

RESOLUTION PC 13-4369

A RESOLUTION OF THE SAN MARCOS PLANNING COMMISSION
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN
AMENDMENT IN THE BUSINESS/INDUSTRIAL DISTRICT

Case No: GPA 13-003
Milano Holdings, Inc.

WHEREAS, on March 20, 2012 an application was received from Milano Holdings, Inc. requesting a General Plan Amendment to 11.789 acres from MU1 (20-30 du/ac) to Specific Plan Area (SPA)(Davia Village) located at 1001 Armorlite Drive, east of Las Posas Road & west of Bingham 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, Article 5, Section 65302 of the State Government Code specifies the contents for a General Plan and a land use element to said plan; 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 6 Section 65358 of the State Government Code further allows for yearly updates to local general plans to allow for changes in the market place; and

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

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 considered the study and analysis of said areas; and

WHEREAS, the Planning Commission did recommend certification to the City Council of Mitigated Negative Declaration (MND 13-003) with a mitigation monitoring plan and reporting plan pursuant to CEQA; and

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

1. The proposed General Plan Amendment per the modified sections is consistent with the basic intent and goals, and objectives of the Business Industrial District, by providing a diversified, well-balanced, mixed use residential along with 15,000 square feet of viable

commercial base.

2. The proposed General Plan Amendment will not be detrimental to the Public Health, Safety, or Welfare or detrimental to the surrounding Land Uses in the Business Industrial District. This is insured by provisions of adequate service levels for all utilities (such as power, water, and sewer), services (such as police and fire), and roads. Additional compatibility with surrounding land uses will be accomplished by strict development controls on grading, site plan design, access, landscaping, and architectural treatment and through indemnification procedures established by this approval.
3. The Proposed General Plan Amendment will have a greater compatibility and integration with the location of the SPRINTER commuter rail line and transit station.
4. The Proposed General Plan Amendment will provide compatibility with the Smart Growth area designated in the SANDAG Regional Concept Plan, SM-3, and better integrates Smart Growth Principles with a complete street corridor.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (MND 13-003) with a mitigation monitoring plan and reporting plan is hereby recommended for approval to the City Council.
3. The General Plan Amendment is hereby recommended to the City Council

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:

Dean Nelson, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

Attachment C

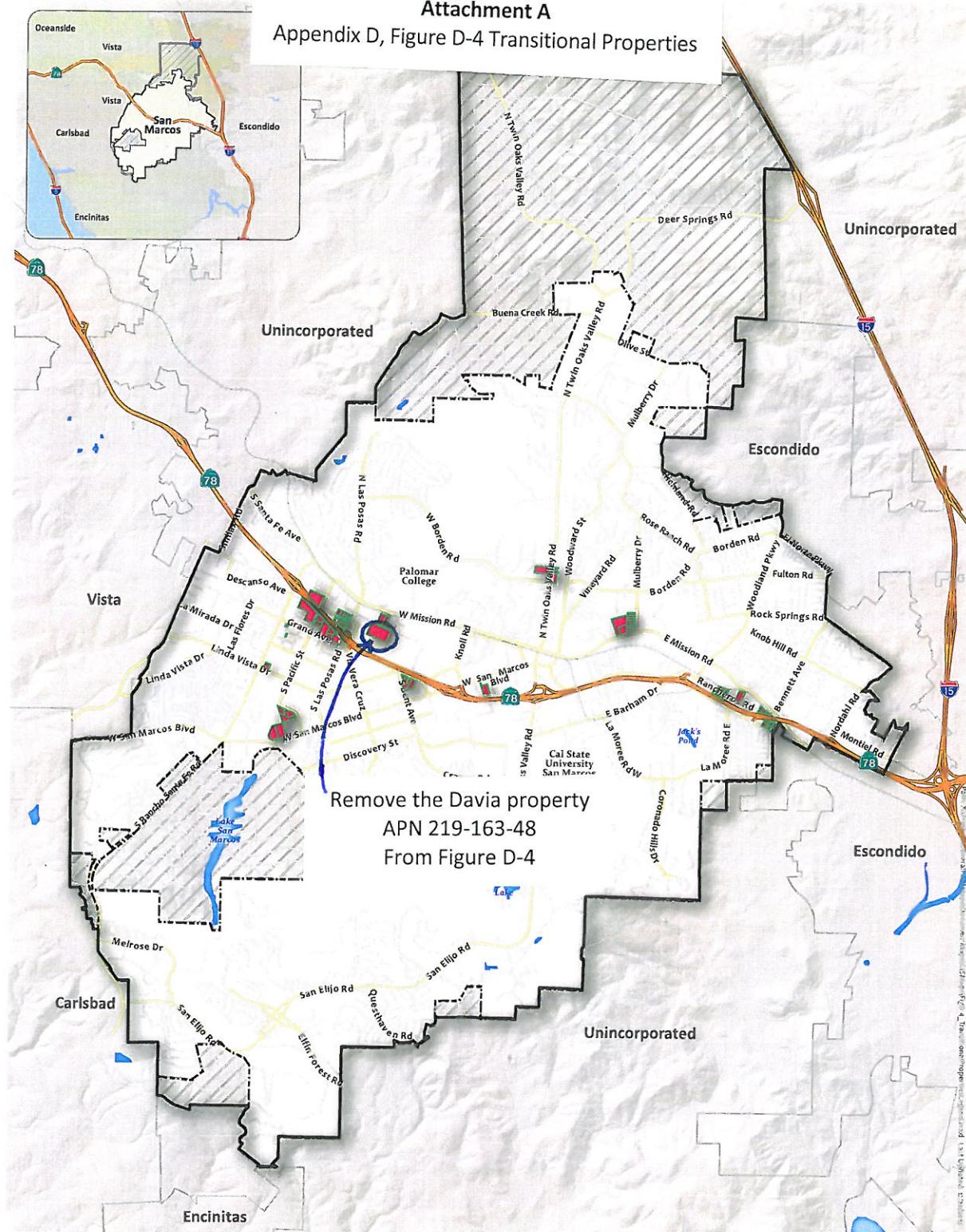
Current Zone Designation is Transitional Light Industrial to Mixed Use 1 (MU-1) and the proposed Zone change is to Specific Plan Area (SPA)

