



PLANNING COMMISSION

June 21, 2021

SAN MARCOS

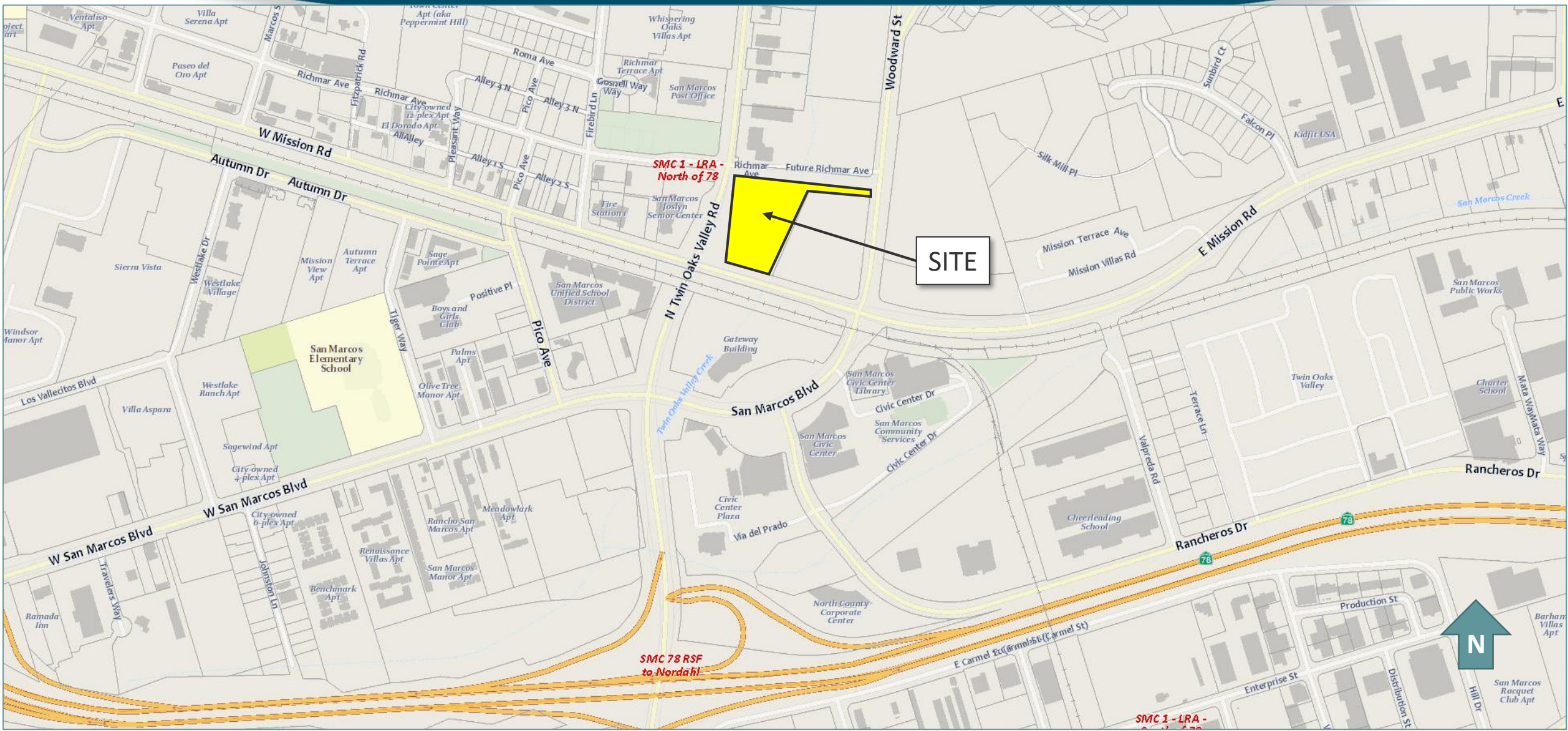
DISCOVER LIFE'S POSSIBILITIES

Proposed Project

SP20-0001: Breakers Real Estate

- **Proposed Residential Care Facility for Assisted Living and Memory Care**
 - **Specific Plan Amendment (SP20-0001)**
 - **General Plan Amendment (GPA20-0001)**
 - **Conditional Use Permit (CUP20-0004)**
 - **Variance (V20-0001)**
 - **Mitigated Negative Declaration (ND21-008)**

