

RESOLUTION PC 14-4400

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL APPROVAL THE EL DORADO II
SPECIFIC PLAN FOR A MIXED-USE DEVELOPMENT IN THE RICHMAR
NEIGHBORHOOD.

SP 13-002
El Dorado II, LP

WHEREAS, on August 7, 2013, an application was received from El Dorado II, LP requesting a Specific Plan for a mixed-use development with 120 affordable apartment units and 7,000 square-feet of commercial retail, in conjunction with General Plan Amendment (GPA 13-004), Multi-Family Site Development Plan (MFSDP 13-001), Site Development Plan (SDP 13-003) and Tentative Parcel Map (TPM 13-003), located at 304, 312-318, 320, 330, 340, & 350 West Mission Road and 303, 331, 343, & 363 Richmar Road, in the Specific Plan Area (SPA) Zone in the Richmar Neighborhood, more particularly described as:

Portion of Lots 1 & 2, Block 50 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, December 21, 1895.

Assessor's Parcel Numbers: 220-100-08-10, 12, 14, 29, 56, 59, 62-64, 66 and 67.

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

WHEREAS, the required public hearing held on April 28th, 2014 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 13-009) for said request pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, a Specific Plan is needed to establish a land use plan and development regulations that take advantage of future Smart Growth areas as shown on the adopted SANDAG Regional Comprehensive Plan and accommodate Smart Growth principals; and

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

1. The proposed Specific Plan complies with the objectives of the adopted City-wide Land Use Policy Plan in that the project will provide for an opportunity to develop affordable housing; and therefore, implement the affordable housing policy of the General Plan Housing Element; will encourage the orderly redevelopment of the site area as established by the Richmar Neighborhood Land Use Plan in that the proposed mixed-use will encourage both residential and commercial development, and provide vehicle and pedestrian access

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between Mission Road, Richmar Avenue, Pleasant Way and Fitzpatrick Road; and the character and design of the development is warranted given the proximity of the operating Sprinter rail line, and the need for transit-oriented development in close proximity to transit stations consistent with the Regional Comprehensive Plan.

2. The proposed Specific Plan will not be detrimental to the public health, safety, morals, and welfare in that the mixed-use development will be conditioned through this Specific Plan (SP 13-002), Multi-Family Site Development Plan (MFSDP 13-001) and the Site development Plan (SDP 13-003) for architectural treatment, setbacks, landscaping, parking, signage, and adequate public facilities and infrastructure, including fire, police, water, sewer, and road improvements.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (ND 13-009) is hereby approved.
3. This Specific Plan (SP 13-002) is hereby recommended to the City Council for approval, except as modified by the attached errata sheet.
4. This Specific Plan (SP 13-002) is approved in conjunction with the submitted General Plan Amendment (GPA 13-004), Multi-Family Site Development Plan (MFSDP 13-001), Site Development Plan (SDP 13-003) and Tentative Parcel Map (TPM 13-003); and all conditions of approval specified in Resolutions PC 13-002, PC 13-004, PC 13-001, PC 13-003, and PC 13-003, respectively, are hereby incorporated by reference herein.
5. Prior to submittal of grading, final map, and/or building permit application, whichever comes first, the applicant shall submit the revised specific plan with corrections made per the errata sheet to the Planning Division for review and final approval.
6. To the extent permitted by law, the Applicant shall defend and hold the City of San Marcos ("City"), its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the Applicant or its contractors, subcontractors, agents, employees or other persons acting on Applicant's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. Applicant further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 28th day of April, 2014, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

APPROVED:

Eric Flodine, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

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ERRATA SHEET FOR SPECIFIC PLAN (SP 13-002)

General Comment	<p>Provide a Table of Contents. Provide List of Tables & Figures.</p> <p>Identify project as El Dorado II throughout document where applicable.</p>
Page 3	<p>C. Scope – state acreage of site at 3.8 acres Paragraph 3 – identify the tentative parcel map as TPM 13-003</p>
Page 4	Second line from top of page – indicate...to be built in two (2) phases.
Page 5	Replace with modified site plan with the approved site plan pending revisions.
Page 6	<p>Replace with modified Tentative Parcel Map (TPM 13-003) per conditions of approval.</p> <p>All driveway entrances into the site shall consist of an enhanced pavement pattern outside of the city's right of way. Final design is subject to final review and approval by the Planning Director and shall be incorporated into the SP.</p>
Page 8	A. Description, third paragraph, 1 st sentence, replace Lowery lane with 1 Tiger Way.
Page 9	Improve Exhibit B – difficult to read
Page 10	Replace with modified grading & drainage plan per conditions of approval.
Page 13	<p>C. Project Description, 3rd paragraph, include "brownstone architectural concept"</p> <p>Under 1. Commercial Uses: Provide a list of permitted retail uses & prohibited retail uses subject to final review and approval by the Planning Director.</p> <p>Prohibited uses shall be marijuana dispensaries, hookah, and tattoo parlors.</p>
Page 14	Provide square footage for each of the apartment floor plans.
Page 15	F- Phasing – discuss demolition of buildings, grading, infrastructure/utilities, as it relates to phasing sequence. (Provide an exhibit showing location of buildings to be demolished per phase)
Page 16	Clearly delineate Phase I and Phase II on site plan.
Page 18	<p>Add a section regarding public space hardscape design at corners of Building A. Provide design details, scaled blow-up of enhanced flatwork, street furniture, and landscape details as it relates to the approved design.</p> <p>Add exhibit identifying maintenance areas for CFD</p>
Page 19	C. Architectural Guidelines – section shall be modified to incorporate brownstone architectural style on Richmar Avenue for buildings K, H, & G. The final style, as approved by the Planning Director, for Buildings A, B, C, D, E, F, & J shall be incorporated into the Specific Plan.
Page 20	Materials & color shall be revised to match approved material board.
Page 21	<p>Clarify amount of public versus private open space, size of patios, size of decks, and include exhibit showing location of these areas.</p> <p>Setbacks shall be modified to reflect setbacks established by revised site plan. Add section addressing the future outdoor dining relating to fence design, outdoor furniture and operational standards to be reviewed and approved by the planning Director.</p>

	<p>Section for allowable uses within the commercial zone shall not rely on the Zoning Ordinance. Uses shall be submitted or final review and approval by Planning Director and inserted into the SP.</p> <p>Provide a list of permitted retail uses & prohibited retail uses subject to final review and approval by the Planning Director.</p> <p>Prohibited uses shall be marijuana dispensaries, hookah, and tattoo parlors.</p> <p>Add reference that serving of alcohol will require a Director's Permit.</p>
Page 22	<p>Submit a signage program addressing entrance sign, directional signs, monuments signs, & retail signs. All details showing location & size of sign on Building A shall be included in a comprehensive sign program. The approved Sign Program shall become an attached to the SP.</p> <p>Provide a final design of the entry/monument structure shall be reviewed and approved by the Planning Director and incorporate into SP.</p>
Page 23	<p>Add new exhibits for: a) Private patio, balconies, retail plaza..... b) hardscape detail for all areas of project, c) comprehensive sign package, d) blow up & details for tot lots</p> <p>Add a section addressing requirements for parking, motorcycles, & bicycle. The site plan shall be modified to accommodate the required parking demand as stated below.</p> <p>Parking for the apartments shall be based on 1.7 per unit requiring 204 parking space for the residential.</p> <p>Parking for the retail shall be based on $3/1000$ or $7,000/1,000=7 \times 3 = 21$ spaces for retail. The site requires 225 parking spaces.</p>
Page 24 Exhibit D1	Modify per conditions of approval
Page 25 Exhibit D2	Modify per conditions of approval
Page 26 Exhibit D3	Modify per conditions of approval
Page 27 Exhibit D4	Modify per conditions of approval
Page 28 Exhibit D5	Modify per conditions of approval
Pages 29 & 30 Exhibit D6-7	Modify per conditions of approval
Page 32	<p>V Implementation – A. Review Process – Include all assigned case numbers to applications.</p> <p>B. Development Plan Review – need to reference SP, MFSDP & SDP</p>