Attachment D

Current Land Use designation is Mixed Use 1 (MU-1) and the proposed change is to Specific Plan Area (SPA)

Attachment A

Appendix D, Figure D-4 Transitional Properties

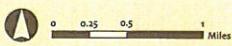


D

FIGURE D-4

City of San Marcos

Transitional Properties



- San Marcos City Limits
- Sphere of Influence
- Planning Area
- Major Hydrologic Features
- Creeks
- Railroad
- Freeway
- Highway
- Major Road
- Minor Road
- Transitional Properties

Note: The colored outlined properties represented on this exhibit portray a "snap shot" in time where each recognized "transitional zone" property is located. Each property shall ultimately be removed from this exhibit pending a Rrezine approval matching the assigned General Plan Land Use designation as represented on Figure 3-9.

SOURCES OF DATA:
City of San Marcos GIS and AECOM, 2011

Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility among the use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information, see the Disclaimer of the City's website.

Attachment B
Appendix D, Table D-4 relating to designated transitional properties

Transitional Zone Parcels

Table D-4 lists all parcels designated as "Transitional Zone" by the General Plan Land Use Map, Figure 2-5. Figure D-4 graphically depicts the "Transitional Zone" properties consistent with Table D-4. For all Transitional Zone parcels, the existing zone (current land use), and future zone (designated land use the property shall be transitioned to based on the Zoning Ordinance), and the APN of the parcel. Only the parcels listed in Table D-4 are eligible for Transition Zone land use designations. As these parcels are transitioned to the future zone, the General Plan Land Use Map, Figure 2-5, shall be updated with the new land use based on a Zoning Ordinance and General Plan amendment.

Table D-4 2012 Transitional Zone Parcels

Zone Code (Exisitng Zone/	APN
L-I / I	22669110
L-I / I	22669111
L-I / I	22669203
I / L-I	21921029
I / L-I	21921026
I / L-I	21921030
C & I / MU-3	21921038
C & I / MU-3	21921038
I / C	21918048
I / C	21918047
I / C	21918034
I / C	21918049
I / C	21812017
I / C	21812018
I / C	21812027
I / I (SP)	21811012
L-I / I	22640201
L-I / I	22640204
L-I / OP	22611241
L-I / OP	22611244
L-I / OP	22640106
L-I / MU-1	21922144
L-I / I	21908501
I / B-P	21909318
I / C	21913040
I / C	21913019
I / C	21913020

