

RESOLUTION PC 14-4401

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A MIXED-USE
DEVELOPMENT WITH 120 AFFORDABLE APARTMENT UNITS UNDER THE
EL DORADO SPECIFIC PLAN LOCATED IN THE RICHMAR SPECIFIC PLAN
AREA (SPA) ZONE IN THE RICHMAR NEIGHBORHOOD.

MFSDP 13-001
El Dorado II, LP

WHEREAS, on August 7th, 2013 an application was received from El Dorado II, LP to allow the construction of a mixed-use development with 120 affordable apartment located at 304,312-318, 320,330,340 & 350 West Mission Road and 303, 331,343, & 363 Richmar Avenue 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, 09, 10, 12,14, 29, 56, 59, 62, 63, 64, 66, & 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, the Planning Commission's decision is based on the following findings and determinations:

1. The proposed Multi-Family Site Development Plan is consistent with the General Plan and City Redevelopment Plan in that the mixed-use project is consistent with the multi-family residential density for the Richmar Neighborhood; to eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the project area; and Residential Objective C of the Richmar Neighborhood Plan by proposing quality design of residential developments and to achieve attractively designed developments sensitive to the environment and physical characteristics of the site.
2. The proposed Multi-Family Site Development Plan, as conditioned, complies with the proposed zoning of Specific Plan Area (SPA) in that the mixed-use development is approved per the design standards established under the El Dorado II Specific Plan.

AGENDA ITEM
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3. The project is consistent with the Housing Element of the General Plan in that the project will help achieve the goal of providing the City's fair share of regional affordable housing units.
4. The proposed Multi-Family Site Development Plan, as conditioned, will not be detrimental to the public health, safety, or welfare, or the surrounding land uses in that the mixed-use development will be compatible with the surrounding multi-family residential development; and provide adequate parking for customers and residents, adequate setbacks and separation from surrounding properties, private yard areas and tot-lot for outdoor use, and architectural enhancements and a mixture of landscaping to beautify the neighborhood as established under the El Dorado II Specific Plan.

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.
- B. A Mitigated Negative Declaration (ND 13-009) is hereby approved pursuant to the California Environmental Quality Act (CEQA).
- C. This Multi-Family Site Development Plan is approved per the submitted site plan (mixed-use development with 120 affordable apartment units and 7,000 sq. ft. of commercial retail), architectural elevations, and conceptual landscape plan, except as modified herein, and subject to compliance with the conditions of approval of this Resolution PC 14-4401.
- D. This Multi-Family Site Development Plan is approved in conjunction with the submitted General Plan Amendment (GPA 13-004), Specific Plan (SP 13-002), Site Development Plan (SDP 13-003) and Tentative Parcel Map (TPM 13-003), and all conditions of approval specified in Resolutions PC 14-4399, PC 14-4400, PC 14-4402, and PC 14-4403, respectively, are hereby incorporated by reference herein.
- E. Within 30 days of the approval of the Multi-Family Site Development Plan (MFSDP 13-001), the site plan and elevations shall be submitted as a digital file and original mylar along with a mylar of this resolution as the title page. This title page shall include the statement "I(we), _____, the applicant/owner(s) or the applicant/owner's representative, have read, understand and agree to the conditions of Resolution PC 14-4401." Immediately following this statement shall appear a signature block for the owner or the owner's representative which shall be signed. Signature blocks for the Project Planner and the Project Civil Engineer shall also appear on this title page. The mylars shall be approved by the City prior to any grading plan, improvement plan, or building permit submittal.
- F. **The site plan (Sheet A1.0)** shall be modified as follows:
 1. Site plan shall verify that the parking ratio for residential is based on 1.7 spaces per residential unit and 3 space per 1000 square feet of commercial area. Street parking on Richmar Avenue and Pleasant Way shall be included in the total required parking count. No parking will be allowed on Mission Road.
 2. All transformers shall be adequately screened to the satisfaction of the Planning Director. There shall be no transformer visible from any public street, trail, paseo, or tot lot area. The two transformers along Pleasant Way shall be relocated further into project and architecturally screen.

