

Report

MEETING OF THE PLANNING COMMISSION

MEETING DATE: November 7, 2011

SUBJECT: Hitzke Development Corporation. Mixed-Use Development
GPA 09-107, R 09-144, SP 09-54, MFSDP 09-50, & TPM 675

Recommendation

Conditionally approve the construction of a mixed-use development per the entitlements requested in Attachment A.

Introduction

The project proposes a mixed-use development with 6,490 square feet of ground floor retail space and 84 affordable apartment units on a 4.01-acre property on Chinaberry Lane, south of Autumn Drive. The development will include eight (8) multi-family buildings, a community center building, recreational amenities, and 169 parking spaces. The commercial units will be located on the first floor of Buildings A1 and A2 facing Autumn Drive. The project will include the demolition of the existing sixty-five (65) multi-family units, some of which are affordable apartments, and three (3) single-family residences on site. The demolition will also remove the existing accessory structures, parking lots, and the private road (Chinaberry Lane). No comments from the public were received.

Discussion

The land use of the subject property is currently designated "Residential 15-20 du/ac with a density cap of 85% (17 du/ac)" on the west side of Chinaberry Lane and "Residential 20-30 du/ac with a density cap of 85% (25.5 du/ac)" on the east side per the General Plan. In addition, the property is zoned Multi-Family Residential (R-3-6). The proposed mixed-use project is not permitted within the existing General Plan designation and zone. As a result, the project proposes a General Plan Amendment (GPA) to change the land use designation from "Residential 15-20 du/ac" and "Residential 20-30 du/ac" to "Specific Plan Area", and a Rezone (R) of the property from Multi-Family Residential (R-3-6) to Specific Plan Area (SPA). Approval of a General Plan Amendment and Rezone will deem the proposed project in compliance with the General Plan and Zoning Ordinance.

Per Section 20.52.020 of the Zoning Ordinance, a Specific Plan Area (SPA) for an in-fill mixed-use development is permitted through the approval of a Specific Plan, provided the proposed land use consists of commercial and/or office and high density residential. The Specific Plan identifies development standards such as setbacks, height limits, landscaping, recreational amenities, architectural details, parking, and density. The Specific Plan is also conditioned to be revised to specify actual permitted and conditional commercial uses, and specific types of energy-efficient lighting for street and pedestrian light poles.

The proposed project's form and character is similar to the Autumn Terrace mixed-use development that was recently constructed to the east on Autumn Drive, and the Westlake Village development recently approved for the adjacent property to the west. These developments are located within the future Richmar Specific Plan Area, and are consistent with the goals and policies for redevelopment of this area.

The project will implement the goals of the Regional Comprehensive Plan in that the proposed project is an infill, compact development project that will create affordable housing with mixed use retail within walking distance of corridor rail service (Sprinter stations) and high frequency bus service on Mission Road, thereby encouraging the use of transit.

The incorporation of 6,490 square feet of retail space into the project will be consistent with the objectives of the Richmar Neighborhood Plan to provide commercial areas for concentrated densities of residential. The project site is located within the City's Redevelopment Project Area 1. The Redevelopment Plan has objectives to upgrade and rehabilitate deteriorating properties. The proposed project will replace the older, deteriorated single-family and multi-family residences, and therefore, meet the goals of the City's Redevelopment Plan.

The project also proposes a Tentative Parcel Map (TPM) to consolidate the existing nine (9) lots within the mixed-use project area into three (3) parcels with the residential development on Parcel 1 and the commercial condominium units on Parcels 2 and 3.

The applicant has proposed an enhanced architectural style by incorporating pop-out projections, staggered building planes, changing roof elevations, eave and window trim treatment, broad overhangs, and exterior use of stucco, stone, and/or brick materials. The proposed architectural style implements Section 20.48.010 of the Zoning Ordinance which states "developers are strongly encouraged to incorporate varying architectural design themes and approaches. In addition, this proposed design is enhanced by the varied building elevations and the mixture of landscape treatment to beautify the neighborhood.