Vicinity Map

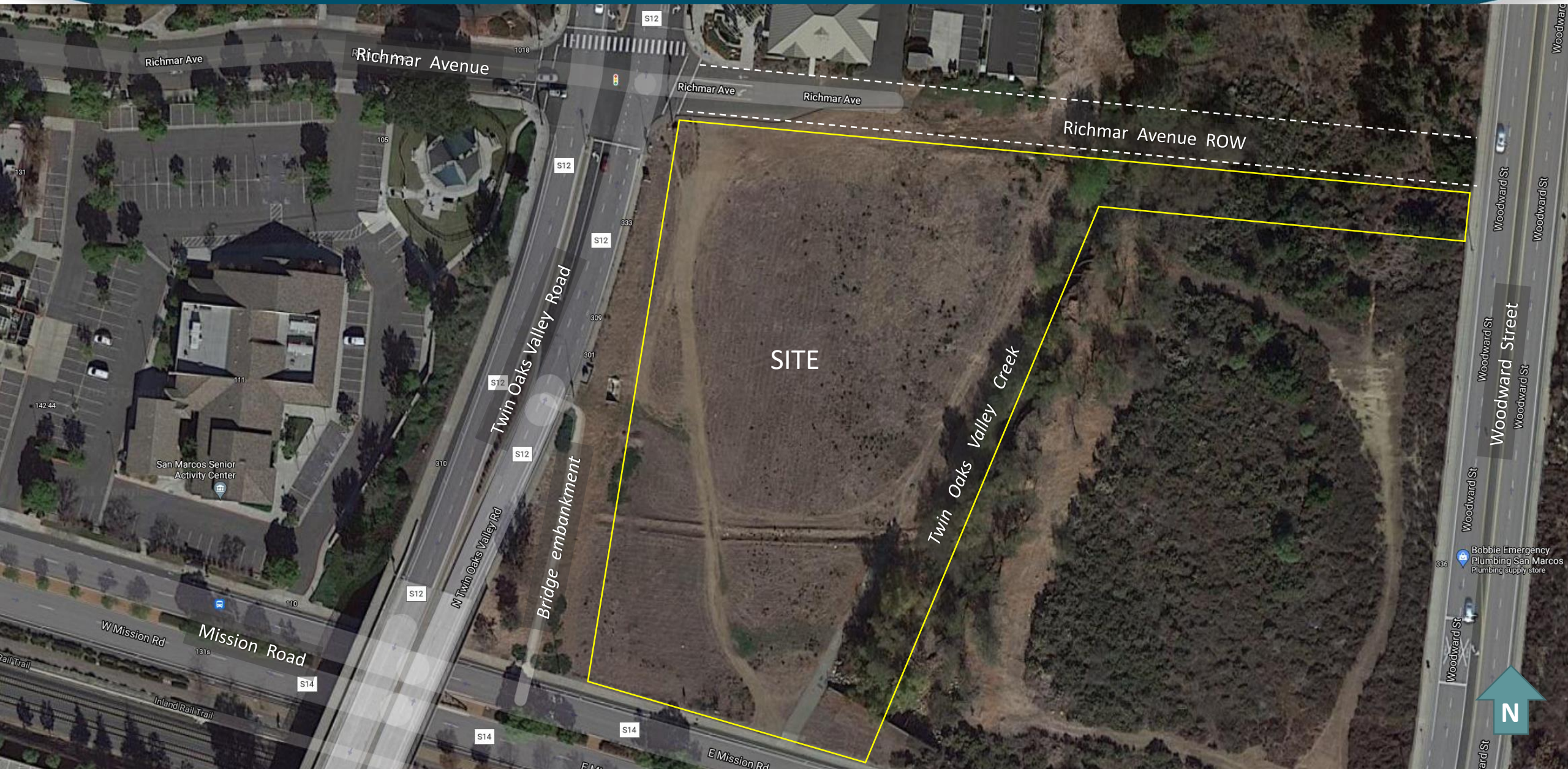


Aerial Photo



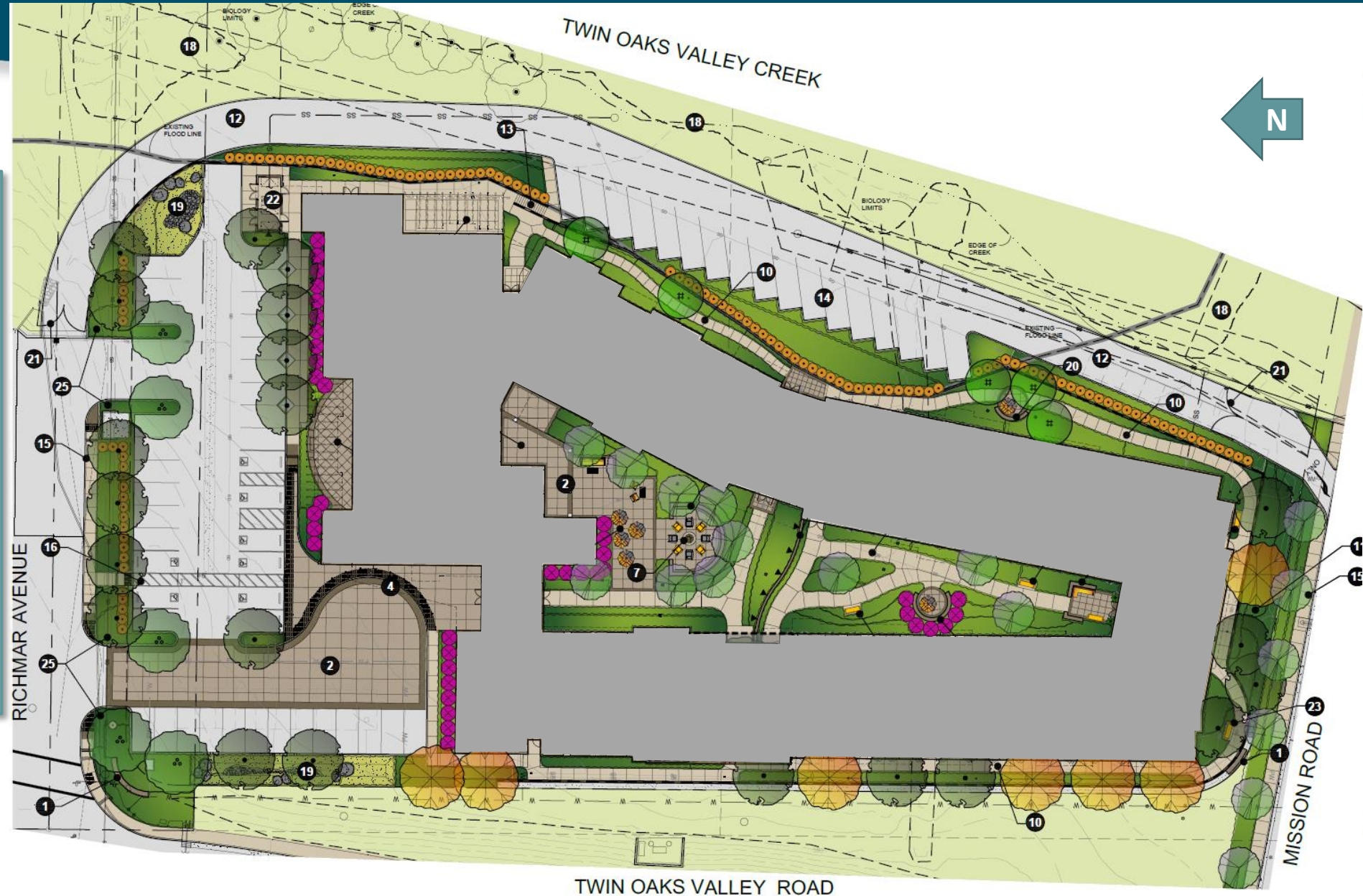
- 3.78-acre property
- Surrounding land uses:
 - North: Shopping center
 - East: Creek & vacant land
 - South: Office & Sprinter Station
 - West: Senior Center