3. 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.
 4. The residential unit on the west end of **Building A** shall be modified by shifting the patio area and the apartment stairwell to the west or north side of building in effort to create more usable space for **plaza area** next to the corner retail unit.
 5. There shall be a **21 foot** wide linear paseo along the frontage of Mission Road measured from the ultimate face of sidewalk to **Building A facade**. The 21 foot paseo shall extend from the southwest corner of Pleasant Way towards the east side of the driveway fronting Mission Road.
 - a. The linear 21 foot paseo along Mission Road shall consist of the following:
 - i. Enhanced paving design shall be submitted for review and approval by the Planning Director.
 - ii. Developer shall install 36 inch box trees place at 30 feet on center in decorative tree grates.
 - iii. A master outdoor seating fencing plan shall be submitted for review and approval the planning Director.
 - iv. The proposed monument wall/entry structure shall be place to ensure there are no line of sight issues. Final design shall be approved by the Planning Director and City Engineer.
 6. There shall be a modified 15 foot wide paseo along the frontage of Mission Road extending from the Mission Road driveway to the far western end of the project.
 - a. The 15 foot wide enhanced sidewalk shall consist of the following:
 - i. Provide a detail sheet on plans addressing design & finish for the enhanced paving walkway. Final details & design shall be approved by the Planning Director.
 - ii. 36 inch box trees shall be staggered along the paseo at a minimum 30 feet on center in decorative tree grates (size).
 - iii. Street furniture consisting of decorative benches & trash receptacle placed along the meandering sidewalk at a location to the satisfaction of the Planning Director.
 7. There shall be an enhanced 8 foot wide sidewalk long the frontage of Richmar Avenue. The enhanced sidewalk shall consist of 36 inch box trees with decorative tree grates and a landscape design solution to soften the front edge of the public street.
 8. Buildings G, H, & K shall consist of a brownstone design with stoop entrances that compliment the street frontages. Final design & orientation of the stoops are pending review & approval by the Planning Director. Any portion of the stoop projecting into the city's right of way shall require an encroachment permit.
 9. All trash enclosures shall be architecturally enhanced to compliment the architect of the buildings. Final and review pending approval by the Planning Director.
 10. Recreational amenities shall consist of 2 tot lots ((equipment for one for 2-5yrs) & (equipment for 5-12 years)). There shall also be passive areas with picnic tables, benches, bike racks, BBQ, & shade structures.
 11. Detention basin shall not be deeper than 18 inches in order to avoid requirement for safety fencing. The detention basin should be available for passive use by the residents.
 12. The fencing shown along the far west/south property line shall consist of a eight (8) foot high perimeter fence consisting of black tubular steel and pilasters with stone veneer planting with clinging vines.
- G. The Apartment Floor Plans for **Building A (Sheet A1.1)** shall be modified as follows:

1. The residential unit footprint on the south & west elevation shall be modified by shifting both the private stairwell & apartment patio towards the west elevation or northwest corner of building in effort to create additional outdoor plaza space for commercial use.
 1. commercial use.
- H. The Apartment Floor Plans for **Building B (Sheet A1.2)** shall be modified as follows:
1. Final design of the entry/monument structure shall be reviewed and approved by the Planning Director.
 2. The proposed utility/access door locations shall not interfere with parking of cars or access to the apartment building.
 3. The exposed apartment stair well on west elevation (facing Mission Road) shall be modified or architecturally camouflage so that stairs are not visible from Mission Road. Approval of modification is pending final review & approval by the Planning Director.
 4. All residential patios on the ground floor exposed to Mission Road shall be enclosed with a solid wall. A landscape hedge shall be planted around the exterior façade of the enclosed patio wall.
- I. The Apartment Floor Plans (1st & 2nd level) for **Building C/D/J (Sheet A1.4)** shall be modified as follows:
1. Building C – east elevation facing Pleasant Way, the exposed apartment stairwell shall be enhanced and architecturally screened to the satisfaction of the Planning Director.
 2. Building J - the proposed utility/access door locations shall not interfere with parking of cars or access to the apartments.
- J. The Apartment Floor Plans (1st & 2nd level) for **Building E/F (Sheet A1.6)** shall be modified as follows:
1. Building E - that the proposed utility/access door locations shall not interfere with parking of cars or access to the apartment buildings.
 2. Building E – east elevation facing Pleasant Way, architecturally modify the opening in wall to eliminate visibility of vehicles to the satisfaction of the Planning Director.
- K. The Apartment Floor Plans (1st & 2nd level) for **Building G/H (Sheet A1.7)** shall be modified as follows:
1. The facades for Buildings G & H shall be modified to brownstone architecture pending final review and approval by Planning Director.
 2. Proposed stoops shall be architecturally modified to the satisfaction of the Planning Director.
 3. The exterior design of vehicular exhaust wall vents shall be modified to the satisfaction of the Planning Director.
 4. The apartment stoops shall be architecturally treated to the satisfaction of the planning Director.
- L. The Apartment Floor Plans for **Building K (Sheet A1.8)** shall be modified as follows:
1. The facade for Building K shall be modified to brownstone architecture pending final review and approval by Planning Director.
 2. Extend the screen wall as shown on the east elevation per Site Plan on Sheet A1.0.
 3. All residential patios shall be enclosed by a solid wall. A landscape hedge shall be planted around all three sides of the patio.
 5. The apartment stoops shall be architecturally treated to the satisfaction of the Planning Director.

4. Prior to occupancy developer shall verify there is a sufficient noise attenuation between the apartment wall of two bedroom unit adjacent to laundry room.
- M. The Apartment Elevations for **Building A (Sheet A2.0)** shall be modified as follows:
1. East Elevation
 - a. The balcony and shade structure shall be modified pending final review and approval by the Planning Director.
 - b. Modify the roof line to the satisfaction of the Planning Director.
 - c. Ground floor retail shall be a minimum of 13'-6" feet high.
 - d. All venting systems for future retail uses shall be vented to roof with no exposure on façade of building.
 - e. Provide a ¾ inch reveal lines breaking the plane around all door & window openings subject to final review and approval by the Planning Director.
 2. West Elevation
 - a. The stairwell shall be shifted away from Mission Road, final architectural design shall be approved by the Planning Director.
 3. North Elevation
 - a. Horizontal siding shall be replaced with alternative design feature pending review and approval by the Planning Director.
 4. South Elevation
 - a. The south elevation of the apartment unit on the ground floor facing Mission Road shall be modified to resemble a retail store front elevation.
- N. The Apartment Elevations for **Building B (Sheet A2.1)** shall be modified as follows:
1. East Elevation
 - a. All venting systems for future uses (community room/laundry room) shall be vented to roof with no exposure on façade of building.
 - b. Provide a ¾ inch reveal lines breaking the plane around all door & window openings subject to final review and approval by the Planning Director.
 2. West Elevation
 - a. Provide a ¾ inch reveal lines breaking the plane around all door & window openings subject to final review and approval by the Planning Director.
 - b. Shade trellis shall be modified to the satisfaction of the Planning Director.
 - c. Error referencing balcony to Footnote #21 shall be corrected.
 3. North Elevation
 - a. The location of access/service doors shall not interfere with parking vehicles or pedestrian access to the apartment building.
 4. South Elevation
 - a. All residential patios exposed to Mission Road shall be enclosed with a solid wall. A landscape hedge shall be planted around the exterior façade of the enclosed patio wall.
 - b. Provide a ¾ inch reveal lines breaking the plane around all door & window openings subject to final review and approval by the Planning Director.
- O. The Apartment Elevations for **Building C/D/J (Sheet A2.2)** shall be modified as follows:
1. Incorporate similar architectural character as conditioned above for buildings A & B.
- P. The Apartment Elevations for **Building E/F (Sheet A2.3)** shall be modified as follows:

1. Incorporate similar architectural character as conditioned above for buildings A & B.
- ~~Q.~~ Buildings G, H, & K fronting Richmar shall consist of a brownstone architecture. Final brownstone design shall be reviewed and approved by the Planning Director.
- R. Apartment elevations for Buildings A, B, C, D, E, F, & J shall be revised per conditions of approval and said revisions shall be consistent with the adopted El Dorado Specific Plan.
 1. Show expansion of glazing on all of the retail storefronts and commons areas on the first floor of Buildings A and E.
 2. Replace the fiber cement horizontal siding with a brick, stone or comparable material. Final color and material is subject to final review and approval by the Planning Director.
 3. Blank areas of the buildings visible from the public street shall provide greater articulation pending final review and approval by the Planning Director.
 4. Parapet features shall provide greater variation in vertical height.
 5. Provide an architectural cornice at the top of all parapets.
 6. Windows and doors shall be recessed.
 7. Pending final review by Planning Director, all elevations shall be clearly label identifying all architectural materials.
 8. Buildings shall have varied wall and roof planes.
 9. Balcony design and shade trellis shall be architecturally modified to the satisfaction of the Planning Director.
 10. All exterior stucco application shall consist of a smooth acrylic finish (fine finish, steel trowel).
 11. Submit a revised awning design for final review and approval by the Planning Director.
 12. Pending final review and approval of the architectural design by the Planning Director, the material board is subject to revision.

S. **The conceptual landscape plans (Sheet L1)** shall be modified as follows:

1. The landscape plan shall comply with the City's adopted water efficiency landscape ordinance.
2. Describe the type of thick hedge that would provide immediate screening around enclosed patios for Building B visible from Mission Road.
3. Provide 36 inch box street trees along the public streets with 4' x 4' grates along the sidewalk/paseo and in the plaza areas along Mission Road, Pleasant Way, & Richmar Avenue.

4. Tree grates shall consist of the following:
 - i. minimum 48 inch by 48 inch grate with a 20 or 24 inch opening.
 - ii. consist of a cast iron material.
 - iii. tree grates must have predrilled recessed holes to secure the frame.
 - vi. consist of a South bay 48: x 48" CNK style tree grate.
 5. Submit all proposed hardscape material with color samples for all enhanced sidewalk/plaza areas. Provide a scaled architectural "blow-up" defining the dimensions, pattern, material, and colored of hardscape design for review and approval by the Planning Division.
 6. The design and materials of the proposed benches, seat walls, or other outdoor furniture shall be reviewed/approved by the Planning Division and shall incorporate design elements of the adjacent buildings.
 7. All tot lot recreational amenities and playground equipment shall comply with all C.P.S.C. and A.D.A. accessibility standards. Plan shall be revised to show a large scale view of each of the play areas with the proposed play equipment and specifications of said equipment. Final design shall be approved by the Community Services Director and Planning Division.
 8. Note 7 shall be revised to indicate that all "perimeter fencing shall be 8-foot high black tubular steel with metal screen mesh and pilasters, and planted with vines". Final specifications shall be submitted to the Planning Division for review and approval.
 9. Trees adjacent to hardscape surfaces and curbs shall have root barriers.
- T. Prior to issuance of any building permit, the following conditions shall be complied with:
1. Revised site plan, architectural elevations, floor plans, landscape plans, and material and color samples board, as conditioned, shall be submitted for review and approval by the Planning Division Director prior to submittal of building plans.
 2. All structures shall be designed to comply with the latest adopted Uniform Building Code, published by the International Conference of Building Officials (ICBO) and with the State of California Building Code, Part 2, Title 24, California Code of Regulations.
 3. Plans and construction documents submitted for a building permit shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
 4. The City of San Marcos is located in Seismic Design Category "D". All structures shall be designed to adequately transmit to the foundation the dynamic lateral forces developed in the building in accordance with the engineering requirements of the latest adopted California Building Code and the Uniform Building Code, Volume II, as adopted by the City of San Marcos.
 5. The storage, use, or handling of hazardous, toxic, or flammable materials shall be clearly indicated on all floor plans submitted for a building permit. Materials shall be identified in accordance with Health and Safety Code Section 25101.

