

# PLANNING COMMISSION

June 21, 2021

# SAN MARCOS

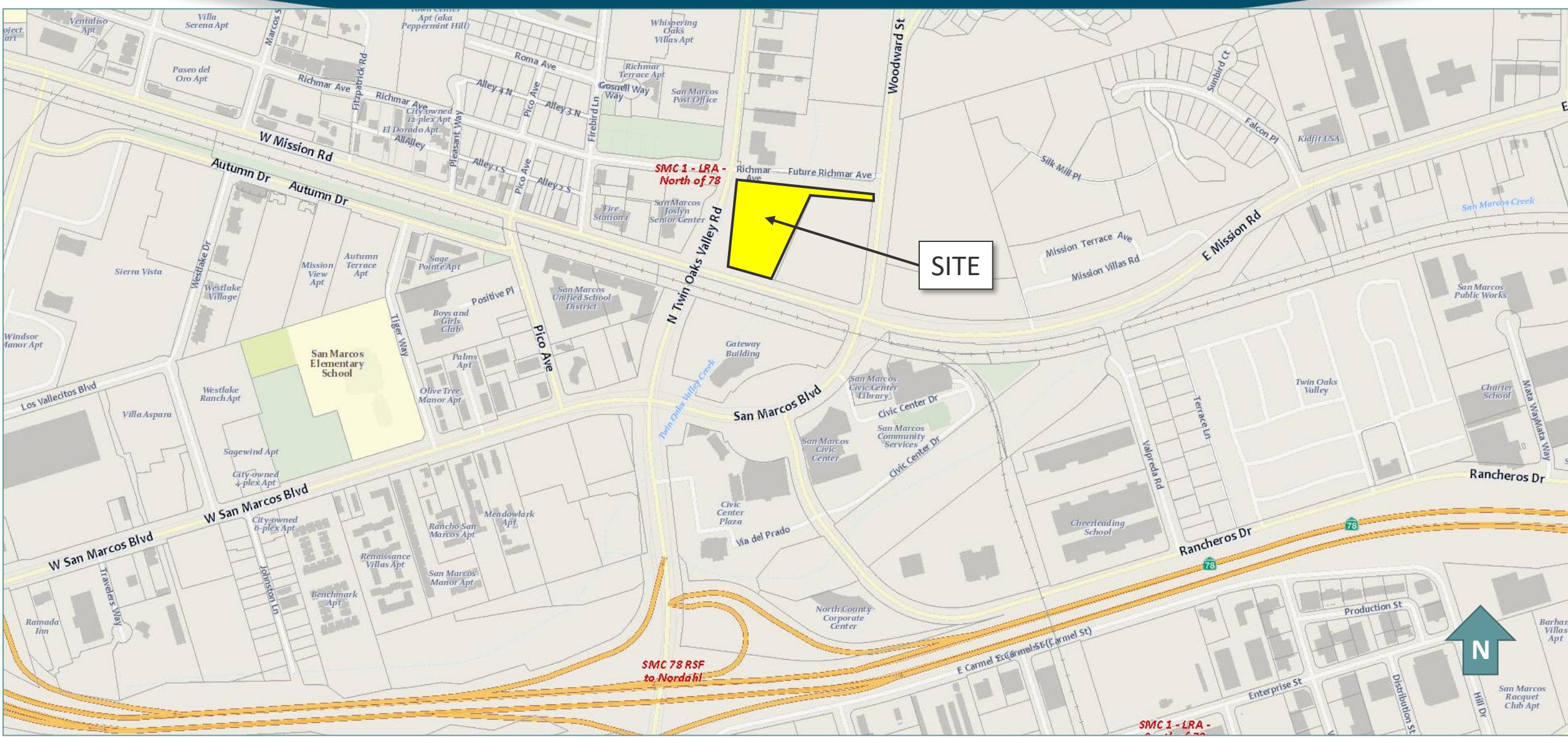
DISCOVER LIFE'S POSSIBILITIES

# 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)