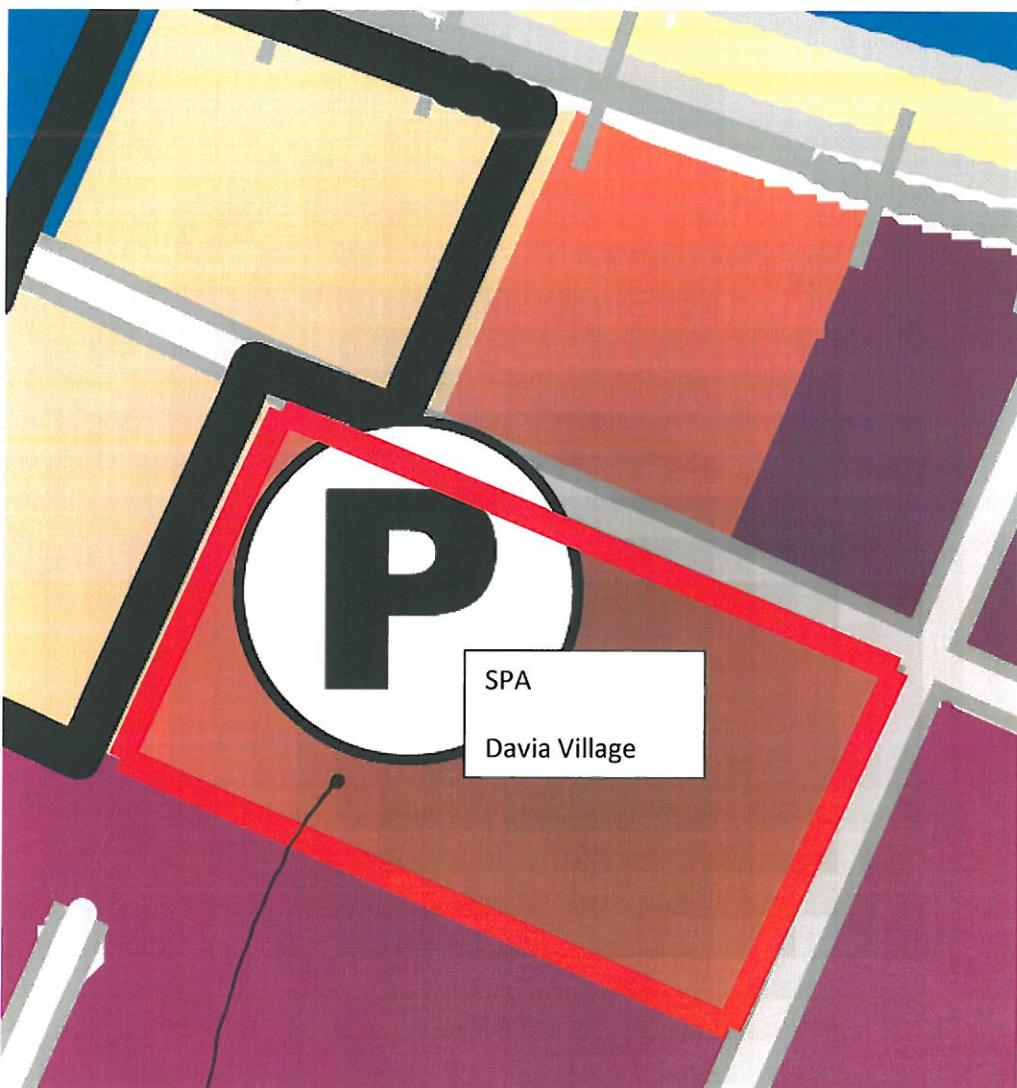
Zone Code (Exisitng Zone/	APN
I / C	21913025
I / MU-4	21913030
I / MU-4	21912218
I / MU-4	21913043
I / MU-4	21913021
I / MU-4	21912214
I / MU-4	21913044
I / MU-4	21913033
I / MU-4	21912208
I / MU-4	21912207
I / MU-4	21913045
I / MU-4	21912205
I / MU-4	21912217
L-I / MU-1	21916348
L-I (DZ) / MU-1	21916219
L-I (DZ) / MU-1	21916218
I / C	22018108
L-I / NC	22021031
L-I / NC	22021033
L-I / NC	22021034
L-I / NC	22021035
L-I / NC	22021030
L-I / NC	22021032
L-I / I	22669116
L-I / I	22669115
L-I / I	22669114

See legend on page AD-15 for land use acronyms.

(DELETE)

Attachment C

Proposed Land Use Amendment



Current Land Use designation is Mixed Use 1 (MU-1) and the proposed change is to Specific Plan Area (SPA)