Project Site



Project Description

- Residential Care Facility for assisted living and memory care
- Requires permit by State Community Care Licensing Division
- 121,566 sf building
- 138-units
- Outdoor courtyard



Parking/Access

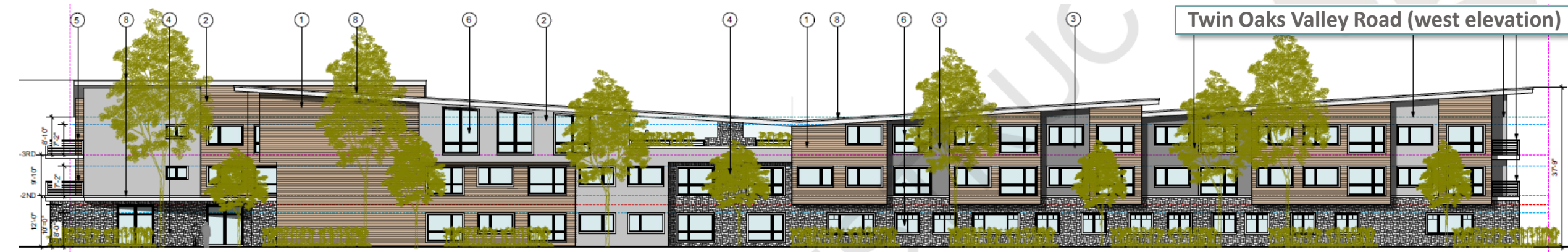
- 60 parking spaces
 - 7 ADA spaces
 - 3 EV spaces
- 1 space per 3 residents
- Main entry at TOV Rd & Richmar Ave
- Fire lane and employee parking on east side
- Employee exit onto Mission Rd



Architecture



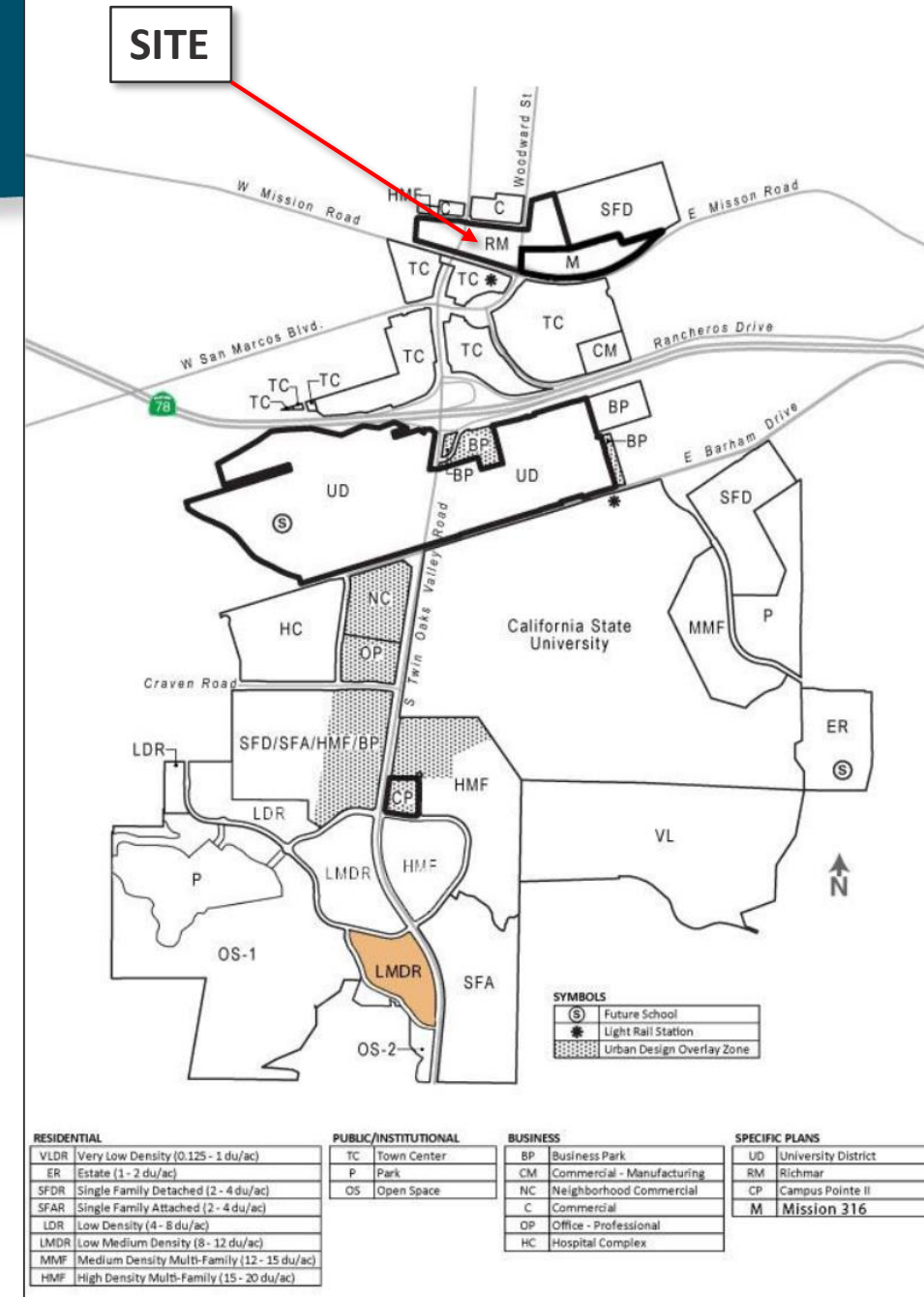
- Contemporary style
 - Stone veneer
 - Horizontal sim-wood siding
 - Textured stucco
- Height: 40 ft. / 3-stories
- Screened roof equipment