Based upon the trip generation rate established by San Diego Association of Governments (SANDAG), the mixed-use development is estimated to generate 680 Average Daily Trips (40 trips per 1,000 square feet of specialty retail and 84 units x 5 trips per mixed-use unit = 680 ADT). The existing multi-family buildings (totaling 65 units) and three (3) single-family residences generate approximately 550 ADT (65 units x 8 trips per multi-family unit and 3 units x 10 trips per single-family unit = 550 ADT). As a result, the proposed project is estimated to generate an additional 130 ADT. Mixed-use projects have a lower trip generation rate for the residential component than standard multi-family projects due to the close proximity of retail uses within the project.

The mixed-use development will be accessed by a driveway entry off of Autumn Drive, and will provide emergency access from Westlake Drive through the adjacent future Westlake Village development. The existing private road (Chinaberry Lane) will be removed as part of the project, and replaced with a landscaped greenbelt which will be the development's focal point with tot-lots, plazas, and walkways. Pedestrian access, via the greenbelt, will be available to the future City park to the south through a gate on the southern property line of the site. Parking will be located on the rear of the buildings, and will not be visible from Autumn Drive.

The project site is located midway between two (2) light rail stations (Civic Center and Palomar College to the east and west, respectively) which provide convenient rapid transit opportunities for residents of the development via the light rail trail. In addition, there is an "at-grade" crossing of the rail line from Autumn Drive to the intersection of Marcos Street and Mission Road.

The Specific Plan will establish parking standards for the commercial and residential uses of the mixed-use development based upon the project's location within a major transit corridor. Using a parking ratio consistent with the Parking Ordinance, the Specific Plan proposes one (1) parking space for every 250 square feet of retail/office floor area (6,490 sf x 1/250 = 26 spaces). The proposal complies with this parking requirement by providing parking for the retail shops along Autumn Drive within the public right-of-way, and within spaces behind Buildings A1 and A2. To be established by the Specific Plan, the parking ratio for the apartment units will be 1.7 spaces per unit with 143 parking spaces on site for residential parking. Based on parking demand studies for nearby affordable housing developments, the proposed parking ratio is consistent with those projects which range from 1.1 to 2.1 spaces per unit.

Due to the project site's close proximity to public transit and location within a pedestrian-oriented neighborhood, the proposed retail component of the mixed-use project will primarily serve residents of the project itself and nearby high-density residential within walking distance. In order to provide more convenient parking for driving customers of the on-site retail shops, eleven (11) of the required twenty-six (26) commercial parking spaces will be provided as on-street parking along Autumn Drive which will be a continuation of the angled on-street parking of the adjacent future Westlake Village development.

The project will incorporate Low Impact Design Best Management Practices (BMPs), including natural infiltration into landscape areas, and BMPs will be implemented during construction of the project.

Attachment(s)

Adopting Resolution

- A- Requested Entitlements
- B- Site & Project Characteristics
- C- Vicinity Map
- D- Aerial Photo
- E- Negative Declaration 11-818

Submitted by:



Jerry Backoff
Planning Division Director



Michael D. Edwards
City Engineer

Reviewed by:



Charlie Schaffer
Development Services Director

ATTACHMENT A
Requested Entitlements

- General Plan Amendment (GPA 09-107) from “Residential 15-20 du/ac” and “Residential 20-30 du/ac” to “Specific Plan Area”.
- Rezone (R 09-144) from Multi-Family Residential (R-3-6) Zone to Specific Plan Area (SPA).
- Specific Plan (SP 09-54) to allow the construction of a mixed-use project and establish development standards.
- Multi-Family Site Development Plan (MFSDP 09-50) approving the site layout.
- Tentative Parcel Map (TPM 675) for lot consolidation and commercial condominium map.

ATTACHMENT B

Site & Project Characteristics

<u>Property</u>	<u>Existing</u> <u>Land use</u>	<u>Zoning</u>	<u>General Plan</u> <u>Designation</u>
Subject	Multi-Family Residential	R-3-6	Residential 15-20 du/ac & Residential 20-30 du/ac
North	Light Rail Trail	Railroad R-O-W	Railroad R-O-W
South	Multi-Family Residential	R-3-6	Residential 15-20 du/ac & Elementary School
East	Multi-Family Residential	R-3-6	Residential 20-30 du/ac
West	Multi-Family Residential	SPA	Specific Plan Area
Flood Hazard Zone		<u>yes</u>	<u>x</u> no
Resource Conserv. Area		<u>yes</u>	<u>x</u> no
Redevelop. Proj. Area 1		<u>x</u> yes	<u> </u> no
Sewers		<u>x</u> yes	<u> </u> no
Septic		<u> </u> yes	<u>x</u> no
Water		<u>x</u> yes	<u> </u> no
Gen. Plan Conformance		<u>x</u> yes	<u> </u> no
Land Use Compatibility		<u>x</u> yes	<u> </u> no