6. An automatic fire extinguishing system shall be installed for the proposed building(s) in accordance with the latest adopted Uniform Building Code and the National Fire Protection Association standards.
7. The proposed development shall comply with Federal Law, American with Disabilities Act (ADA-90), and State Law, California Code of Regulations, Title 24, for accessibility standards for the proposed construction.
8. Residential structures shall be designed to comply with the crime prevention measures approved by the City of San Marcos. The ten (10) crime prevention measures includes such items as: Reinforced door jambs; One piece door stops; 16-gauge strike plate for deadbolts; Locking hardware for garage doors; Two locking devices for wide garage doors; 1-3/4 inch solid exterior doors; Laminated safety glass; Wide angle peep hole for exterior doors; No louvered windows; and Address numbers easily visible from the street.
9. The applicant/developer for the proposed development or discretionary use is required to pay Public Facilities Fees as established by the latest adopted Public Facilities Resolution Number 2007-6840. The fee shall be based on the proposed land use and shall be paid prior to the issuance of the first permit for the development.
10. The proposed development is subject to the approval of the Vallecitos Water District and all applicable fees and charges shall be paid to the satisfaction of the District prior to permit issuance.
11. The applicant shall pay school impact mitigation fees as required by law.
12. Sewer and water utilities shall be located wholly on the lot that serves the building in accordance with the latest adopted edition of the Uniform Plumbing Code.
13. The applicant/developer shall contact the Delivery Retail Analyst for the branch of the U.S. Postal Service to determine the type and location of centralized delivery equipment required.
14. All rooftop mechanical units, vents, ducts, etc. shall be screened by parapet walls or architectural screen enclosure from street grade view as approved by the Planning Director. A roof plan and cross sections showing lines of sight shall be submitted with construction drawings illustrating that roof equipment will be screened. Screening plan shall be approved by the Planning Division prior to issuance of a building permit.
15. All exterior lighting shall comply with City standards consisting of a higher energy-efficient fixtures, except for low-wattage architectural lighting. All fixtures shall be approved by the City.
16. Architectural lighting plan shall be included with the building plans that show the type, style, and location of all exterior building lights including parking lot lights. Plans shall include cut-sheets with fixture details, photo, and manufacturer specifications indicating dimensions, materials, colors, bulb type, etc.

17. Building address and suite numbers shall be clearly labeled for day and night-time emergency responses. In addition, adequate lighting shall be provided to deter potential criminal activities (i.e.: vehicle burglaries, prowlers, loitering, etc.).
18. The trash enclosure (minimum dimensions of fourteen (14) feet wide by ten (10) feet deep by six (6) feet high) for trash and recycling containers shall be constructed to match the building in color and texture. In addition, the enclosure shall have solid view-obscuring, double swinging gates; must have a flat impervious, concrete slab designed not to allow run-on from adjoining areas; contain attached lids on all trash and recycling containers; and a roof to minimize direct precipitation.
19. The applicant shall enter into agreement with the City a regulatory management agreement regarding operational standards and management of the mixed-use project.
20. The applicant shall submit a street furniture manual with photographs and specifications that will be required for future merchants in the retail areas. After approval by the City, said requirements shall be incorporated into the commercial CC&R's.