Specific Plan Amendment

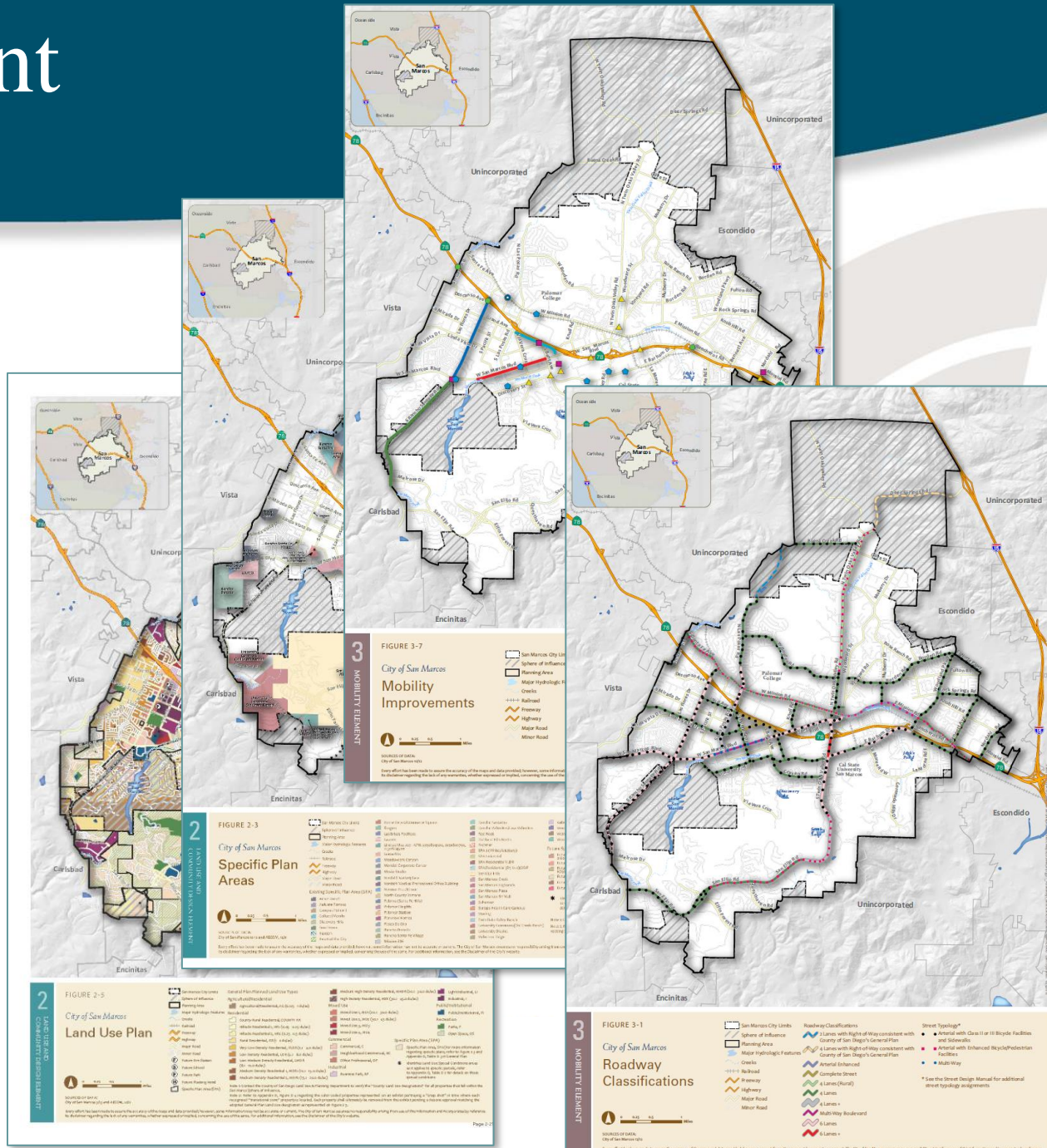
- Heart of the City Specific Plan Area (SPA)
 - “Commercial” with Richmar Sub-Plan Overlay
 - Individual Specific Plan required
- Proposed Amendment
 - Remove Richmar Sub-Plan Overlay from subject property
 - Develop under “Commercial” development standards
 - Updates Land Use Table to allow Assisted Living Facilities in “Commercial” with CUP approval

