

PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

Agenda # 3
Hitzke Development

Date 11/7/11
Time 3:30 P.M.

Memorandum

Date: 11/7/11

To: Planning Commission

From: Planning Division

Re: GPA 09-107, R 09-144, SP 09-54, MFSDP 09-50, & TPM 675
Hitzke Development Corporation

Resolution PC 11-4262 (MFSDP 09-50)

Revise the following conditions:

• Condition F1:

A minimum fifteen (15) foot separation between buildings shall be shown.

shall be revised to:

An average fifteen (15) foot building separation, between the front and rear of a building, shall be shown.

• Condition R:

This Multi-Family Site Development Plan shall expire on November 7, 2012 unless a building permit is obtained by this date and construction has begun in accordance with the submitted plans.

shall be revised to:

This Multi-Family Site Development Plan shall expire on November 7, 2012, or 180 days after tax credit approval, whichever is the greater amount of days, unless a building permit is obtained by this date and construction has begun in accordance with the submitted plans.

Delete the following duplicate conditions:

- Condition I 41:

~~The approval of this project does not guarantee that potable water and/or sewer capacity will be available for the project at the time of grading or building permit application.~~

- Condition I 42:

~~For commercial or multifamily areas that share access and/or parking, an unsubordinated reciprocal access and parking agreement, in a form satisfactory to the City Attorney, shall be recorded with the Office of the San Diego County Recorder. A copy of the recorded agreement shall be submitted to the City's Planning Division.~~

- Condition I 44:

~~The applicant/developer applicant shall submit landscape plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm water runoff, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides.~~

- Condition J 19:

~~Covenants, Conditions and Restrictions (CC&R's) shall be submitted to the City of San Marcos for review and approval. At a minimum, the CC&R's shall describe the Home Owners Association (HOA) maintenance responsibilities, parking restrictions, fuel modification maintenance, water quality Best Management Practices (BMP's), City reporting responsibilities, and any regulatory agency permit responsibilities.~~

Delete the following non-applicable conditions:

- Condition I 11:

~~Landscape maintenance for publicly dedicated open space, multi trail systems, and parks shall be accomplished by the developer or homeowners association for a minimum period of two (2) years, which may be extended, until such time as accepted by the City. Prior to acceptance by the City, the developer shall be required to submit a detailed irrigation and maintenance schedule and a detailed estimate of the anticipated annual costs for maintenance and utilities. The purpose of this provision is to ensure that landscaping is established.~~

- Condition J 8:

~~Health and Safety Code Section 17959.6 requires developers of new residential housing developments to provide buyers with a list of specified universal accessibility features that would make specific areas of the home accessible to persons with disabilities. The developer must indicate whatever the features are standard, limited, optional or not available, and the point of construction by which they must be requested.~~

- Condition L 18:

~~All open space areas, park areas, including landscaping and areas for the Pedestrian & Bicycle trails and the Multi-use trails shall be improved in accordance with the City's Master Park Plan and/or the project's site plan.~~