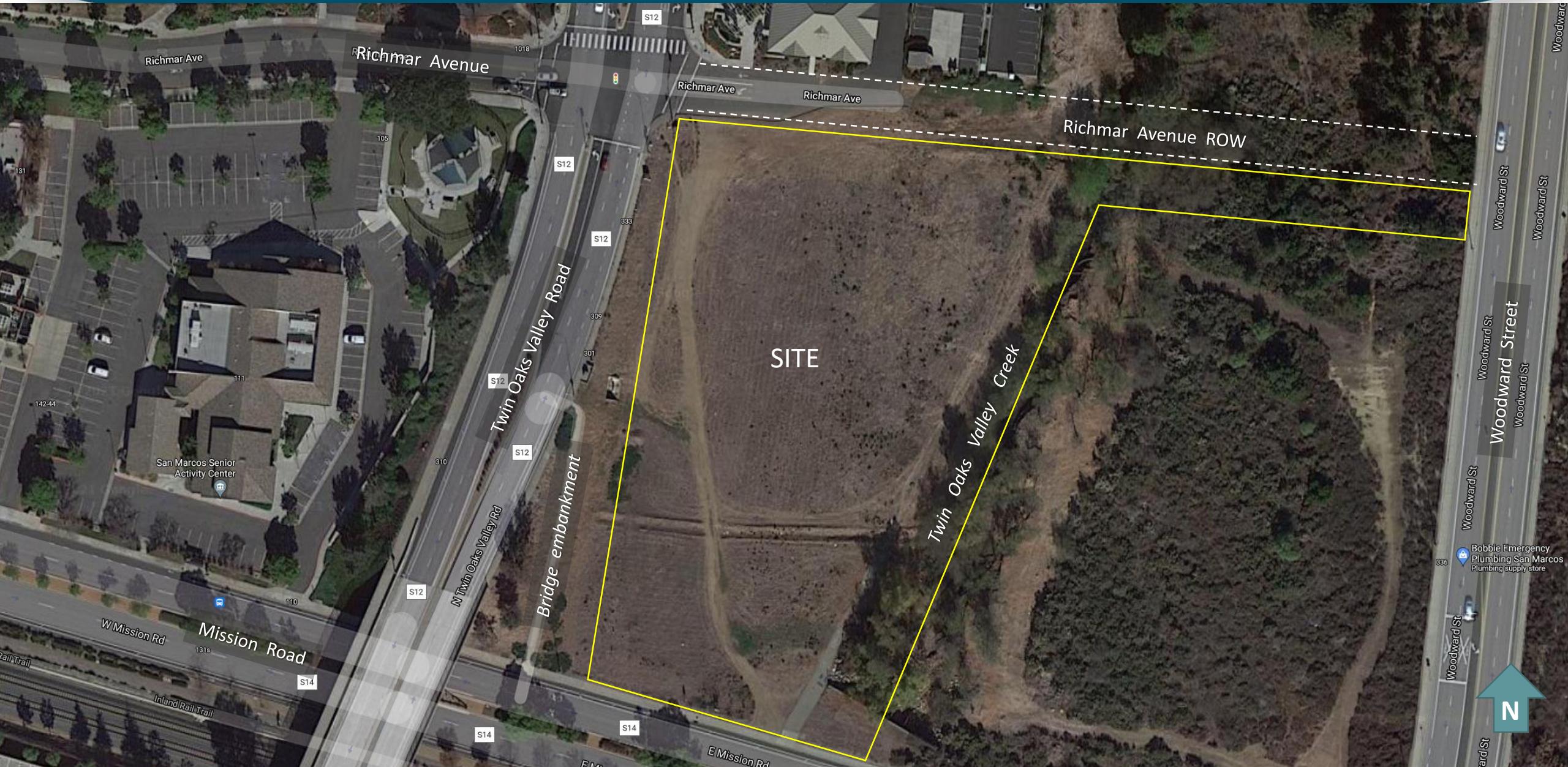
# Vicinity Map



# Aerial Photo

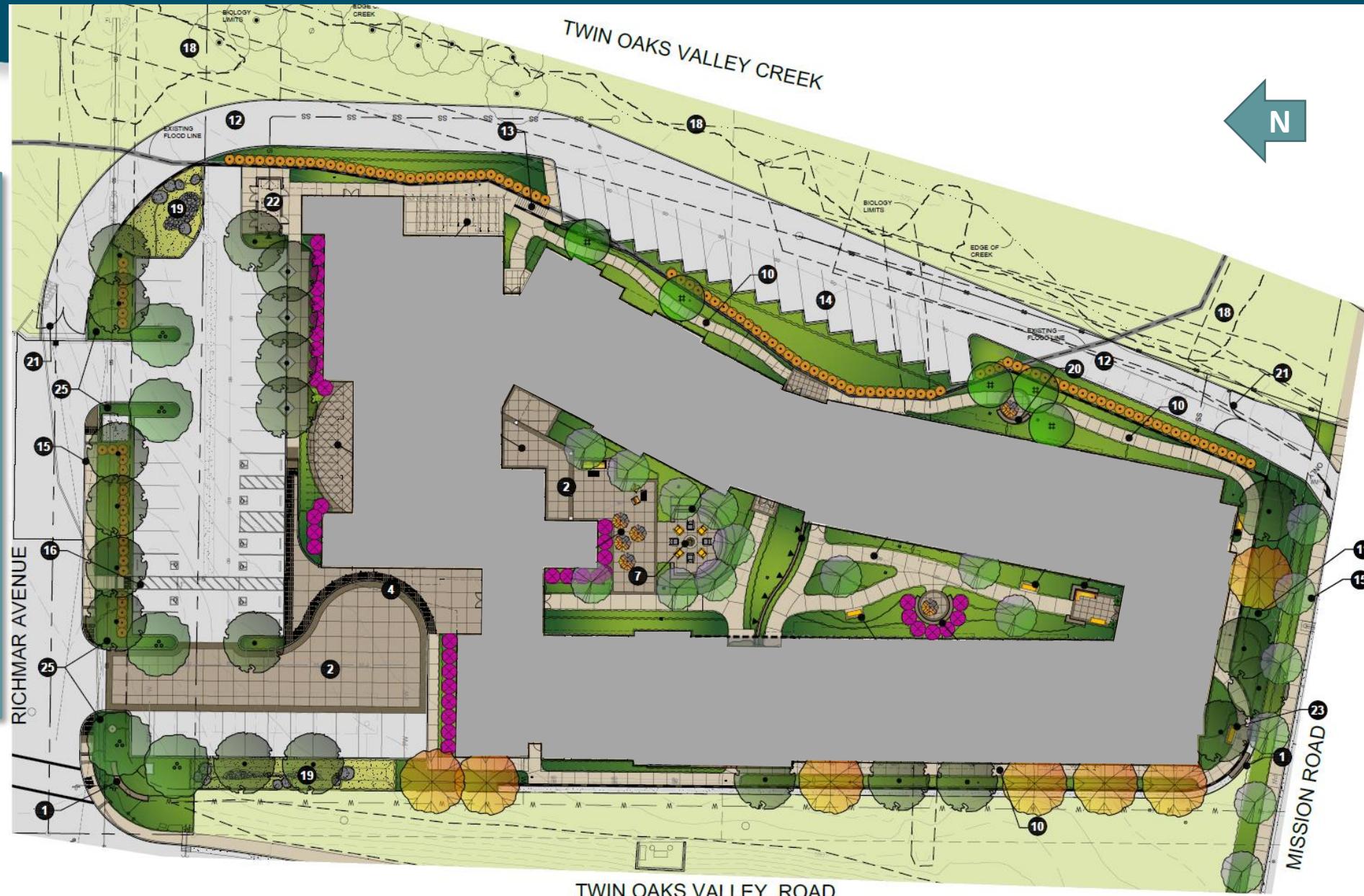


# Project Site



# 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



# Architecture



Front Entry (north elevation)



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

Twin Oaks Valley Road (west elevation)