Figure 2. Land Use Plan



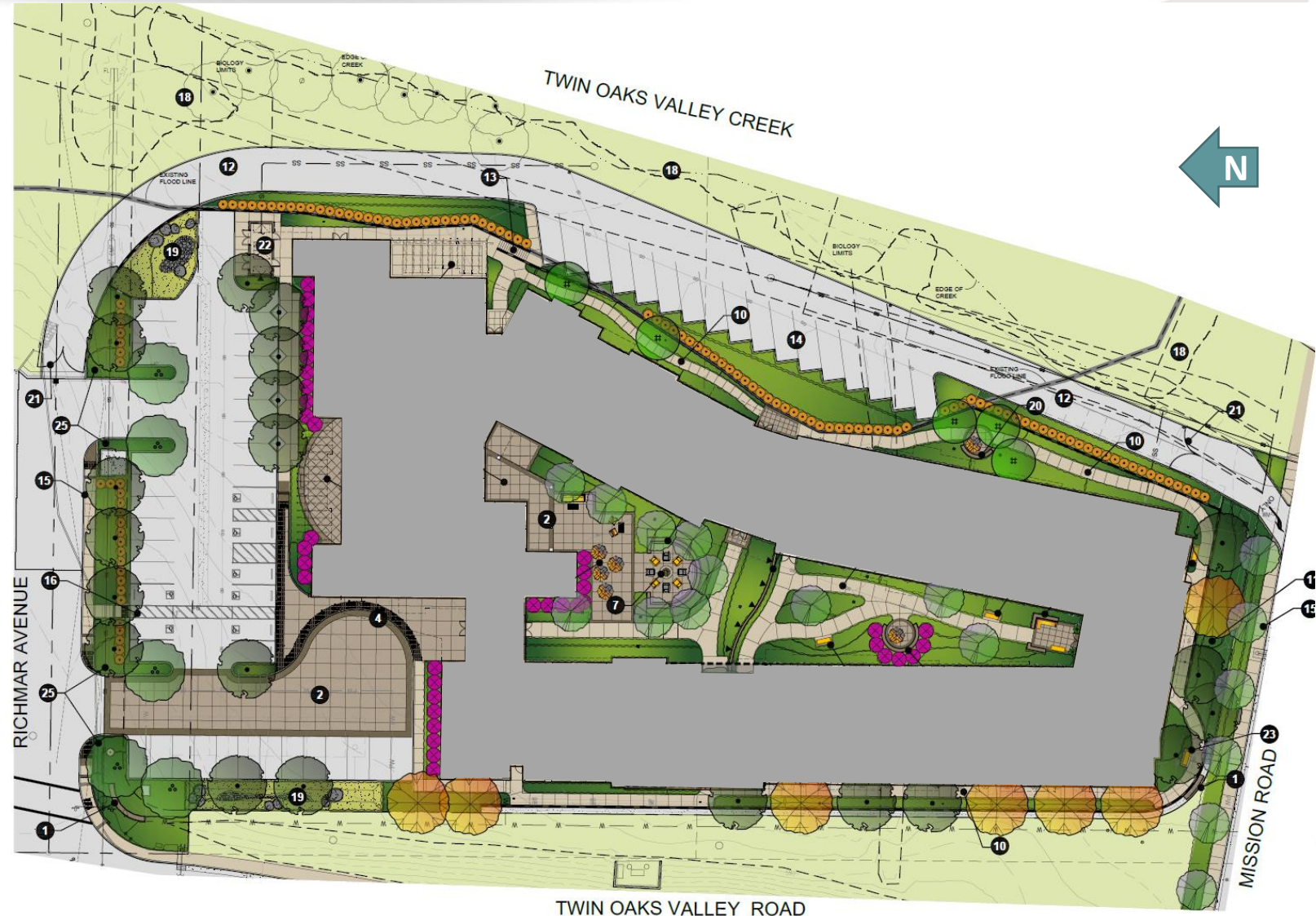
General Plan Amendment

- Updates Land Use Element Maps to be consistent with HOC SP Amendment
- Updates Mobility Element Maps
 - Removes future Richmar Avenue bridge
 - No significant traffic impacts
 - Avoids impact of creek habitat
 - Vacates Richmar Avenue ROW to a private driveway