U. During the construction phase, the following conditions shall be complied with:

1. A test sample of the proposed exterior colors shall be applied to an area of the buildings large enough to be representative of the finished color scheme. This sample shall be inspected and approved by the Planning Division prior to painting of all of the buildings. If determined necessary upon inspection, the color scheme may be required to be modified at the discretion of the Planning Division Director. The applicant/developer shall be responsible to contact the Planning Division for inspection.
2. Dust and dust producing materials shall be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulation, Title 8, Section 5155. Water and dust palliative shall be used to prevent excessive dust during blasting and grading operations.
3. During grading and construction phases of development, the application of water or other means of dust control shall be performed to the satisfaction of the Building Inspector and the Public Works Director.
4. Water wells shall be reconstructed or abated in strict compliance with San Marcos Municipal Code Section 8.44.130 through 8.44.170 and the latest adopted State Water Code.

V. Prior to occupancy of any structure on site, the following conditions shall be complied with:

1. All rooftop mechanical units, vents, ducts, etc. shall be screened from view from street grade & adjacent properties. Said screening mechanism shall be inspected by the Planning

Division, and if determined necessary, additional screening may be required, as determined acceptable by the Planning Director.

2. All landscaping shall be completed, and inspected and approved by the Planning Division. The applicant/developer shall be responsible to contact the Planning Division for inspection.
 3. The applicant shall submit a letter(s) by the landscape architect and engineer-of-work to the Planning Division certifying that the plant materials and irrigation system have been installed in accordance with the approved landscape plans and the Water Quality Improvement Plans, respectively.
 4. The applicant shall have completed the installation of the playground equipment and outdoor furniture in accordance with the manufacturer's standards. The applicant shall submit a letter by the installation contractor indicating that the playground equipment has been installed per the manufacturer's specifications.
 5. The applicant/developer shall comply with the Fire Department for hydrants and on-site access for emergency vehicles. Fire hydrants as shown on the improvement plans shall be installed prior to occupancy.
 6. Any change in occupancy in an existing building shall be approved by the City Building Official as required by the latest adopted Uniform Building Code. A new Certificate of Occupancy will be issued after the City has inspected and approves the new use. Buildings or structures shall not be used or occupied until the appropriate City departments and agencies have accepted or approved the buildings for occupancy. A Certificate of Occupancy ("C of O") shall not be issued until the conditions of approval for the proposed development have been satisfied.
 7. All common areas, private park areas, landscaping and areas for the pedestrian & bicycle trails shall be improved in accordance with the conditioned site plan & the El Dorado Specific Plan.
- W. The applicant/developer shall comply with all provisions and requirements set forth in the San Marcos Municipal Code, City ordinances, City policies and City resolutions, and with all applicable state and federal regulations, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated herein by reference and fully set forth at this point.

- X. The management agency shall be responsible to maintain the project in a high quality manner.
- Y. The applicant/developer shall submit a comprehensive sign program for review and approval to the Planning Division. Wall signs shall be limited to individual channel letters and logos. Monument signs shall be architecturally compatible with the buildings.
- Z. Use of the site shall be conducted so as not to become obnoxious by reason of noise, odor, refuse or maintenance of grounds and in such a manner as will not detrimentally affect adjoining properties and uses.
- AA. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services, and equipment needed, and the hiring of local residents in order to stimulate the San Marcos economy to the greatest extent possible.
- BB. This Multi-Family Site Development Plan shall expire on (date) unless a building permit is obtained by this date and construction has begun in accordance with the submitted plans.
- CC. The proposed Multi-Family Site Development Plan (MFSDP 13-001) will not be detrimental to the public health, safety, morals, and welfare in that the mixed-use development will be conditioned through the Specific Plan (SP 13-002), Site Development Plan (SDP 13-003) for architectural treatment, setbacks, landscaping, parking, signage, and Tentative Parcel Map (TPM 13-003) adequate public facilities and infrastructure, including fire, police, water, sewer, and road improvements.
- DD. 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:

APPROVED:

Eric Flodine, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION