

RESOLUTION PC 14-4399

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING COMMISSION  
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN  
AMENDMENT FOR A DENSITY INCREASE FROM 44 UNITS TO 120 UNITS  
ON 3.38 ACRES AS PART OF THE RICHMAR SPECIFIC PLAN AREA  
LOCATED IN THE RICHMAR NEIGHBORHOOD.

GPA 13-004  
El Dorado II, LP

WHEREAS, the State of California has adopted Article 5 of the State Government Code; 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 5, Section 65302 of the State Government Code specifies

WHEREAS, on August 7, 2013 an application was received from El Dorado II, LP requesting a General Plan Amendment for a density increase on 3.38 acres from 44 units to 120 units, in conjunction with Specific Plan (SP 13-002), 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 Avenue in the Richmar Neighborhood, more particularly described as:

Portion of Lot 1, 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, and 67

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

WHEREAS, the required public hearing held on April 28<sup>th</sup>, 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 General Plan Amendment to allow the density increase is consistent with the goals, and objectives of the General Plan and Richmar Specific Plan Area 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; to eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the project area; and to encourage the development of an identifiable and unique image through a consistent architectural and urban design character through the El Dorado Specific Plan document. In addition, this project will implement the goals of the SANDAG Smart growth in that the proposed project is an infill, compact development project that will create affordable housing with mixed use retail within walking distance of corridor rail service (Sprinter stations) and high frequency transit opportunities, thereby encouraging the use of transit.

2. The proposed General Plan Amendment (GPA 13-004) 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) and Multi-Family Site Development Plan (MFSDP 13-001) & 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.
3. The proposed General Plan Amendment is consistent with the objectives of the Richmar Neighborhood Plan and City Redevelopment Plan in that incorporation of 7,000 square feet of commercial retail space into the mixed-use project will provide commercial retail uses to serve the concentrated residential densities within the Richmar Neighborhood; and to promote the economic well-being of the project area by encouraging the diversification of the commercial base.

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. The General Plan Amendment (GPA 13-004) allowing the density increase on 3.8 acres, as shown on the attached "Exhibit A," is hereby 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 28th day of April, 2014, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

APPROVED:

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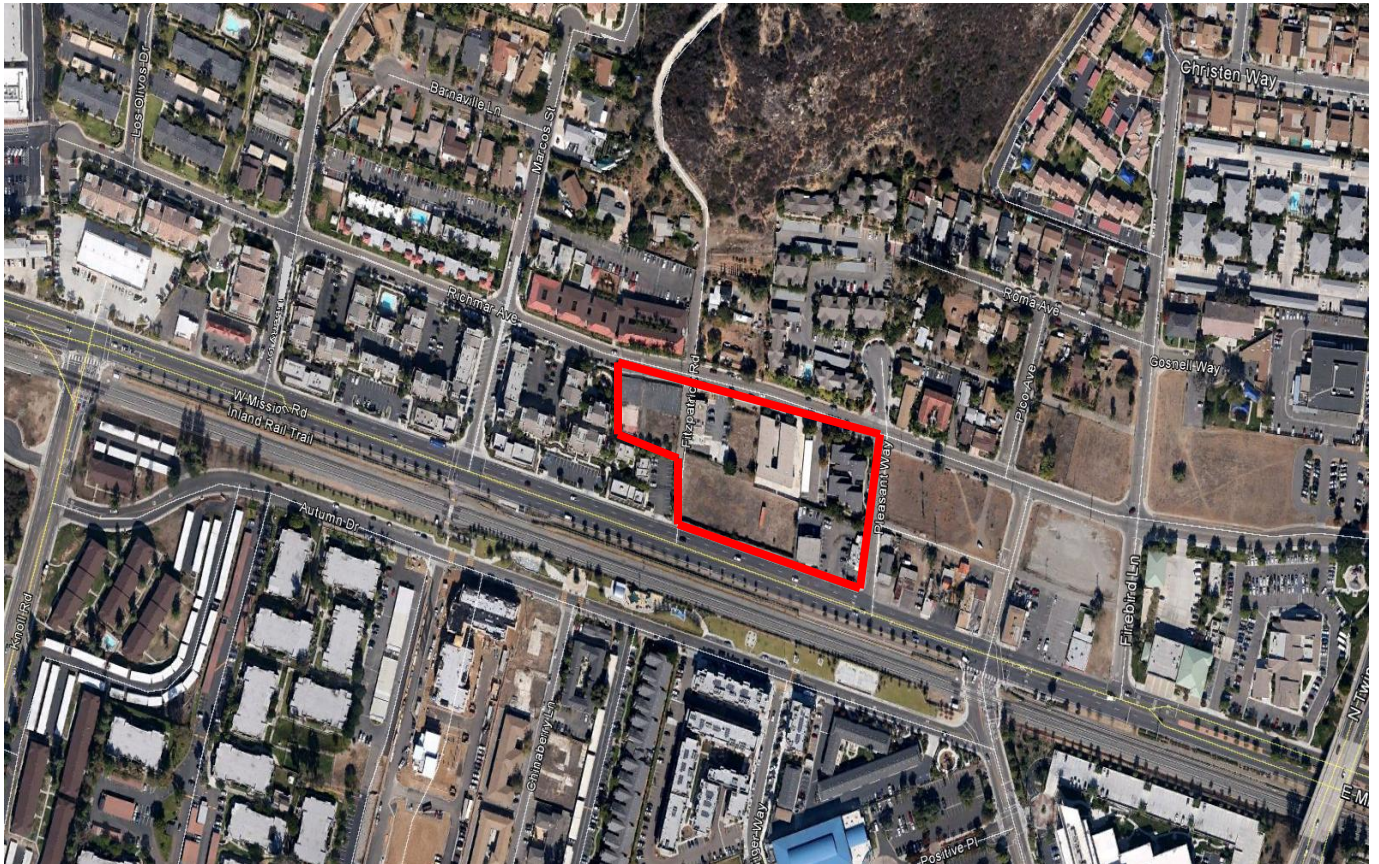
Eric Flodine, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

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Lisa Kiss, Office Specialist III  
SAN MARCOS CITY PLANNING COMMISSION

EXHIBIT "A"



— (3.8 acres) El Dorado II Project Boundary (density increase)