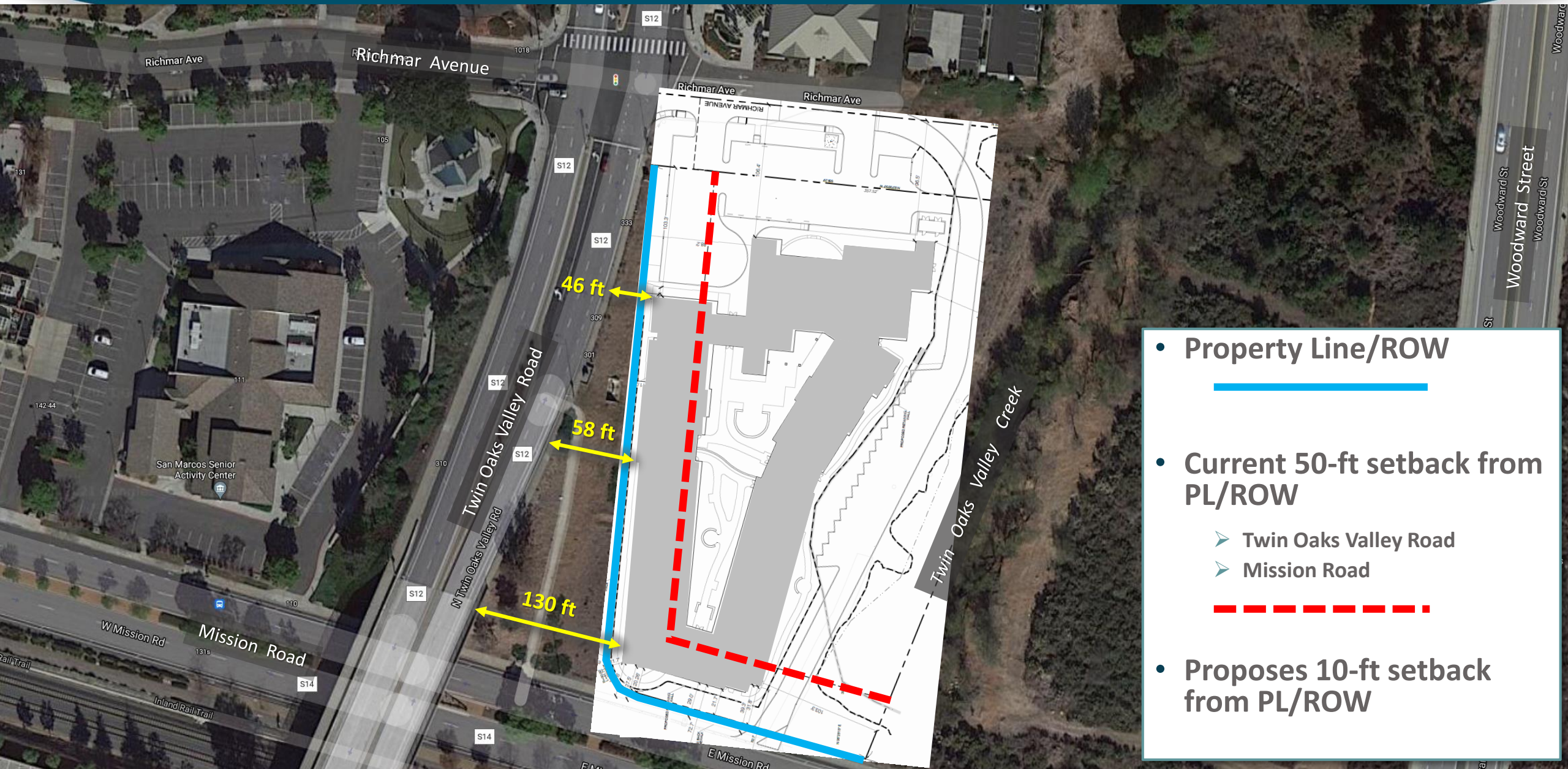






Conditional Use Permit

- Allows for a Residential Care Facility in “Commercial” designation
- Design review of the proposed facility
 - Site plan
 - Grading plan
 - Architecture
 - Landscape plan



Setback Variance



- **Property Line/ROW**

- **Current 50-ft setback from PL/ROW**
 Twin Oaks Valley Road
 Mission Road

- **Proposes 10-ft setback from PL/ROW**

Environmental Review

- Mitigated Negative Declaration (ND20-008)
- Prepared by Sophia Mitchell & Associates
- Public review period from 12/7/20 to 1/6/21
- 3 MND comment letters were received
- Responses provided in the Final MND
- CEQA process overview in presentation by Sophia Mitchell

Public Comments

- Public workshop conducted July 16, 2020
 - Attended by 1 participant
- Written comments received from nearby resident



Public Comments



New Public Improvements:

- 5-ft wide ADA sidewalk
- Sidewalk and ADA ramp at Twin Oaks Valley Rd & Richmar Ave
- Crosswalk striping across Richmar Ave
- Street light at Mission Rd exit

Conclusion

- Allows for assisted living in HOC SP similar to Commercial (C) Zone
- Proposal compatible with adjacent shopping center, senior center, and future senior apartments to the west
- Provides further healthcare and housing opportunities for residents with special needs
- Avoids impact of creek habitat
- Redirects funds from Richmar bridge to higher priority need for future widening of Twin Oaks Valley Road

Recommendation

- **Recommend to City Council:**
 - **Adoption of Mitigated Negative Declaration (ND20-008)**
 - **Approval of PC Resolution 21-4900 to amend the Heart of the City Specific Plan (SP20-0001)**
 - **Approval of PC Resolution 21-4901 for General Plan Amendment (GPA20-0001)**
 - **Approval of PC Resolution 21-4902 for Conditional Use Permit (CUP20-0004)**
 - **Approval of PC Resolution 21-4903 for Variance (V20-0001)**