

Workshop

NOTICE OF PUBLIC WORKSHOP

JIM DESMOND *Mayor*
HAL MARTIN *Vice Mayor*
CHRIS ORLANDO *Council Member*
REBECCA JONES *Council Member*
KRISTAL JABARA *Council Member*

1 CIVIC CENTER DRIVE
SAN MARCOS, CA 92069
(760) 744-1050
WWW.SAN-MARCOS.NET

WHEN: Thursday, March 17, 2011 at 6:30 PM

WHERE: City of San Marcos, 1 Civic Center Drive, San Marcos
Valley of Discovery Room (adjacent to Council Chambers)

PROJECT: Palomar Station "Mixed-Use Project"
SUBSTANTIAL CONFORMANCE REVIEW

DESCRIPTION OF THE PROJECT:

Review of modifications to the approved project, "Palomar Station." The revised project consists of 370 residential units (versus 333 as previously approved), 44,000 square feet of retail (versus 49,000 square feet as previously approved), 5,000 square feet of restaurant (versus 6,000 square feet as previously approved), 18 live/work units at 5,400 square feet (versus 21 units at 13,000 square feet as previously approved) and elimination of office (versus 9,800 square feet as previously approved). Overall, the proposed project consists of 54,400 square feet, versus 77,800 square feet as previously approved.

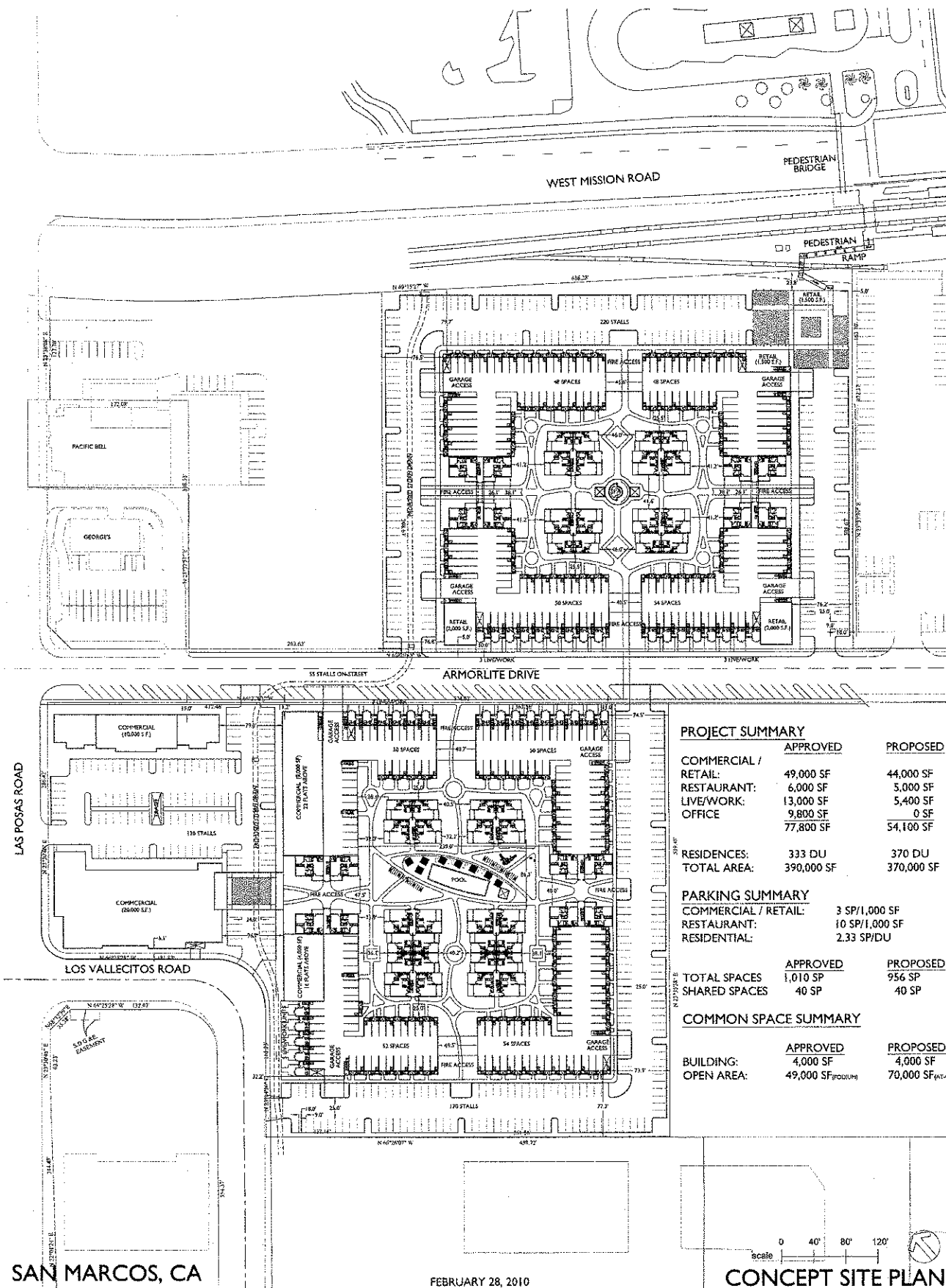
Since the proposed project is similar to the original approved project, the proposed project is being considered in substantial conformance with the approved project. At the workshop, the proposed revised site plan and architectural elevations will be presented and review of how the revised project is consistent with the approved and certified environmental document for the project.

For more information, please contact Garth Koller in the Planning Division at (760) 744-1050, ext. 3231, or visit the Development Services counter during the week between 7:30 am and 5:30 pm.

SITE PLAN:

See other side → (over)

YOUR INPUT IS REQUESTED FOR THIS PUBLIC WORKSHOP; HOWEVER, OFFICIAL DECISIONS WILL NOT BE MADE DURING THIS MEETING. THE DEVELOPER WILL USE INFORMATION FROM THE DISCUSSION TO DETERMINE HOW TO PROCEED WITH THE PROJECT.



SAN MARCOS, CA

FEBRUARY 28, 2010

CONCEPT SITE PLAN

**INTEGRAL
COMPANIES**

2210 ENCINITAS BLVD, STE 5
ENCINITAS, CA 92024

PALOMAR STATION

SUMMA ARCHITECTURE

3288 Brushwood Lane, Fallbrook, CA 92028
121 Broadway, Ste 624, San Diego, CA 92101
619.733.5802 www.summaarch.com