

RESOLUTION PC 13-4370

A RESOLUTION OF THE SAN MARCOS CITY PLANNING COMMISSION  
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A REZONE FROM  
MU1 TO SPA (DAVIA VILLAGE)

CASE NO.: R 13-002  
Milano Holdings, Inc.

WHEREAS, on March 20th, 2012 an application was received from Milano Holdings requesting a Rezone of 11.789 acres from L-I/Mixed Use 1 (MU1) to Specific Plan Area (SPA) located at 1001 Armorlite Drive, more particularly described as:

LOTS 5 AND LOT 6, BLOCK NUMBER 85 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 APN's: 219-163-34

WHEREAS, there was a Public Workshop conducted on May 22, 2013;

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

WHEREAS, the required public hearing held on November 18th, 2013 was duly advertised and held in the manner prescribed by law and was continued to December 2, 2013; and

WHEREAS, the Planning Commission did recommend certification to the City Council of Mitigated negative Declaration (MND 13-002) with a mitigation monitoring and reporting program pursuant to CEQA; and

WHEREAS, prior to the adoption of the proposed rezone from L-I/MU1 to SPA the Planning Commission shall recommend for approval the adoption of a General Plan Amendment changing the land use from MU1 to SPA; and

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

1. The San Marcos Zoning Map shall be amended to change the affected property from a Transitional Zone of L-I/MU1 to SPA.
2. The proposed Rezone (R 13-002) that will implement higher standards for design & operational procedures that would encourage the orderly development of the site area as established by the Business/Industrial District Land Use Plan, in that the project is proposing a Specific Plan for a mixed use project.
3. The proposed Rezone (R 13-002) complies with the goals and objectives of the adopted Business/Industrial District General Plan, in that the project has been conditioned to encourage support and development of a mixed use project that includes a mix of multi-family residential, commercial and offices uses that would be connected to existing and future mixed-use development within the area. The commercial uses would include retail

allowed under the adopted Davia Village Specific Plan intended to be utilized by residents, commuters, and students of Palomar Community College.

4. The proposed Rezone will not be detrimental to the public health, safety, morals, and welfare in that the Davia Village project will be conditioned pending approval of a Specific Plan for architectural treatment, setbacks, landscaping, parking, signage, and adequate public facilities and infrastructure, including fire, police, water, sewer, and road improvements.
5. The proposed Rezone (R 13-002) complies with the objectives of the Business/Industrial District in that the existing "transitional zoning designation" for this property is Light Industrial/Mixed Use 1 would change to SPA (Davia Village) pending approval of a General Plan Amendment. Therefore, adoption of a Rezone to allow a change from Light Industrial/Mixed Use 1 to SPA (Davia Village) would allow a slightly higher density to better integrate the principals of Smart Growth, which is consistent with the SANDAG Regional Concept Plan.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (MND 13-002) with a mitigation monitoring and reporting plan is hereby recommended for approval to the City Council.
3. The Rezone, as described above, is 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 2nd day of December 2013.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

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Dean Nelson, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

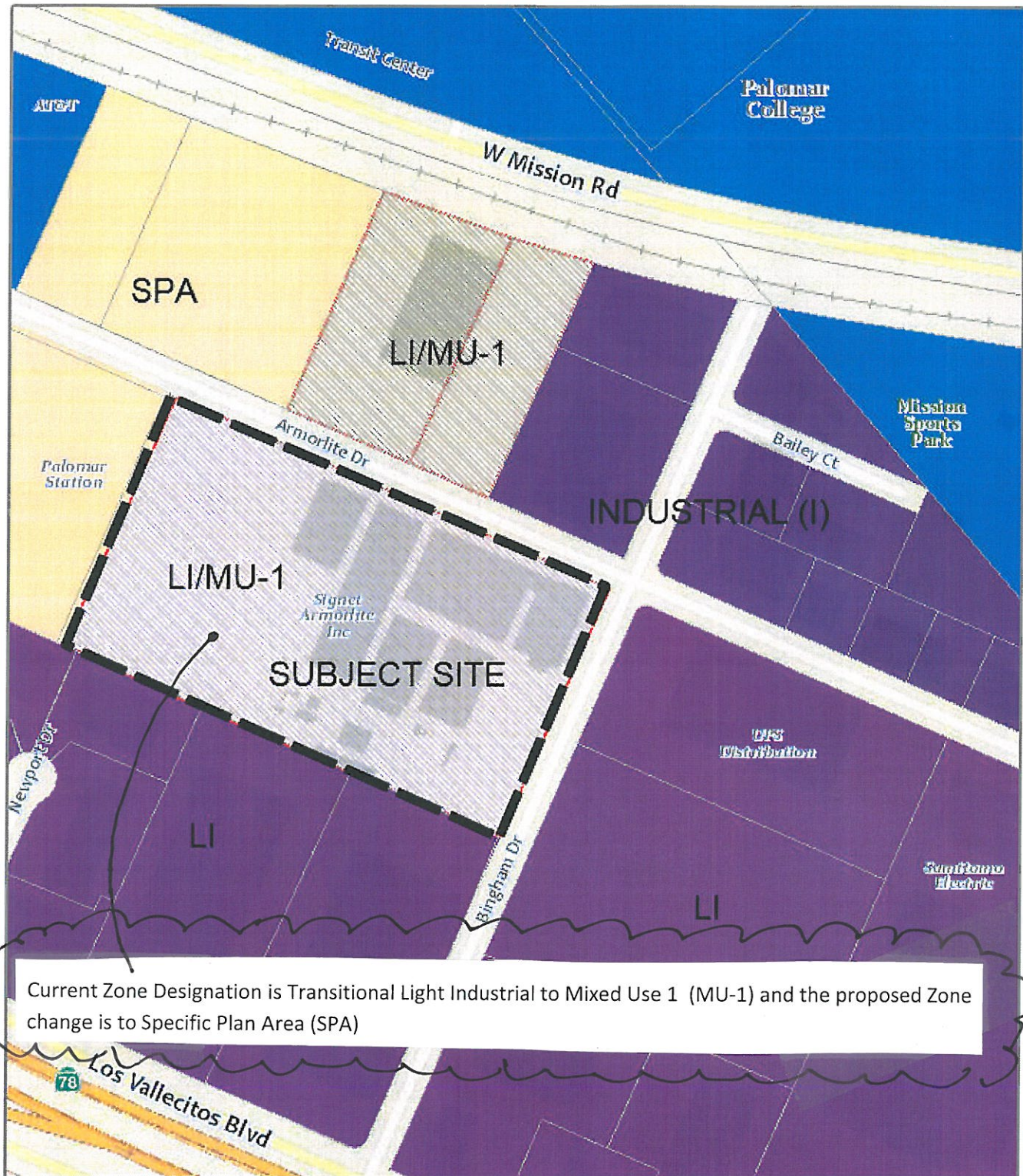
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Lisa Kiss, Office Specialist III  
SAN MARCOS CITY PLANNING COMMISSION



# Attachment A

## ZONING MAP



Current Zone Designation is Transitional Light Industrial to Mixed Use 1 (MU-1) and the proposed Zone change is to Specific Plan Area (SPA)



Map Scale  
1 inch = 292 feet