

# El Dorado

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## Specific Plan

Orange Housing Development Corporation  
C&C Development Co., LLC

September 2013

**El Dorado** *Section I*

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**INTRODUCTION**

## **I Introduction**

### ***A. Purpose***

El Dorado will be developed in accordance with this Specific Plan, which consists of maps, illustrations and text. The map addresses land uses and circulation. The illustrations and text further describe the allowable uses, development regulations, design guidelines, and implementation of the project. This Specific Plan is adopted by the City Council of the City of San Marcos and establishes development regulations and standards for the El Dorado site. The Specific Plan will only focus on development regulatory procedures that vary from existing procedures. Existing city policies and ordinances apply to development within the El Dorado Specific Plan unless specifically discussed in this text and graphics. Should there be a conflict between this plan and existing city ordinances, the provisions of the Specific Plan shall prevail.

Preparation of a Specific Plan is a requirement of the SPA zoning classification. The El Dorado Specific Plan shall constitute zoning for all land covered by this plan. All conditions of this plan are imposed as a condition of this zoning approval that is described in Section V. Section V also describes the procedures required to amend this document.

### ***B. Authorization***

The authority for adoption of the El Dorado Specific Plan originates from the State Government Code Sections 65450-65457 and Section 20.52 of the San Marcos Zoning Ordinance.

### ***C. Scope***

The El Dorado Specific Plan covers the property currently addressed as 304, 312, 320, 330, 340, and 350 W. Mission Road and 303, 331, 343, and 363 Richmar Avenue in the city of San Marcos. The property is bordered by multi-family residential uses to its north and west, Mission Road and the Sprinter Line to the south, and vacant land and commercial to the east. El Dorado is adjacent to the Sprinter light rail transit line connecting Escondido and Oceanside. The Specific Plan discusses the site in Section II.

This Specific Plan is for a mixed-use development of 120 residential units and approximately 7,000 square feet of neighborhood serving retail space. The residential unit types include one, two and three bedroom units. The conceptual site plan is included as Exhibit A. The Tentative Parcel Map is included as Exhibit A2.

Along with the residential component, the Specific Plan provides for retail uses in one mixed-use building fronting Mission Road. Residential units above are distinct from the commercial spaces below with separate parking, pedestrian circulation and front door entrances. The residential units will utilize a large open space area centrally located within the project. A common recreation facility will be provided within this open space area. The Development Plan is discussed in Section III.

The project site will continue to utilize the existing Richmar Avenue public right-of-way to its north, Mission Road to the south, and Pleasant Way to the east. Improvements to the public right of ways will include new sidewalks, landscaping, and enhanced paving at the vehicular access points. The neighborhood circulation patterns are imagined to remain intact and increase in