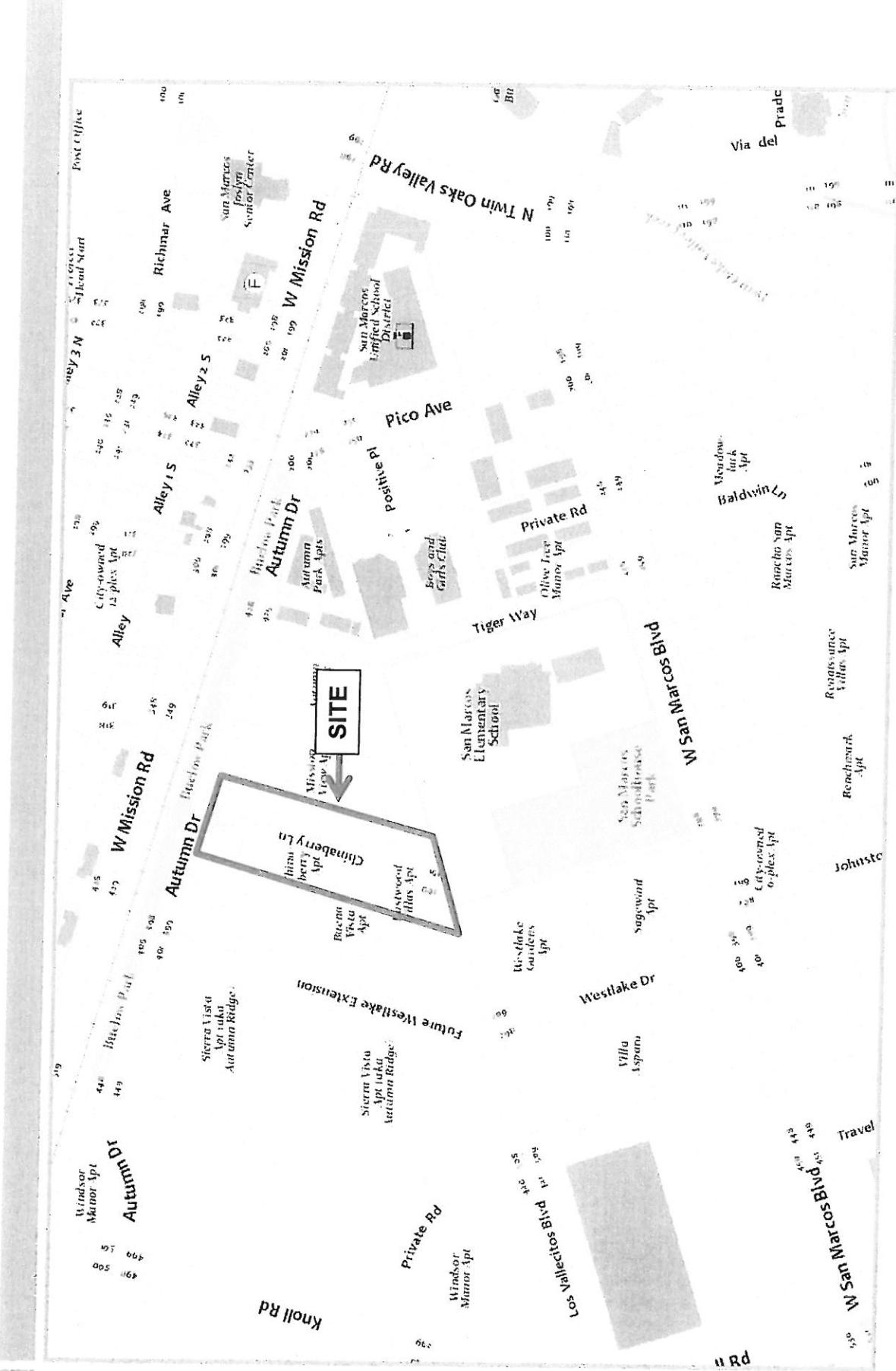
Development Standards per the Specific Plan:

<u>Setbacks</u>	<u>Required</u>	<u>Proposed</u>
Front (Autumn Dr.)	n/a*	0'-0" to sidewalk
Rear	n/a*	10' min.
Side	n/a*	5' min.
Height	n/a*	34'/two story & 36'/three story
Building Separation	n/a*	15' min.
Parking	n/a*	169 spaces

*Project is proposing zoning of Specific Plan Area (SPA) which does not have established setbacks or height limits, but is established through the Specific Plan document.

