

CUP 20-0003

Loma San Marcos CUP Modification

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Project Site



Project Site

- 12.33 Acres
- 2 Lanes each direction, median separated
- Driveway is in County easement

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Site History



- **1995** – Opened as a Material Recovery Facility, then closed
- **2004** – San Marcos Movie Studio Specific Plan adopted
- **2018** – Loma San Marcos Specific Plan and Conditional Use Permit adopted

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Current Traffic Pattern: Right-Turn Only



2004 Site Phasing Plan



San Marcos Movie Studio Specific Plan

Phase 1: Repurpose existing building into movie studios (179,535 sf)

Phase 2: Build new office building and parking structure at rear of property

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Traffic Impacts for Complete Phase 1

2004 Traffic analysis:

- Original Phase 1: entire 179,535 sf facility used
- Warrants traffic signal at driveway & San Elijo Rd.



2018 Site Phasing Plan



Loma San Marcos Specific Plan & CUP

Phase 1: Repurpose existing building into movie studios (179,535 sf)

1A: Use 71,400 sq.ft. portion of the existing facility (in operation)

1B: Use remaining 108,135 sq.ft. of the facility (currently storage)

Phase 2: Build new office building and parking structure at rear of property

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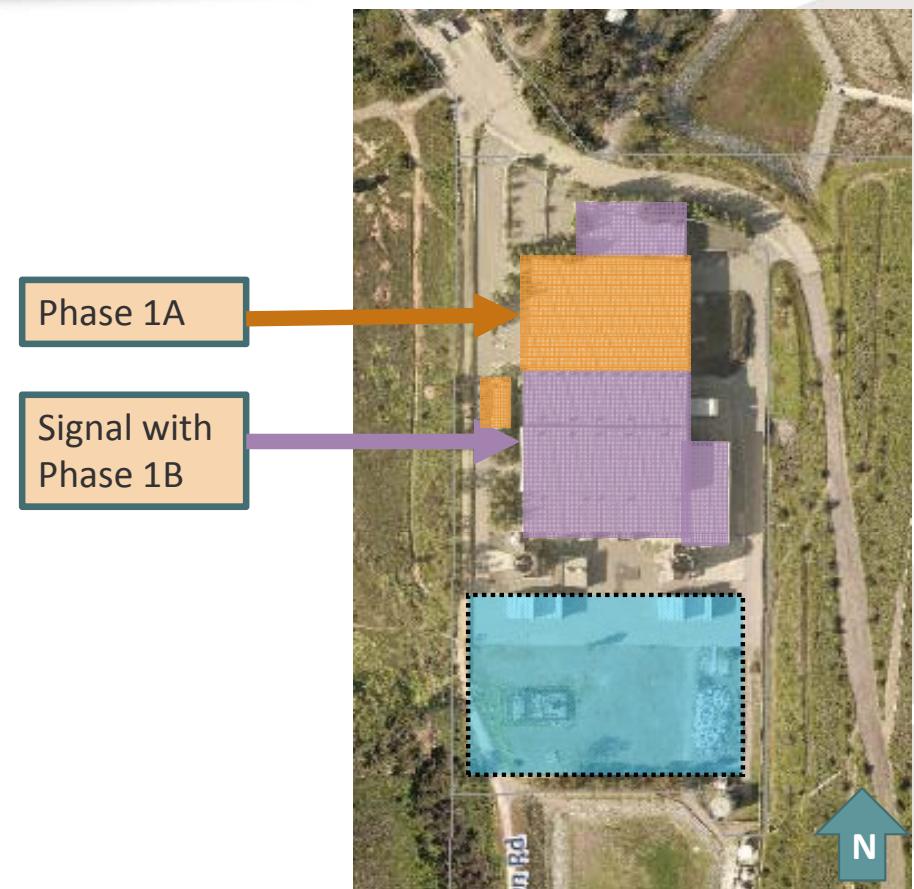
Traffic Impacts for Phase 1B

2018 Phasing:

- Implement Phase 1A without causing a traffic impact
- Traffic volumes warrant signal installation in Phase 1B

1A: Use 71,400 sq.ft. portion of the existing facility

1B: Use remaining 108,135 sq.ft. of the facility



Traffic Signal Requirement

Original Condition of Approval for Traffic Signal:

- Install traffic signal at project driveway & San Elijo Road prior to occupancy of Phase 1B (complete use of existing facility)
- Consistent with traffic signal warrants
- Consistent with project's traffic impact analysis



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City Council November 13, 2018

Loma San Marcos Specific Plan 1A

- Right turns only without a signal

Public Testimony:

- Increased traffic in “San Elijo Town Center”
- Impacts to pedestrian traffic at project site driveway and in the town center



City Council Direction

City Council Revised Condition of Approval M(9):

- Install traffic signal at the project driveway within 18 months of the approval of the Loma San Marcos Specific Plan
- May 13, 2020 deadline



Condition M(9)

Prior to occupancy of Phase 1A, all parking and improvements shall be installed per the approved parking layout plan.

In addition, design and permitting of the traffic signal will be pursued, with all necessary approvals to be achieved no later than fourteen (14) months from the date of approval of this Resolution, and construction completed within four (4) months of receipt of all such necessary approvals.

After Approval of Project

- **November 13, 2018** – City Council approves Loma San Marcos Specific Plan and CUP
- **May 1, 2019** - Certificate of Occupancy issued for Phase 1A
- **August 7, 2019** – City staff began contacting the applicant about the submittal of Improvement Plans for the installation of the traffic signal
- **January 13, 2020** - Deadline to obtain approval of Improvement Plans (14 months after project approval)

Filing of CUP 20-0003

- **January 17, 2020** – Applicant filed this CUP application to modify timing of traffic signal installation
- **March 19, 2020** – Governor issued “Stay-at-Home” Order, and operations at the site were suspended
- **May 13, 2020** – Deadline to install traffic signal (18 months after project approval)

San Elijo Rd. at Site Driveway (Existing)



Applicant Request

Modify Condition of Approval M(9)

Prior to occupancy of Phase 1A, all parking and improvements shall be installed per the approved parking layout plan. ~~In addition, design and permitting of the traffic signal will be pursued, with all necessary approvals to be achieved no later than fourteen (14) months from the date of approval of this Resolution, and construction completed within four (4) months of receipt of all such necessary approvals.~~

Applicant's Justification for Request

Traffic Signal Warrants Not Met

- Traffic generated under the current Phase 1A use does not meet traffic signal warrants
- City Council's November 13, 2018 direction was based on public testimony, not signal warrants

Applicant Request: Traffic Analysis Memo

Goals: document current circulation patterns, how signal would affect those patterns, and further evaluate residents' safety concerns

Data Gathered:

- December 15, 2019 (a Sunday morning)
- December 17, 2019 (Tuesday afternoon)
- February 2, 2020 (Sunday afternoon) – held event described by the applicant as “medium sized”

Staff Requests:

- Details on medium and large-size event frequency and attendance
- Origin-destination analysis: how many u-turns at gas station or Baker St?

Applicant's Justification for Request

Coordination with Copper Hills

- Design signalized intersection for increased trips from potential “Copper Hills”

Inactive Copper Hills Application

- Incomplete and inactive (since Feb 2017)
- Annexation of 69 acres into City; 350 residential units & 140,000 sf of commercial/light industrial
- Developer may instead pursue a 64-unit residential project with County



Other Considerations: Edenpark

Edenpark Specific Plan 19-0003 (September 9, 2019)

- Completely redevelop site as a lifestyle center:
 - Flexible indoor and outdoor recreational uses, fitness-oriented retail
 - Additional floor area created within the existing facilities
 - Restaurants and additional smaller out buildings
 - Possible parking structure and/or hotel
- Edenpark Specific Plan is proposed to supersede and replace the 2018 Loma San Marcos Specific Plan & CUP, and this modification to that CUP
- If not required now, traffic signal would be a condition of that project's approvals and may be delayed further



Staff Recommendation

- Since Condition of Approval M(9) originated with the City Council, the Planning Commission's decision on this matter will be a recommendation to the City Council
- Uphold the City Council's decision to require installation of a traffic signal in Phase 1A
- Grant an 18 month extension for the installation with the following milestones:
 - Within 9 months of approval by the City Council, obtain all approvals for the design
 - Within 9 months of design approval, complete the installation of the traffic signal

Staff Recommendation

M(9): Prior to occupancy of Phase 1A, all parking and improvements shall be installed per the approved parking layout plan. In addition, design and permitting of the traffic signal will be diligently pursued by the applicant, with all necessary approvals to be achieved no later than nine (9) months from the date of City Council approval of CUP20-0003, and construction/ installation of the signal completed within nine (9) months of receipt of all such necessary approvals, for a total design and construction period not to exceed eighteen (18) months from the date of City Council approval of CUP20-0003.

Environmental Review (CEQA)

Previously Adopted Mitigated Negative Declaration ND03-681

- The staff-recommended 18-month extension conforms to Mitigated Negative Declaration ND 03-681, with the 2018 addendum, in that the installation of the traffic signal is required for Phase 1B

Public Comment

Opposition

- Generally reflect on the agreement reached in the November 2018 City Council meeting
- Applicant accepted modified condition of approval M(9) to require the installation of the traffic signal in Phase 1A of the project

Support

- Generally describe the community benefit of the facility
- Do not specifically address the issue of the traffic signal
- All letters included in Attachment I of the staff report were received before the height of the COVID-19 pandemic in late March and early April



Recommendation

Approve Resolution PC20-4849 for CUP20-0003

- An 18 month extension for the installation of the traffic signal at the project site driveway, as a part of Phase 1A of the project