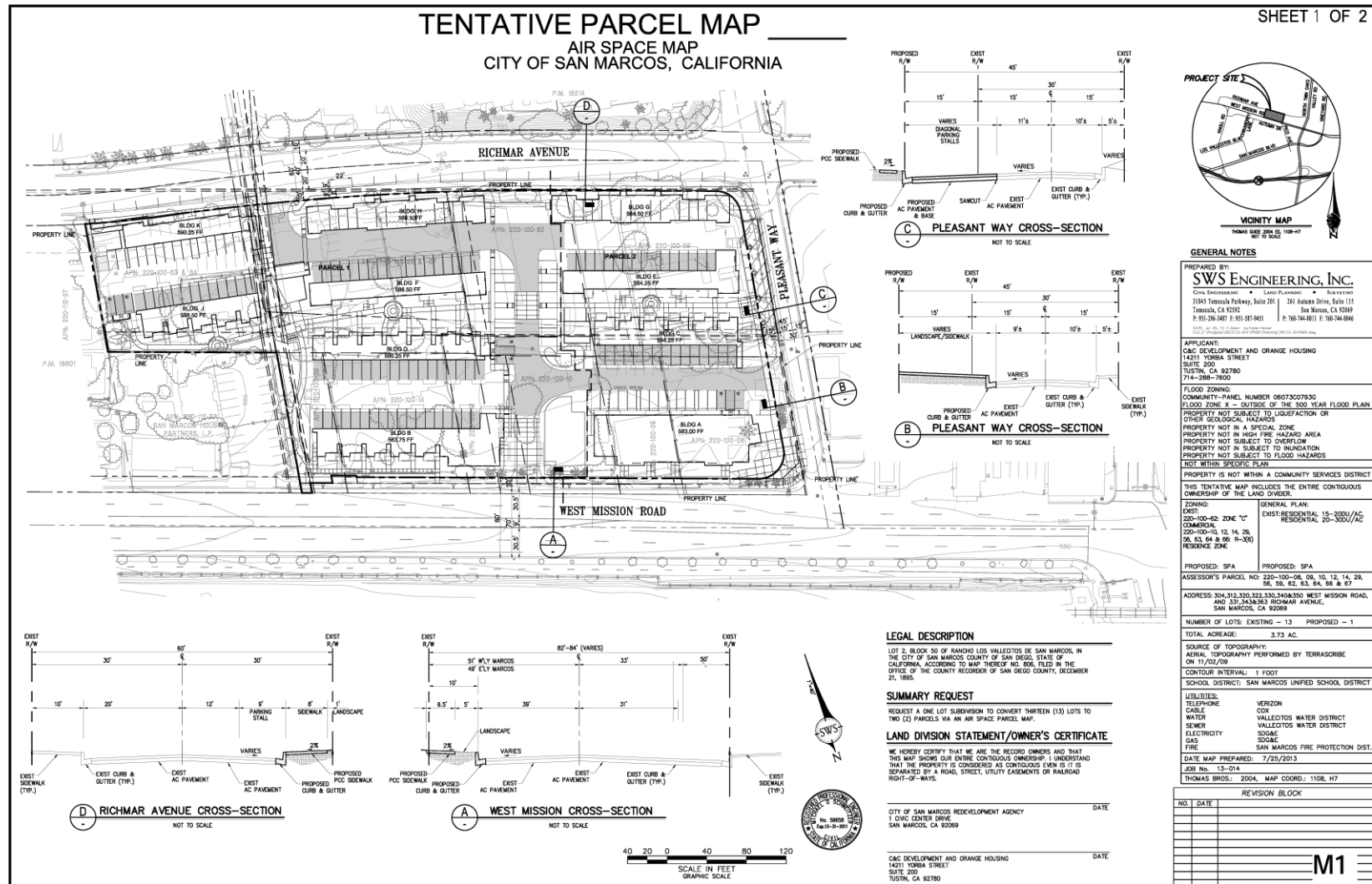
efficiency. Circulation and other public facilities are discussed in Section III. The site concept is one of an urban village. As such, development standards are intended to allow for smaller setbacks and a more intense development pattern. The land use standards to accomplish this are included in Section IV.

Finally, implementation strategies and conformance to the San Marcos General Plan are discussed in Section V.

See Exhibit A for El Dorado Site Plan.

See Exhibit A2 for Tentative Parcel Map





**El Dorado** *Section II*

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**SITE**

## **II Site**

### ***A. Description***

Located on the north side of Mission Road in one of the oldest sections of the City of San Marcos, the property is a generally level site. It fronts on Mission Road to the South, Richmar Avenue to the north, and Pleasant way to the east. The property is roughly located at the mid-point between Pico Avenue to the east and Knoll Road to the west. The site is presently improved with commercial and multi-family residential buildings in varied condition and is served by improved and unimproved parking areas. These present uses will be removed to allow for the development of the site.