ATTACHMENT C
Vicinity Map

VICINITY MAP



ATTACHMENT D
Aerial Photo

AERIAL PHOTO



ATTACHMENT E
Negative Declaration 11-818

RESOLUTION PC 11-4258

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FOR A CHANGE OF LAND USE OF 2.17 ACRES OF RESIDENTIAL 15-20 DU/AC AND 1.84 ACRES OF RESIDENTIAL 20-30 DU/AC TO SPECIFIC PLAN AREA IN THE RICHMAR NEIGHBORHOOD

GPA 09-107
Hitzke Development Corporation

WHEREAS, the State of California has adopted Article 5 of the State Government Code; and

WHEREAS, Article 6 provisions specify that each planning agency and legislative body of each City and County shall adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, Article 5, Section 65302 of the State Government Code specifies the content for a General Plan and a Land Use Element for said plan; and

WHEREAS, on November 4, 2009 an application was received from Hitzke Development Corporation requesting a General Plan Amendment for a change of land use of 2.17 acres (APNs: 220-130-18, 220-130-28, 220-130-62, & 220-130-65) of "Residential 15-20 du/ac" and 1.84 acres (APNs: 220-130-23, 220-130-35, 220-130-36, 220-130-43, & 220-130-67) of "Residential 20-30 du/ac" to "Specific Plan Area", in conjunction with Rezone (R 09-144), Specific Plan (SP 09-54), Multi-Family Site Development Plan (MFSDP 09-50), and Tentative Parcel Map (TPM 675), located on Chinaberry Lane, south of Autumn Drive in the Richmar Neighborhood, more particularly described as:

Portion of Lot 11, Block 61 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895.

Assessor's Parcel Numbers: 220-130-18, 220-130-23, 220-130-28, 220-130-35, 220-130-36, 220-130-43, 220-130-62, 220-130-65, and 220-130-67.

WHEREAS, the Development Services Department did study and recommend approval of said request; and

AGENDA ITEM
3

WHEREAS, the required public hearing held on November 7, 2011 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 11-818) for said request pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission's decision is based on the following findings and determinations:

1. The proposed General Plan Amendment is consistent with the goals, and objectives of the General Plan and City Redevelopment Plan in that the project will provide for an opportunity to develop affordable housing and neighborhood-serving retail; and therefore, implement the affordable housing policy of the General Plan Housing Element; to eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the project area; and to encourage the development of an identifiable and unique image through a consistent architectural and urban design character. In addition, this project will implement the goals of the Regional Comprehensive Plan in that the proposed project is an infill mixed use, compact development project that will create affordable housing with mixed use retail within walking distance of corridor rail service (Sprinter stations) and high frequency transit opportunities, thereby encouraging the use of transit.
2. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare in that the mixed-use development will be conditioned through the Specific Plan (SP 09-54) and Multi-Family Site Development Plan (MFSDP 09-50) for architectural treatment, setbacks, landscaping, parking, signage, and adequate public facilities and infrastructure, including fire, police, water, sewer, and road improvements.
3. The proposed General Plan Amendment is consistent with the objectives of the Richmar Neighborhood Plan and City Redevelopment Plan in that incorporation of 6,490 square feet of commercial retail space into the mixed-use project will provide commercial retail uses to serve the concentrated residential densities within the Richmar Neighborhood; and to promote the economic well-being of the project area by encouraging the diversification of the commercial base.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (ND 11-818) is hereby approved.
3. The General Plan Amendment (GPA 09-107), as shown on the attached "Exhibit A", is hereby recommended to the City Council for approval.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 7th day of November, 2011, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