# Specific Plan Amendment

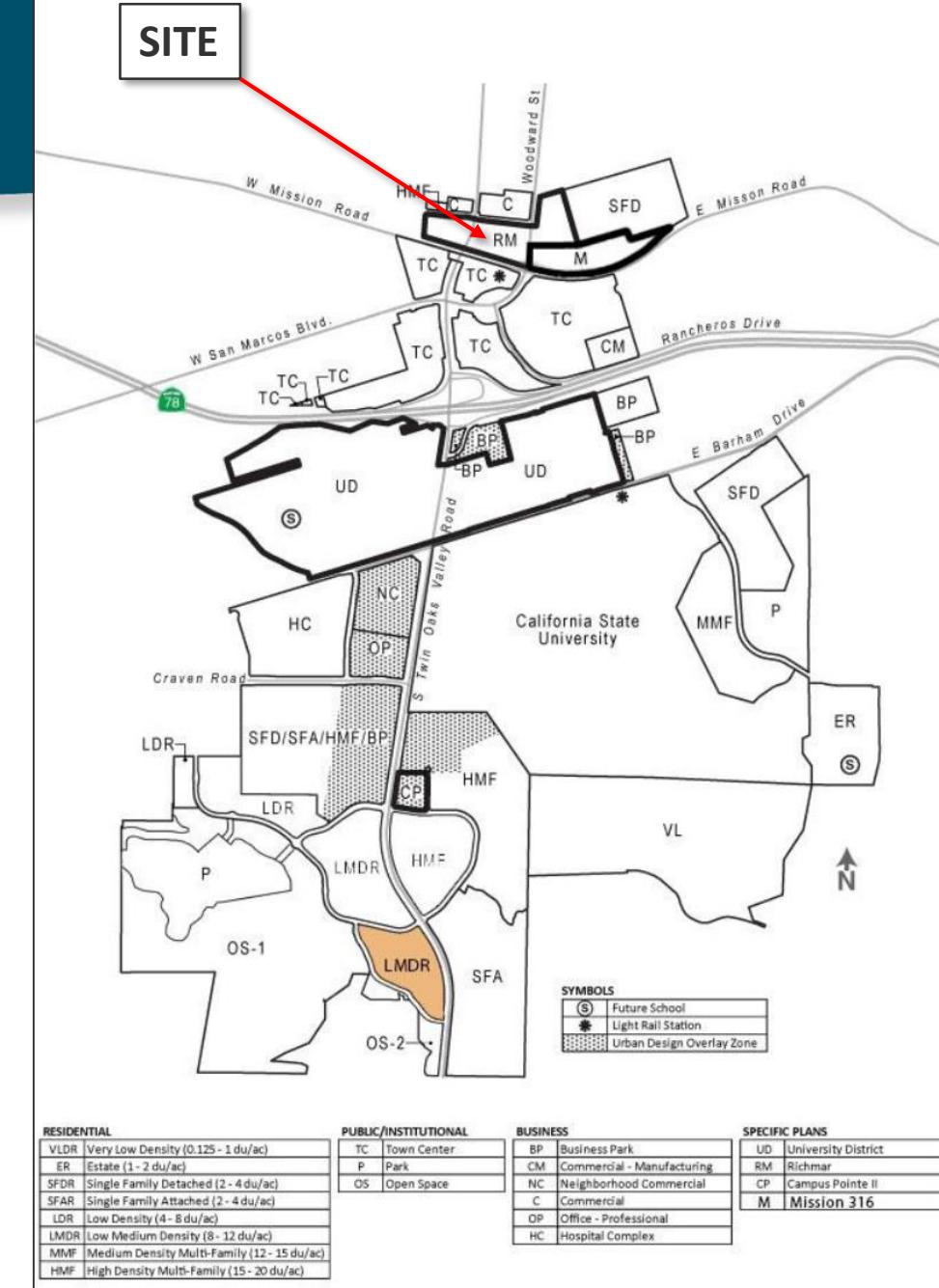
- **Heart of the City Specific Plan Area (SPA)**

