

RESOLUTION PC 13-4349

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 5.13 ACRES OF INDUSTRIAL (WITH SPECIFIC PLAN REQUIREMENT FOR FUTURE DEVELOPMENT) TO PUBLIC INSTITUTIONAL IN THE BUSINESS/INDUSTRIAL NEIGHBORHOOD

GPA 13-002
P13-0011
High Tech Learning

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 March 27, 2013 an application was received from High Tech Learning requesting a General Plan Amendment for a change of land use of 5.13 acres (all of 219-210-41 and a portion of 219-210-42) of "Industrial, with a requirement for a Specific Plan for future industrial development" to "Public Institutional (PI)" in conjunction with Rezone (R 13-002) and Conditional Use Permit (CUP 13-0004) located vacant property north of the existing High Tech Middle School (1460 W. San Marcos Blvd) in the Business/Industrial Neighborhood, more particularly described as:

Portions of Parcels B and C of Boundary Adjustment 06-197, filed February 13, 2007 as document number 2007-0099477 in the City of San Marcos, County of San Diego, State of California

Assessor's Parcel Numbers: 220-210-41 and 220-210-42

WHEREAS, on February 14, 2012, the City changed the general plan land use of both parcels from "Light Industrial" to "Industrial, with the requirement for a Specific Plan for future development" with the Citywide comprehensive General Plan update; and

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

AGENDA ITEM

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WHEREAS, a public workshop was held on May 8, 2013; and

WHEREAS, the required public hearing held on June 3, 2013 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 13-002) 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 in that additional educational opportunities will be created within the City which is consistent with the General Plan guiding theme of promoting San Marcos as an educational and academic hub. The addition of an elementary school campus to the existing middle and high school High Tech North County campus will provide potential for students to enter the campus at Kindergarten and continue their education through 12th grade.
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 Conditional Use Permit process (CUP 13-0004) for architectural treatment, setbacks, landscaping, on-site circulation, and parking.
3. The proposed General Plan Amendment is consistent with the objectives of the General Plan in that creation of the elementary school campus will assist with achieving a balanced distribution of land uses that ensure compatibility with adjacent land uses since this will be continuation of the existing middle and high school High Tech North County campus.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (ND 13-002) is hereby approved.
3. The General Plan Amendment (GPA 13-002), 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 3rd day of June 2013, by the following roll call vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAIN: COMMISSIONER:

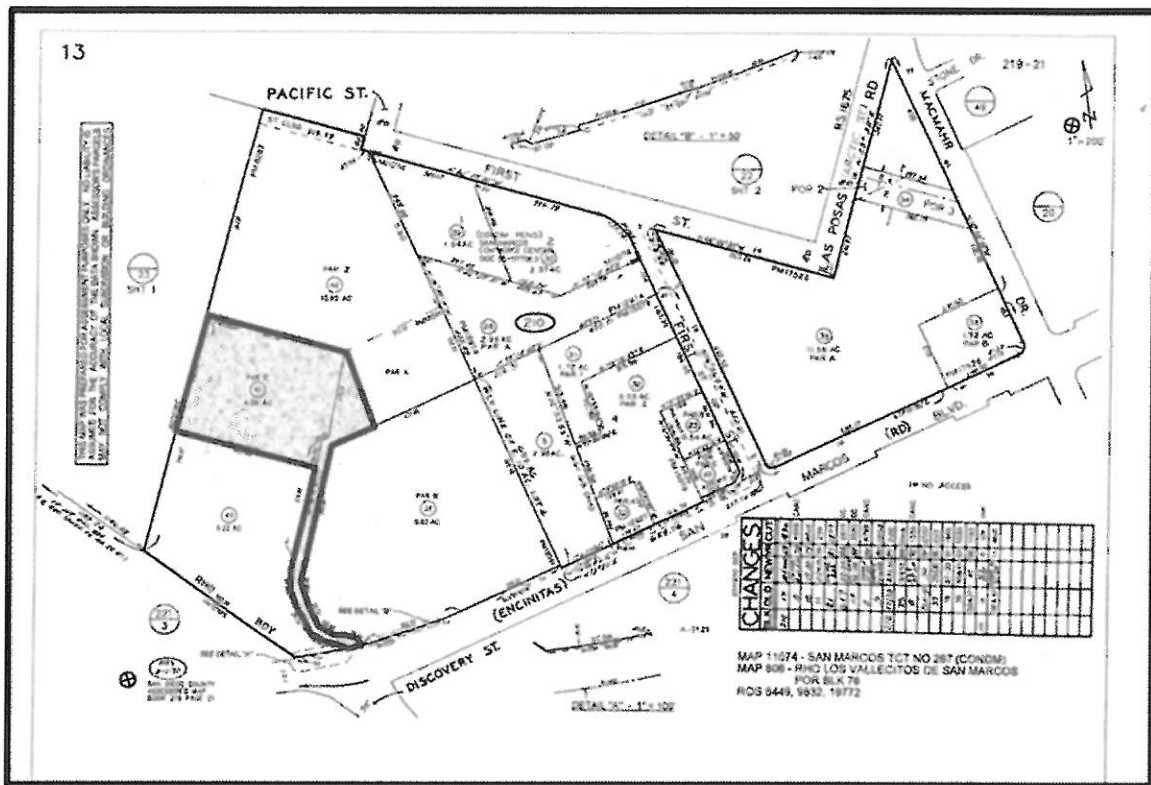
APPROVED:

Dean Nelson, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

EXHIBIT "A"



APN 219-210-41 and a portion of APN 219-210-42 (5.13 acres total)
GPA land use change from "Industrial (with the requirement for a Specific Plan for future development)" to "Public Institutional"

RESOLUTION PC 13-4350

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING
COMMISSION RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF A ZONE RECLASSIFICATION OF 5.13
ACRES FROM INDUSTRIAL (I) TO PUBLIC INSTITUTIONAL
(PI) IN THE BUSINESS/INDUSTRIAL NEIGHBORHOOD

R 13-001
P13-0011
High Tech Learning

WHEREAS, on March 27, 2013 an application was received from High Tech Learning requesting a Rezone of 5.13 acres (all of 219-210-41 and a portion of 219-210-42) from "Industrial" (I) to Public Institutional (PI) in conjunction with General Plan Amendment GPA 13-002 and Conditional Use Permit (CUP 13-0004) located vacant property north of the existing High Tech Middle School (1460 W. San Marcos Blvd) in the Business/Industrial Neighborhood, more particularly described as:

Portions of Parcels B and C of Boundary Adjustment 06-197, filed February 13, 2007 as document number 2007-0099477 in the City of San Marcos, County of San Diego, State of California

Assessor's Parcel Numbers: 220-210-41 and 220-210-42

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

WHEREAS, a public workshop was held on May 8, 2013; and

WHEREAS, the required public hearing held on June 3, 2013 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 13-002) 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 in that the project is proposing a rezone to "Public Institutional" to allow the construction of an elementary school campus to complement the existing middle and high school campus located to the south of the site. The construction of the elementary school will complete the High Tech North County campus by providing K-12 public charter educational opportunities for the community in one location.

2. The proposed Rezone will not be detrimental to the public health, safety, and welfare in that the elementary school will be conditioned through the Conditional Use Permit (CUP 13-004) for architectural treatment, setbacks, landscaping, on site circulation, and parking.
3. The proposed General Plan Amendment is consistent with the objectives of the General Plan in that creation of the elementary school campus will assist with achieving a balanced distribution of land uses that ensure compatibility with adjacent land uses since this will be continuation of the existing middle and high school High Tech North County campus.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (ND 13-002) is hereby approved.
3. The Rezone (R 13-001), 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 3rd day of June 2013, by the following roll call vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSENT: COMMISSIONER:

ABSTAIN: COMMISSIONER:

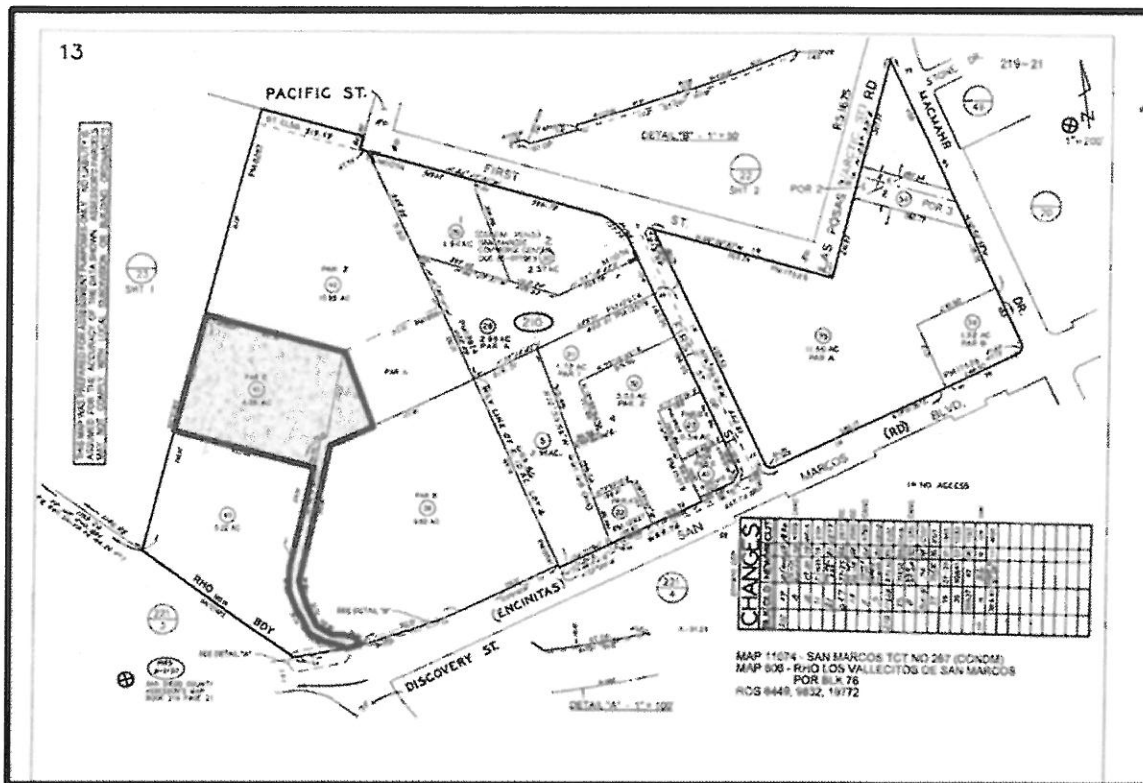
APPROVED:

Dean Nelson, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

EXHIBIT "A"



APN 219-210-41 and a portion of APN 219-210-42 (5.13 acres total)
Rezone from "Industrial" (I) to "Public Institutional" (PI)