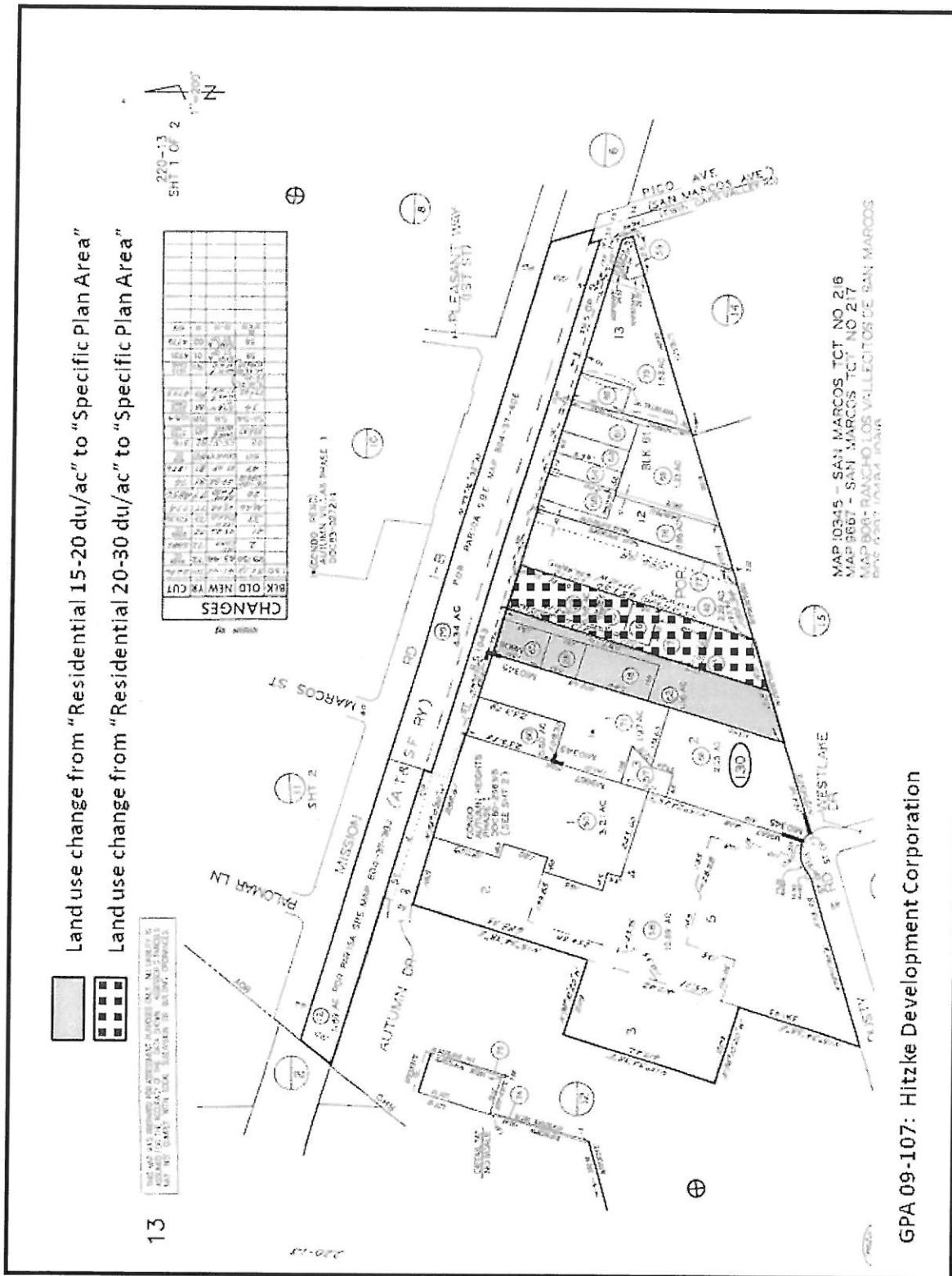
APPROVED:

Steve Kildoo, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Planning Secretary
SAN MARCOS CITY PLANNING COMMISSION

EXHIBIT "A"



RESOLUTION PC 11-4259

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING
COMMISSION RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF A ZONE RECLASSIFICATION OF 4.01 ACRES
FROM MULTI-FAMILY RESIDENTIAL (R-3-6) TO SPECIFIC
PLAN AREA (SPA) IN THE RICHMAR NEIGHBORHOOD

R 09-144
Hitzke Development Corporation

WHEREAS, on November 4, 2009 an application was received from Hitzke Development Corporation requesting a zone reclassification of 4.01 acres from Multi-Family Residential (R-3-6) to Specific Plan Area (SPA), in conjunction with General Plan Amendment (GPA 09-107), Specific Plan (SP 09-54), Multi-Family Site Development Plan (MFSDP 09-50), and Tentative Parcel Map (TPM 675), located on Chinaberry Lane, south of Autumn Drive in the Richmar Neighborhood, more particularly described as:

Portion of Lot 11, Block 61 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895.

Assessor's Parcel Numbers: 220-130-18, 220-130-23, 220-130-28, 220-130-35, 220-130-36, 220-130-43, 220-130-62, 220-130-65, and 220-130-67.

WHEREAS, the Development Services Department did study and recommend approval of said request; and

WHEREAS, the required public hearing held on November 7, 2011 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 11-818) for said request pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission's decision is based on the following findings and determinations:

1. The proposed Rezone would encourage the orderly redevelopment of the site area as established by the Richmar Neighborhood Land Use Plan and the City Redevelopment Plan in that the project is proposing a Specific Plan for a mixed use project which includes the incorporation of 6,490 square feet of ground floor retail space to serve the concentrated residential densities within the Richmar

Neighborhood; and to promote the economic well-being of the project area by encouraging the diversification of the commercial base.

2. The proposed Rezone will not be detrimental to the public health, safety, and welfare in that the mixed-use development will be conditioned through the Specific Plan (SP 09-54) and Multi-Family Site Development Plan (MFSDP 09-50) for architectural treatment, setbacks, landscaping, parking, signage, and adequate public facilities and infrastructure, including fire, police, water, sewer.
3. The proposed Rezone complies with the objectives of the adopted City-wide Land Use Policy Plan and City Redevelopment Plan in that the project will provide for an opportunity to develop affordable housing; and therefore, implement the affordable housing policy of the General Plan Housing Element; to eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the project area; and to encourage the development of an identifiable and unique image through a consistent architectural and urban design character.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (ND 11-818) is hereby approved.
3. The Rezone (R 09-144), as shown on the attached "Exhibit A", is hereby recommended to the City Council for approval.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 7th day of November, 2011, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

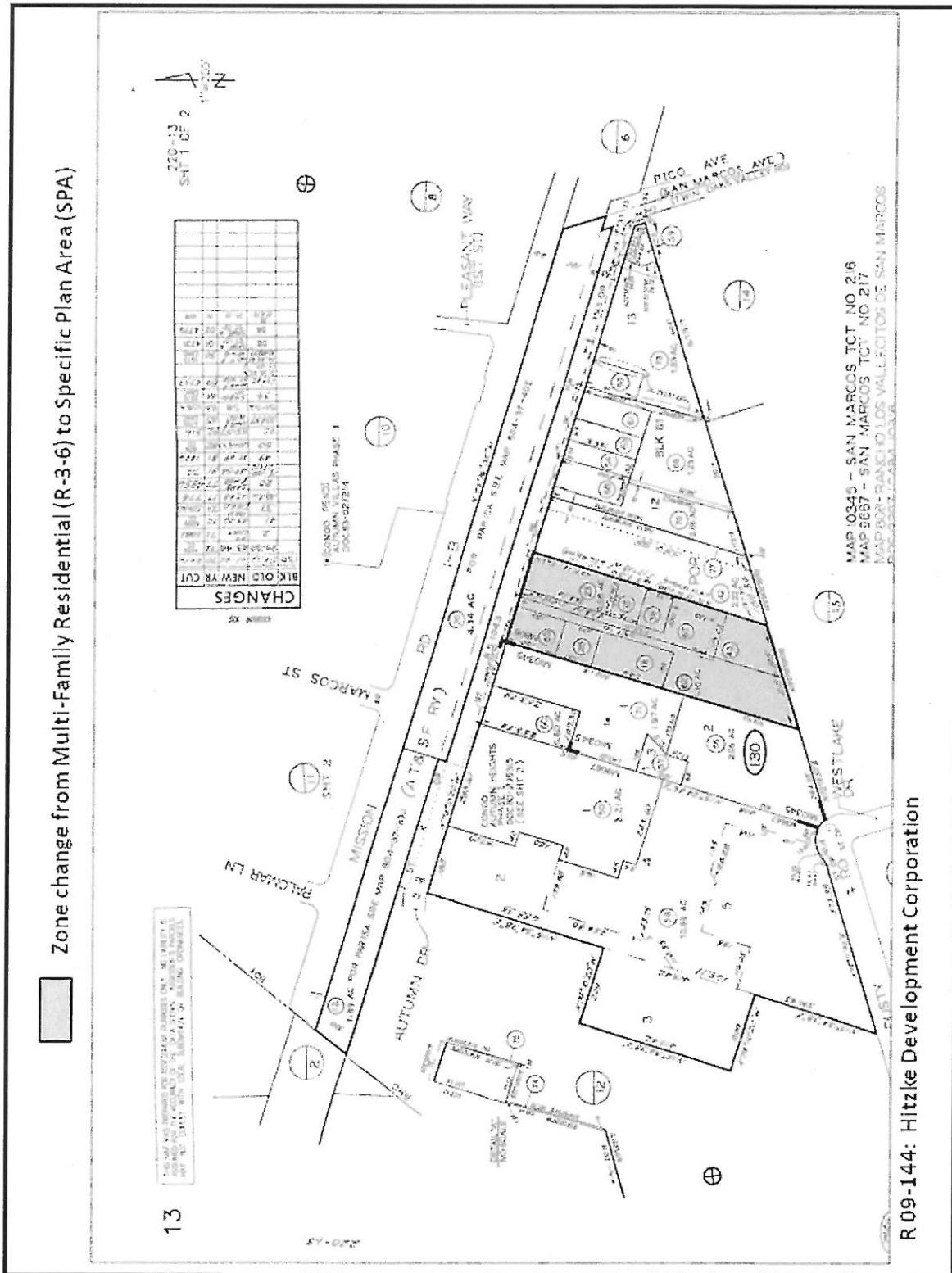
APPROVED:

Steve Kildoo, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Planning Secretary
SAN MARCOS CITY PLANNING COMMISSION

EXHIBIT "A"



RESOLUTION PC 11-4260

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING
COMMISSION RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF A SPECIFIC PLAN FOR A MIXED-USE
DEVELOPMENT IN THE RICHMAR NEIGHBORHOOD

SP 09-54
Hitzke Development Corporation

WHEREAS, on November 4, 2009 an application was received from Hitzke Development Corporation requesting a Specific Plan for a mixed-use development with 84 affordable apartment units and 6,490 square-feet of commercial retail, in conjunction with General Plan Amendment (GPA 09-107), Rezone (R 09-144), Multi-Family Site Development Plan (MFSDP 09-50), and Tentative Parcel Map (TPM 675), located on Chinaberry Lane, south of Autumn Drive, in the Richmar Neighborhood, more particularly described as:

Portion of Lot 11, Block 61 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895.

Assessor's Parcel Numbers: 220-130-18, 220-130-23, 220-130-28, 220-130-35, 220-130-36, 220-130-43, 220-130-62, 220-130-65, and 220-130-67.

WHEREAS, the Development Services Department did study and recommend approval of said request; and

WHEREAS, the required public hearing held on November 7, 2011 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 11-818) for said request pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, a Specific Plan is needed to establish a land use plan and development regulations that take advantage of future Smart Growth areas as shown on the adopted SANDAG Regional Comprehensive Plan and accommodate Smart Growth principals; and

WHEREAS, the Planning Commission's decision is based on the following findings and determinations:

1. The proposed Specific Plan complies with the objectives of the adopted City-wide Land Use Policy Plan in that the project will provide for an opportunity to develop

affordable housing; and therefore, implement the affordable housing policy of the General Plan Housing Element; will encourage the orderly redevelopment of the site area as established by the Richmar Neighborhood Land Use Plan in that the proposed mixed-use will encourage both residential and commercial development; and the character and design of the development is warranted given the newly-operating Sprinter rail line, and the need for transit-oriented development in close proximity to transit stations consistent with the Regional Comprehensive Plan.