- “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

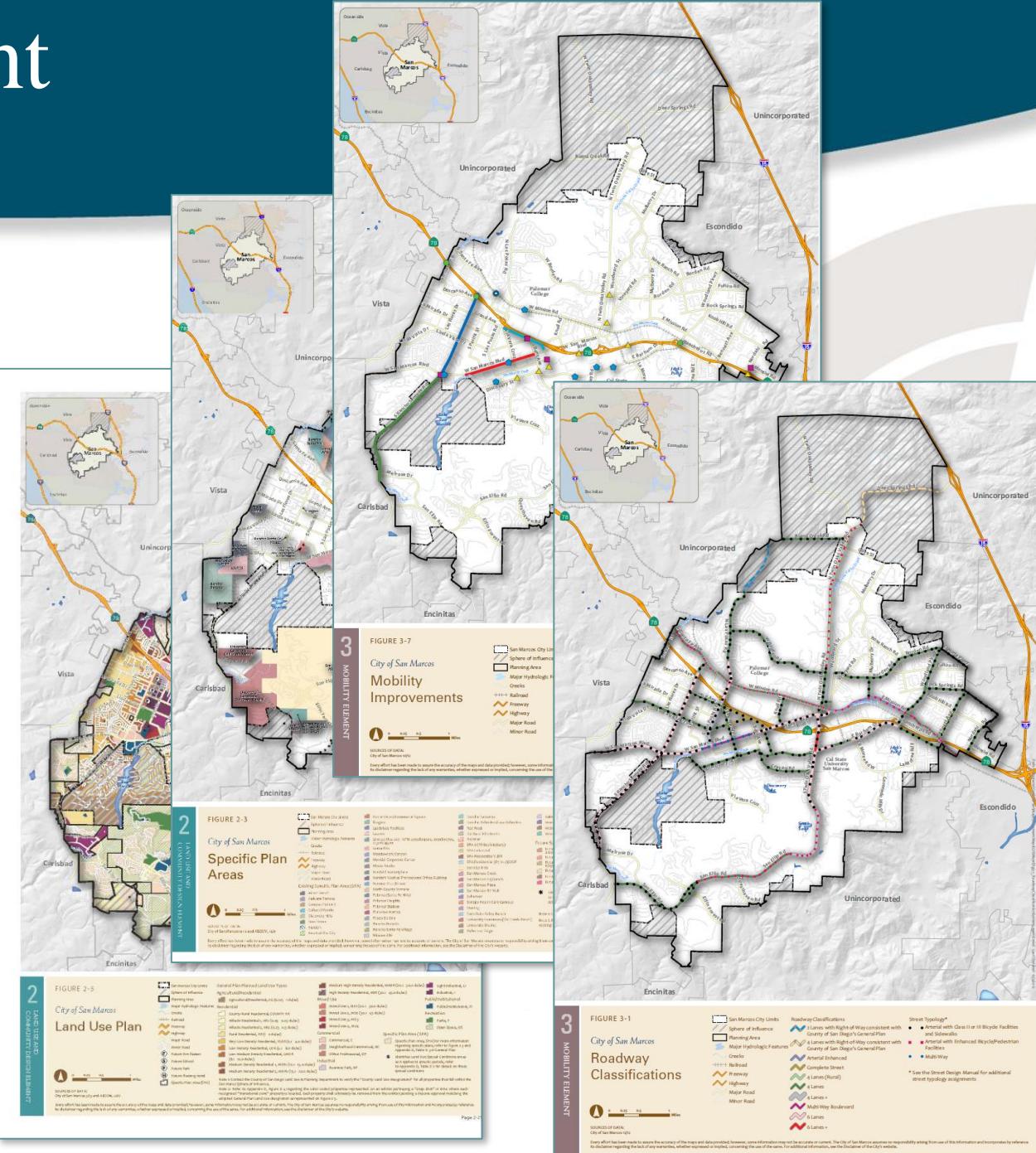


# General Plan Amendment

- **Updates Land Use Element Maps to be consistent with HOC SP Amendment**

