

RESOLUTION PC 14-4405

A RESOLUTION OF THE SAN MARCOS CITY PLANNING COMMISSION
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN AMENDMENT
TO THE HEART OF THE CITY SPECIFIC PLAN & ADOPTION OF THE RANCHO
CORONADO RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS

Case No. SP 13-006
Hanson Aggregates Pacific Southwest, Inc.
(P13-0062)

WHEREAS, an application was received from Hanson Aggregates Pacific Southwest, Inc., requesting an amendment to the Heart of the City Specific Plan and adoption of the Rancho Coronado Residential Development and Design Standards for TSM 13-004 located on 248 acres of vacant land south of Craven Road and west of Twin Oaks Valley Road, more particularly described as:

Parcel 2 of Parcel Map No. 18890, in the City of San Marcos, County of San Diego, State of California, filed in the office of the County Recorder of San Diego, January 22, 2003 as instrument No. 02-0054221 of official records.

APN: 222-080-09, 222-080-59, 222-180-27, 222-190-13, 222-190-14, 222-170-28, 221-091-21, & 679-020-04

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

WHEREAS, on August 15, 2012 a public workshop was conducted; and

WHEREAS, the required public hearing was advertised for March 24, 2014, and was duly advertised in the manner prescribed by law, and was continued to April 7, 2014; and

WHEREAS, the Planning Commission did consider and recommend approval of a Mitigated Negative Declaration (ND 14-001) on said request pursuant to the California Environmental Quality Act; and

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

1. The proposed modification of the Heart of the City Specific Plan would encourage the orderly development of the site area as established by the adopted General Plan update of 2012 in the Barham/Discovery Community Plan area, in that the project proposes the development of 346 residential units, 129 acres of preserved open space, and approximately a 38 acre city community park.
2. The proposed modification of the Heart of the City Specific Plan would comply with the goals and objectives of the Barham/Discovery Community Plan area, in that the project has been conditioned to implement a complete street collector including traffic calming design elements such as roundabouts, bulb outs, center medians, and the extension of Santa Barbara providing direct access to Twin Oaks Valley Road which would also provide future access to the future community park. For the pedestrian, there will be bike lanes, new sidewalks, landscape, and multiple trail connections encouraging pedestrian access/movement throughout the Rancho Coronado Specific Plan area.

AGENDA ITEM
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3. The proposed amendment to the Heart of The City Specific Plan, as revised per the staff's recommended conditions for TSM 13-004 and the Rancho Coronado Residential Design Guidelines, complies with the goals and objectives of, and is consistent with, the adopted General Plan and all applicable components of the General Plan Barham/Discovery Community Plan area.
4. The Specific Plan Amendment, as revised per the staff's recommended conditions, will not be detrimental to the public health, safety, or welfare, or the surrounding land uses in the area in that the proposed amendment establishes design guidelines for the proposed site planning, home types, architecture, and landscaping standards for the future development of this site.
5. The Rancho Coronado Specific Plan meets all criteria, as conditionally approved, per the Heart of the City Specific Plan pursuant to Government Code Section 65451.

NOW THEREFORE, the Planning Commission of the City of San Marcos resolves as follows:

1. The foregoing recitals are true and correct.
2. The modification to the Heart of the City Specific Plan (Attachment "A") and adoption of the Rancho Coronado Residential Design Guidelines (Attachment "B") is hereby approved as attached & per the errata sheets A & B.

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 April, 2014 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

, Chairperson
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

Attachments:
Errata "A" & Heart of the City Specific Plan
Errata "B" & Rancho Coronado Residential Design Guidelines

Attachment "A"
ERRATA SHEET FOR HEART OF THE CITY SPECIFIC PLAN (SP 13-006)

Cover Sheet	Identify SP 87-29 as "(formerly)" and new case number is SP 13-006 with proposed revisions At bottom of page add the official date of approval for proposed amendments
Table of Contents page i.	Section - 2. Land Use: subsection 2.1.2 Very Low Density Residential (VLDR)
Table of Contents page ii.	Section 4. Development Standards Subsection 4.5.4
Page 3	Section 1.5, last sentence states: The specific plan area comprises approximately 1,518 acres within the geographic "heart" of San Marcos (Figure 1). That is correct, however, it needs to clarify that approximately 157 acres is controlled under the University District Specific Plan & 27 acres will be controlled under the Richmar Specific Plan & 4 acres is controlled under the Campus Pointe II Specific Plan.
Figure 2, page 4	Provide a bold line around: the University District Specific Plan Area boundary, the Richmar Specific Plan Area Boundary, & the Campus Pointe II Specific Plan Area boundary. Under the symbols legend: Potential school to future school so it is consistent with the 2012 General Plan Update. Under the Residential Legend: Change VL to VLD
Table 1, page 5	Under Residential: 2 nd column, VL should be VLD 1 st column, Low Density should be Low Density Residential 1 st column, Low Medium Density should be Low Medium Density Residential 2 nd Column, MMF should read MDMF 2 nd column, HMF should read HDMF Total acreage references 1,528, the column adds up to 1,528
Page 24	Provide a photograph for Estate residential prototype
Page 25	Provide a photograph for Single Family Detached residential prototype Provide a photograph for Single Family Attached residential prototype
Page 34	Provide a photograph for commercial/office building prototype
Page 35	Provide 2 more photographs for commercial/office building prototype defining architectural details
Page 36	Provide photograph for commercial/office building prototype defining architectural details
Figure 10, page 42	Discuss applicability for Richmar & University District Specific plan Areas
Page 44	Verify location of cross-section "F"
Page 50	Section 4.2 Residential Districts VL should read VLDR

	MMF should read MDMFR HMF should read HDMFR
Table 2, page 51	Column 2; VL should read VLDR Column 7; MMF should read MDMFR Column 8; HMF should read HDMFR
Table 3, page 53	Column 5; MMF should read MDMFR Column 6; HMF should read HDMFR
Table 6, Page 55	Second column, correct Acres per !,000 to Acres per 1,000
Page 69	Section 5.4; 1 st sentence, text amendment SPA 87-29 should be replace with text amendment SP 13-006
Page 82	Appendix C: Richmar Specific Plan

Attachment "B"
ERRATA SHEET FOR RANCHO CORONADO RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS

Cover Sheet	Delete reference to guidelines and change title to Rancho Coronado Residential Development and Design <u>Standards</u> (Global comment) and change the date to approval date
List of Figures	Add Figure 7 Home Type A Development Standards
Figure 1 , page 1	Outline the Richmar Specific Plan Area boundary and reference as RM Outline the University District & Campus Pointe II Specific Plan Area Remove westerly boundary line representing former linear park territory
Page 2	Under 1.a, 4 th line, delete... , future Santa Barbara Drive Park....
Page 3, Figure 2	Confirm the numbers of lots and dwelling units on Areas C & D Add minimum lot width & lot depth for areas A, B,C, & D Add minimum open space requirements Footnote 2: verify that 18 foot setback is from back of sidewalk & that it does not impede ADA access. TSM 13-004 does not show smaller lots relevant to product type (condos) for Areas C & D. Need to verify that proposed setback actually works for housing product. Verify all lots meet minimum lot size standards for products in Area A-D. Front garage setback shall be measured from back of sidewalk. Identify points of measurement (i.e., property line, right-of-way, or back of sidewalk)
Page 4	Under 2.b. verify there will be sufficient space for EDCO. Also show fencing location & design details. Need to reference & include the Wetlands Mitigation Plan as part of this document. Under 2. C. 5). Verify that all cross-section addressing conditions of approval. (global comment)
Page 5	Section f., 1) Walls & fences, shall consist of a material consistent with existing walls along Twin Oaks Valley Road or as approved by the City. (global comment) Last paragraph, provide fencing details. Also last sentence refers to safety fencing around detention basin; this project shall be required to design detention basin no deeper 12 to 18 inches or no greater than a 4:1 slope, unless approved by Developmental Services.
Page 6; Figure 3	Create an exhibit that defines all public versus private streets and where they occur. Clarify on cross-sections where on-street parking is allowed or prohibited. Verify that all cross-section match conditions of approval to be corrected by project

	<p>engineer.</p> <p>Under 2.c. 7) define small trees (global comment)</p> <p>Remove reference to slump stone, material shall be consistent with existing walls along Twin Oaks Valley Road or as approved by the Planning Director. Walls shall consist of pilaster with a stone or brick veneer and shall be maintained by the Home Owners Association. Walls & pilasters shall be designed with decorative caps with a minimum 2 inch overhang on all edges. (global comment)</p>
Page 7 Figure 4	<p>Define who maintains what area, which is private versus public, clearly define parking allowed or not allowed.</p> <p>Show pedestrian/paseo connections as part of the landscape zone</p> <p>Show Pad for future M-3 as “not a part” and that it requires a Specific Plan Amendment</p>
Page 8 (blank)	<p>Provide an exhibit defining the landscape areas of responsibility for CFD, HOA, and/or privately maintained areas.</p>
Page 9; Figure 5	<p>Verify that proposed trail linkages match the cross sections per the conditions of approval</p>
Page 10; Figure 6	<p>Provide design details for define fences, final design and approval of walls along public streets shall be reviewed and approved by the Planning Director and inserted into Specific Plan.</p>
Page 11	<p>Change Residential Architectural Guidelines to “Standards”</p> <p>Developer shall provide a minimum of 4 architectural styles.</p> <p>Provide at least 3 architectural styles corner lots.</p> <p>Don’t limit to Mediterranean theme, need to encourage variety of architecture with a variety of elements</p> <p>Add reference to shutters, wall plane pop-outs, recessed windows, architectural plant-ons, stucco surrounds as presented in photographs.</p> <p>Make reference to finishes shall consist of a acrylic fine finish and change encourage to mandatory (global comment)</p> <p>Need to address rain gutters & downspouts as an architectural feature (rounded) if visible.</p> <p>Indicate that garages towards the rear shall include a porte-a-chare design element</p> <p>Section c. Front loaded garages remove reference to simple garage door design and that decorative is encouraged. (global comment)</p>
Page 13	<p>Make reference to stucco finish or approved finish shall be no closer than 6 inches to finished grade. The exposed concrete finish shall be painted to match exterior finish. (global comment)</p>
Page 15	<p>Under 3. k. Chimneys define finish are we suggesting smooth “fine” acrylic finish</p>
Page 16	<p>Add that chimneys shall include a decorative spark arrestor complimentary to the architecture.</p>
Pag17	<p>Under 4. Replace “guidelines” with “STANDARDS” (global comment)</p>

Page 19; Figure 7	Garages shall be setback behind the main building. Also need to ensure the habitable area of the house that needs variation setbacks from the garage. Establish measurement from back of sidewalk.
Page 20 Figure 8	Call out architectural features.
Page 21 Figure 9	Call out architectural and landscape features.
Page 22, Figure 10	Provide a cross-section with the median bulb-out condition. Cross-section A1: identify this as a drivable maintenance road Include dimensions for cross-section A-1 & A-2. Verify locations of property lines & areas of responsibility.
Page 23; Figure 11	Cross-section A3 – concerned about depressed swale between lots, drainage needs to be addressed on grading plan, clarity if flat area is a trail or pathway and who maintains it. Verify cross-sections match final map design.
Page 24; Figure 12	Cross-section A5 – provide dimensions
Page 27; Figure 15	Call out all architectural features
Page 28 Figure 16	Call out architectural features.
Page 29, Figure 17	Identify as private gate to be maintained by the HOA and provide design details of the gates. Details need to include an entry keypad and a knox box for the fire department. Design of private gated entry must meet sufficient stacking distance for vehicles; turn around movement & fire access criteria. Cross-sections B1 & B2: provide dimension, call-out landscape areas, and areas of maintenance responsibility.
Page 30, Figure 18	Cross-section B3: call out dimension and define areas of maintenance responsibility
Pages 19, 26, 32 & 38	Figures 7, 14, 20, & 26 define minimum lot width & depth (global comment)
Pages 20, 27, 33, & 39	Figures 8, 15, 21, & 27 define the type of landscape palette, which is drought tolerant, does it comply with the water efficiency landscape ordinance.
Pages 21, 28, 35, & 41	Figures 9, 16, 23, & 29 call out architectural elements on all photos.
Pages 22, 23, 24, 29, 30, 36, 42, & 43	Figures 10, 11, 12, 17, 18, 24, 30, 31 clearly define if there is any CFD maintenance responsibility in any of these areas. Figure 11 cross-section A-3 needs to incorporate cross-section on Sheet 4 of TSM regarding permission to grade needed versus permission not required.
Page 27	Add cross section showing median in street A between C Street & D Street.
Pages 25, 31, 37, 44, & 45	Figures 13, 19, 25, 32, & 33 define which Area (A, B, C, or D) the plotting applies to, define type of wall material/construction for each colored symbol
Page 34, Add exhibit	Need a new exhibit showing the detention basins with sidewalk on both sides of basin, front door facing street, & define who maintains each area.

Page 37	Identify Figure 25 for Area C
Page 35	Identify all architectural features & landscaper features on photos
Page 36	<p>Identify as private gate to be maintained by the HOA and provide design details of the gates. Details need to include an entry keypad and a knox box for the fire department. Design of private gated entry must meet sufficient stacking distance for vehicles; turn around movement & fire access criteria.</p> <p>Identify emergency access from Area D to Village Drive.</p> <p>Cross-section C1: Identify areas of maintenance responsibility and dimensions & verify if there is on-street parking in this area.</p>
Page 40	Identify area of maintenance responsibility
Page 41	Call out architectural features and landscape features.
Page 44	Identify Figure 32 for Area D
Page 45	Identify Figure 33 for Area D
Page 46	All planting & irrigation that is proposed within CFD area must comply with all planting standards & specifications established by Public Works. A separate set of plans for both landscape & irrigation will be subject to final review and approval by Public Works.
General Comments per TSM 13-004	<ol style="list-style-type: none"> 1. Applicant/developer shall seek regulatory approval necessary to install a second point of vehicular access from street A/B to Lot 191. In the event such approval is infeasible due to the environmentally nature of the impacted area, the Applicant/developer will work in cooperation with the City to indentify and improve a secondary emergency access point for Lot 191 acceptable to the San Marcos Fire Department. 2. The residential product on Lots 1-3, 12-15, 63-72 shall be designed with garage facing the internal streets with the main/front entrance facing the public street (Street A) and/or open space lots (Lot F) based on location of lot with access design approved by the Planning Director. 3. Applicant/developer shall provide a play lot design on Lot "G" (in Area A) or Lot "Q" (in Area B) meeting the minimum 2,500 square feet of usable area with recreational equipment for a specific age group. The recreation equipment for selected age group shall be reviewed and approved by Community Services Director. 4. The lot summaries for Lots 105 through 117 shall be revised after subtracting the area of the bio-retention basin from each individual lot. Revise the Lot Summary table to demonstrate each lot meets the minimum lot size. 5. A 15 foot wide "flat" public trail easement shall be shown on the west side of BMP 5. Said easement shall extend from the existing Violet Avenue trail easement southerly to Street "A". Grading for the trail shall be depicted representing a "flat" 15 foot wide surface. 6. Lots 105-117 shall be recorded with an easement for access and maintenance through BMP #7. The establishment of the easement shall not reduce the size of the lot to accommodate the residential prototype for Area B. 7. The residential product on Lots 105-126 shall be designed with garage facing the internal streets with the main/front entrance facing the public street (Street A & B) with access design approved by the Planning Director. 8. Applicant/developer shall provide a pocket park design on Lot "EE" meeting the minimum 2,500 square feet of usable area (excluding all easements) with equipment for a selected age group pending final review and approval by the Community Services Director.

9. If it is determined, due to the requirement of the 150 foot fire buffer, the existing channel shall be realigned on Lots 192, 193, & 194. Prior to approval of any residential structures, the applicant/developer shall obtain all necessary regulatory permits to demonstrate that after the realignment of the channel, there is a sufficient buffer for any habitat areas plus the 150 foot fire buffer. Pending a final design and approval, there may be a reduction of residential units to meet the 150 feet.
10. A public trail shall be shown within Lots 192, 193, and 194. The terminus points of said trail shall be to the satisfaction of the City and applicable regulatory agencies.
11. All internal streets shall be private streets with exception of Street A & B.
12. Applicant/developer shall seek regulatory approval necessary to install a second point of vehicular access from street A/B to Lot 191. In the event such approval is infeasible due to the environmentally sensitive nature of the impacted area, the Applicant/developer will work in cooperation with the City to identify and improve a secondary emergency access point for Lot 191 acceptable to the San Marcos Fire Department.
13. A 15 foot "flat" trail easement shall be dedicated for the Violet Avenue trail extension.
14. A note shall be placed on the final subdivision map that no further development on Lot 195 (MU4 parcel - with exception that rough grade and/or spillway improvements shall occur) without approval of the Specific Plan Amendment and related entitlements. Said note shall also disclose the existing South Lake spillway will need to be relocated which will require jurisdictional agency approvals.
15. Future merchant builders/developers shall apply for a Site Development Plan for architectural elevations, plotting layout, fencing plan, entry monument design & location, master landscape plan, etc. which shall include the following:
 - a. Documentation of development standards for future accessory uses (pools, balconies, storage sheds, trellises), to be reviewed as part of the SDP submittal.
 - b. Comprehensive fencing plan that identifies location of all entry monumentation, sound walls, and perimeter fencing. Fencing types shall consist of decorative masonry with pilasters, tubular steel and vinyl fencing for the interior fencing.
 - c. Revised map that incorporates lot lines and show details within the subdivision which would be maintained by an HOA.
 - d. Map that identifies the CFD areas from privately maintained areas.
 - e. Architectural elevations for the various styles per neighborhood or village.
 - f. Materials board identifying all building material and architectural accents.
 - g. Master landscape plan addressing all slope (public and private) planting, erosion control, and streetscape. Slopes in excess of three feet shall be hand planted with a myoporum or a bonded fiber matrix to prevent erosion problems.
16. Until Lot 195 (MU-4) is developed, Lot 195 shall be irrigated and hydroseeded for erosion and dust control.

	<p>17. Lots adjacent to biological open space will have a sufficient buffer with Street A between the development and the open space; (a) landscaping will be restricted to native and/or non-invasive plant species; and (b) Best Management Practices (BMPs) during construction in accordance with Nation Pollutant Discharge Elimination Systems General Construction Permit requirements will be implemented.</p> <p>18. Sound barriers ranging from five to ten feet or as determined in the final noise analysis shall be constructed to reduce future onsite noise levels to be consistent with the Noise Element of the San Marcos General Plan (60 dBA CNEL for single family and 65 dBA for multifamily). Locations and heights of the proposed barriers are presented in Figure 7, Noise Mitigation Measures. Barriers could include berms, wall, glass or a combination of these to meet the required noise attenuation.</p> <p>19. The applicant, Hanson Aggregates Pacific Southwest, Inc. shall post a security for the design, permitting, construction, and inspection of the ultimate South Lake spillway. The applicant, Hanson Aggregates Pacific Southwest, Inc, shall obtain State Division of Safety of Dam (DSOD), Vallecitos Water District (VWD) and City of San Marcos approval of the South Lake Dam ultimate spillway construction documents prior to 50% of residential building permit issuance. No additional building permits will be issued without said spillway approval. Furthermore, the applicant, Hanson Aggregates Pacific Southwest, Inc., shall construct the South Lake Dam ultimate spillway prior to 80% of residential building permit issuance. No additional building permits will be issued without said spillway construction. Security will be returned to the applicant once the ultimate spillway construction has been accepted by the jurisdictional agencies.</p>
General Comment	The future merchant building shall comply with the adopted resolutions by City Council for TSM 13-004, SP 13-006, and ND 14-001 (with required mitigation measures).