2. The proposed Specific Plan will not be detrimental to the public health, safety, morals, and welfare in that the mixed-use development will be conditioned through this Specific Plan and Multi-Family Site Development Plan (MFSDP 09-50) for architectural treatment, setbacks, landscaping, parking, signage, and adequate public facilities and infrastructure, including fire, police, water, sewer, and street improvements.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (ND 11-818) is hereby approved.
3. This Specific Plan (SP 09-54) is hereby recommended to the City Council for approval, except as modified by the attached errata sheet.
4. This Specific Plan (SP 09-54) is approved in conjunction with the submitted General Plan Amendment (GPA 09-107), Rezone (R 09-144), Multi-Family Site Development Plan (MFSDP 09-50), and Tentative Parcel Map (TPM 675); and all conditions of approval specified in Resolutions PC 11-4258, PC 11-4259, PC 11-4261, and PC 11-4262, respectively, are hereby incorporated by reference herein.
5. Prior to submittal of grading, final map, and/or building permit application, whichever comes first, the applicant shall submit the revised color specific plan with corrections made per the errata sheet to the Planning Division for review and final approval.
6. To the extent permitted by law, the Applicant shall defend and hold the City of San Marcos ("City"), its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the Applicant or its contractors, subcontractors, agents, employees or other persons acting on Applicant's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of

any kind arising from operation of the project. Applicant further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 7th day of November, 2011, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

APPROVED:

Steve Kildoo, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Planning Secretary
SAN MARCOS CITY PLANNING COMMISSION

ERRATA SHEET FOR SPECIFIC PLAN (SP 09-54)

Page 3	Section C (ADD & DELETE) The property is bordered by multi-family residential uses to its east and west, Buelow Park to the north, and <u>the</u> planned joint-use park <u>Connors Park</u> , between the City of San Marcos and the San Marcos School District, to the south <u>to the south</u> .
Page 8	Section A (ADD & DELETE) The site is located just south of a <u>proposed</u> new linear public park <u>Buelow Park</u> , and within walking distance to the new Sprinter light rail transit line at Mission Road and San Marcos Blvd....Access to uses and neighborhoods north of the Sprinter rail lines is available from Pico Avenue and a <u>future new</u> pedestrian crossing over the Sprinter tracks near Chinaberry Lane. An elementary school is located to the south of the site on San Marcos Boulevard and <u>Lowery Lane Tiger Way</u>Future residents will have pedestrian access to the elementary school <u>and future Connors Park through a gate at the south end of the site. In addition</u> , the Boys & Girls Club and other neighborhood retail <u>are accessible</u> via the newly constructed <u>Lowery Lane Tiger Way</u> to the east of the site.
Page 13	Section C 1. Commercial Uses (ADD) The commercial lease space has been configured to reinforce an urban edge to Autumn Drive with spaces integrated into the ground floor of the front of the residential buildings, <u>and apartment units on the second floor</u> . These <u>commercial</u> spaces are oriented, accessed and served from Autumn Drive.... 1. Residential Uses (ADD & DELETE) Units are arranged in <u>8</u> <u>6</u> three-story buildings that are oriented toward the central open space and interspersed with open spaces and parking areas.
Page 14	Section E (ADD) <u>3. An existing underground 24 to 36-inch storm drain extends from Autumn Drive, under Chinaberry Lane, off site to the elementary school to the south. Chinaberry Lane will be removed as part of the project, but the existing storm drain will remain with the proposed green belt above.</u>
Page 20	Section D 4. Allowable Uses within Commercial Lease Space The Specific Plan shall list potential retail and office uses allowed for commercial space. Allowable uses shall be approved by the Planning Division.
Page 21	Section F 1. Street Lights (ADD & DELETE) The height and illumination of streetlights shall be as required by the City of San Marcos to provide adequate safety and security for

	<p>motorists and pedestrians. Low pressure sodium LED lighting shall be used for all roadways or as otherwise specified by the City Engineer. The light standard and pole shall <u>match those of the nearby recent developments (i.e.: Autumn Terrace, Westlake Village, Buelow Park)</u> be selected to compliment the character of the project.</p>
Page 22	<p>Section F</p> <p>2. Common Areas</p> <p>(ADD) Common areas may utilize decorative and accent lighting such as up lighting, landscape lighting and pedestrian-scaled pole or bollard lighting. These lights may utilize fluorescent or other appropriate lamping. <u>Pedestrian pole lighting shall use induction lamps.</u></p> <p>3. Parking</p> <p>Light standards in the parking areas shall be a maximum of 18 feet in height and shall provide illumination levels as required by the City of San Marcos. Low pressure sodium LED lighting shall be used or as specified by the City Engineer. Metal or concrete poles will be permitted.</p>