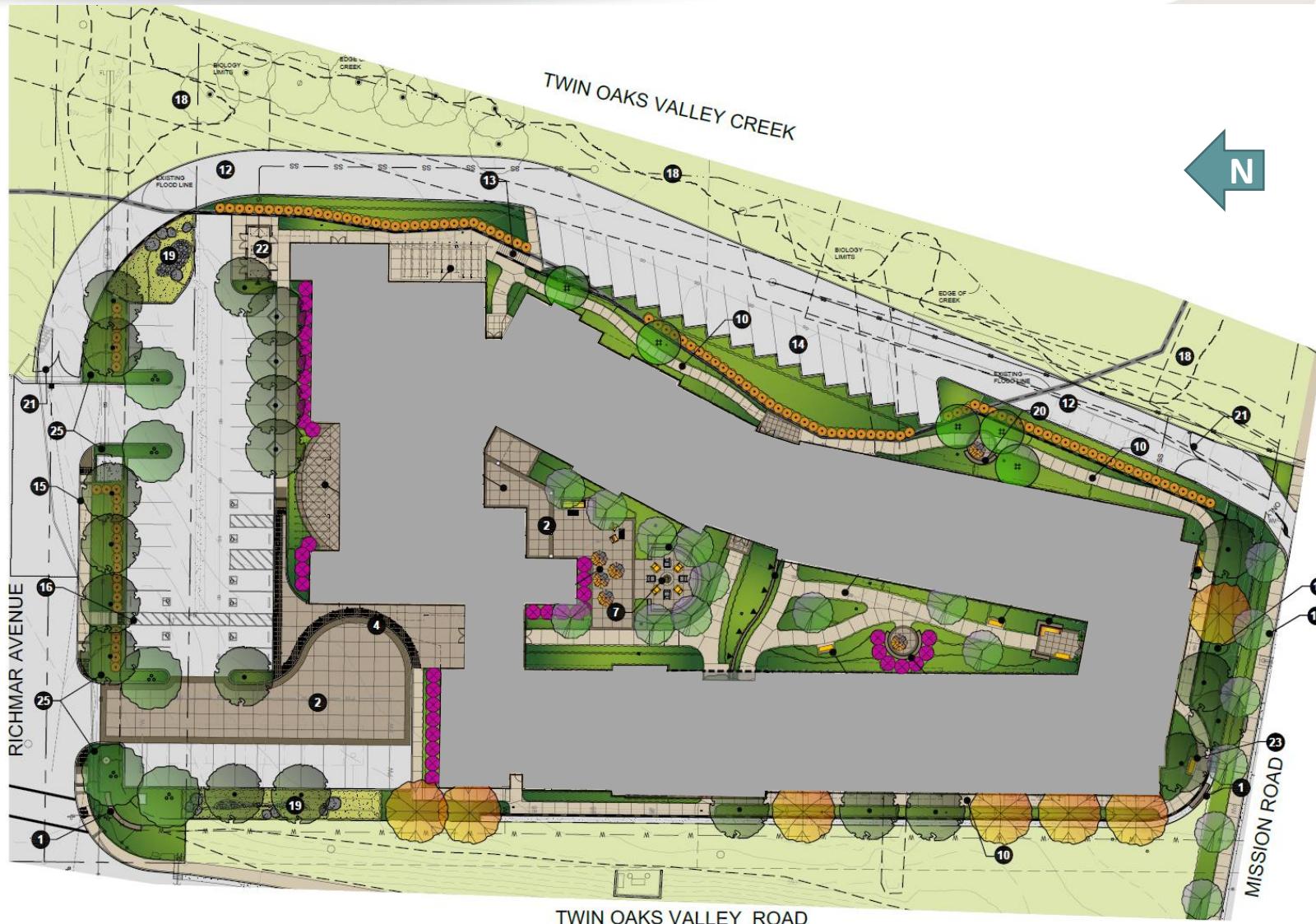
- **Updates Mobility Element Maps**

- Removes future Richmar Avenue bridge
- No significant traffic impacts
- Avoids impact of creek habitat
- Vacates Richmar Avenue ROW to a private driveway

