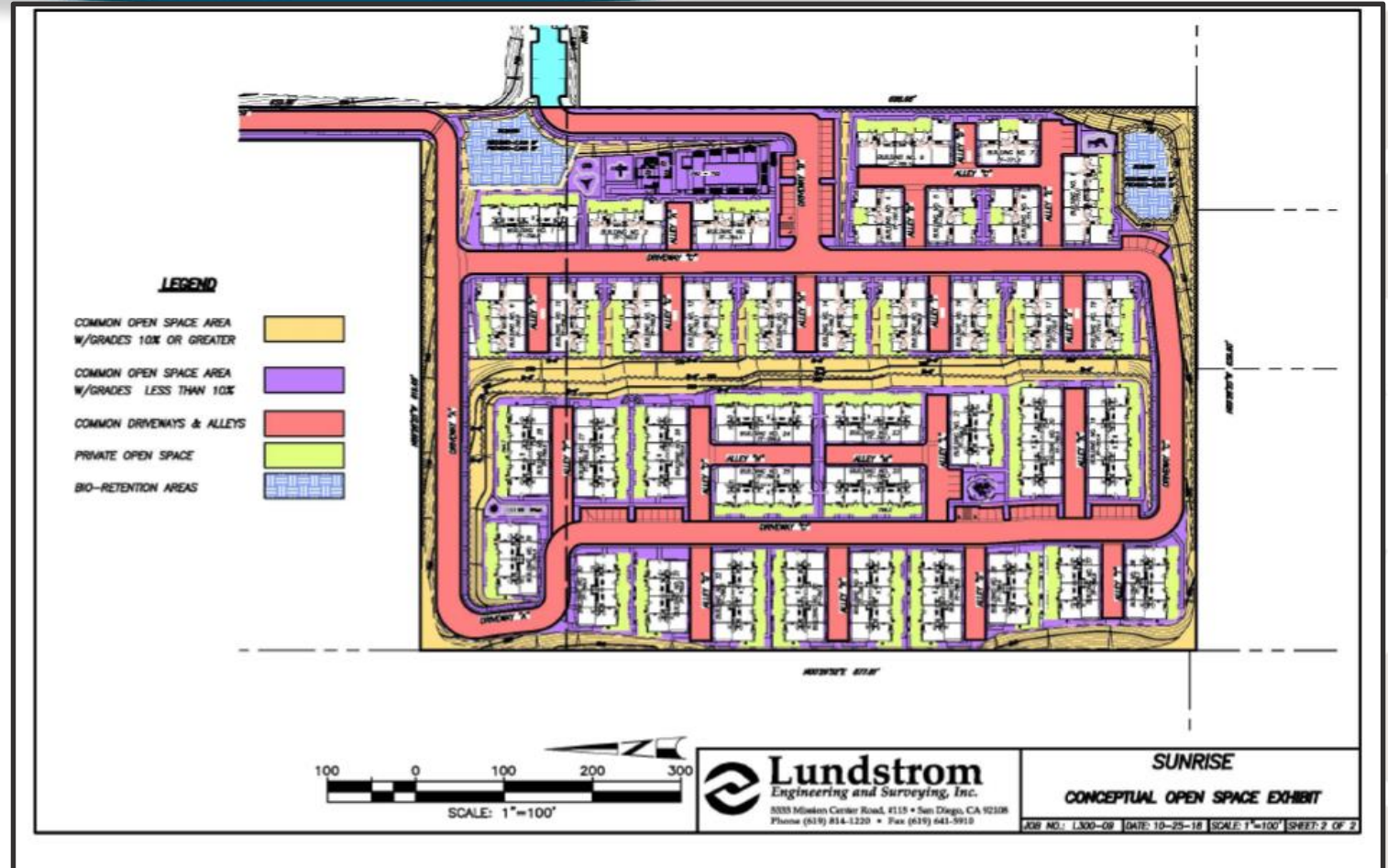
- Common: 212,397 sf:

- 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



Additional Architectural Views



2-Story



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2. WALL - STUCCO
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A-11

Two-Story Bldg. C1 Elevations
Sunrise Specific Plan

Figure 2-20



3-Story



MATERIAL SCHEDULE

1. ROOF - BUILT UP PARAPET
2. WALL - STUCCO
3. WALL - BRICK VENEER
4. TRIM - 2X STUCCO
5. DECORATIVE STUCCO AWNING
6. EXTERIOR LIGHTING
7. SECTIONAL GARAGE DOOR (OPTIONAL WINDOWS)
8. DECORATIVE POTSHIELD
9. DECORATIVE METAL GRILLE

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THREE STORY - BLDG A1 ELEVATION
SUMMA
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760.724.1198
A-17

Three-Story Bldg. A1 Elevations
Sunrise Specific Plan

Figure 2-26

Retaining Wall Views