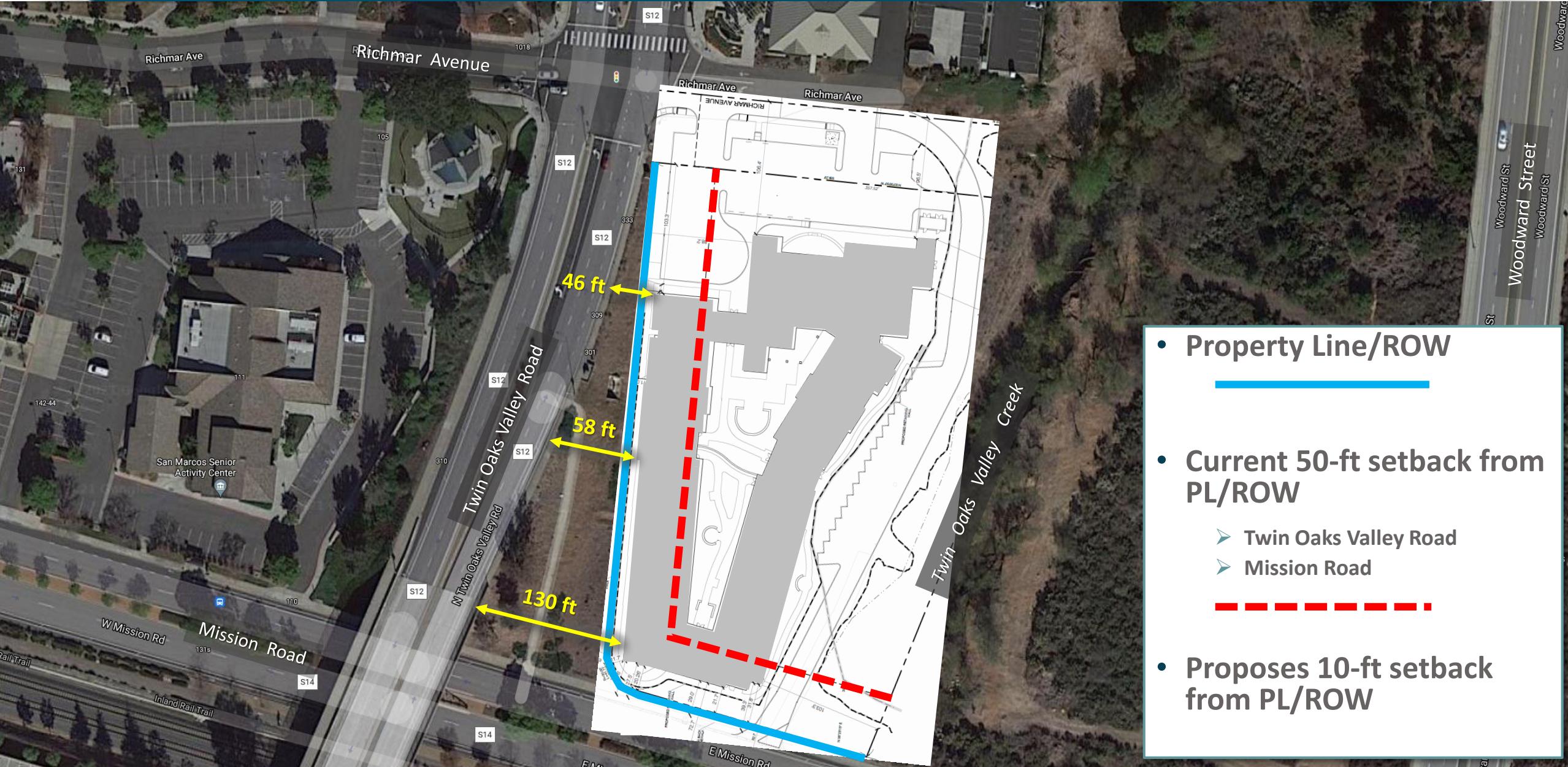


# Conditional Use Permit

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



# Setback Variance



# 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



# 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)**