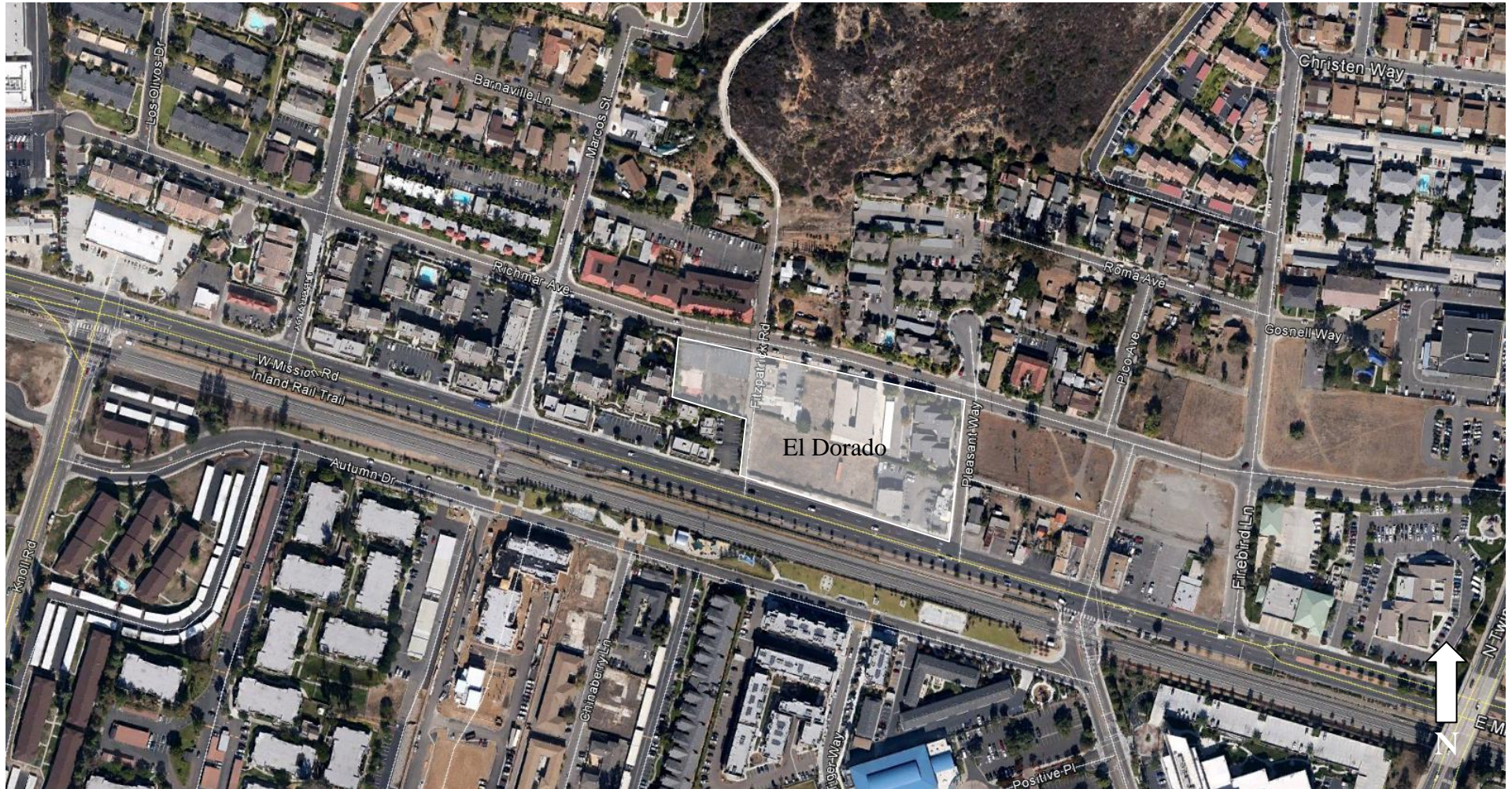
The site is located just north of the new Buelow public park and within walking distance to the new Sprinter light rail transit line at Mission Road and San Marcos Blvd. Bus service is located at the corner of Mission Road and Marcos Street. Access to uses and neighborhoods south of the Sprinter rail lines is available from Pico Avenue and a pedestrian crossing over the Sprinter tracks near Chinaberry Lane.

An elementary school is located to the south of the site on San Marcos Boulevard and Lowery Lane. The local community college, Palomar College, is located to the west on Mission Road. Neighborhood retail stores are to the west along Mission Road and south along San Marcos Boulevard. The Boys and Girls Clubs of San Marcos is located to the south on Pico Avenue.

See Exhibit B for Vicinity Map

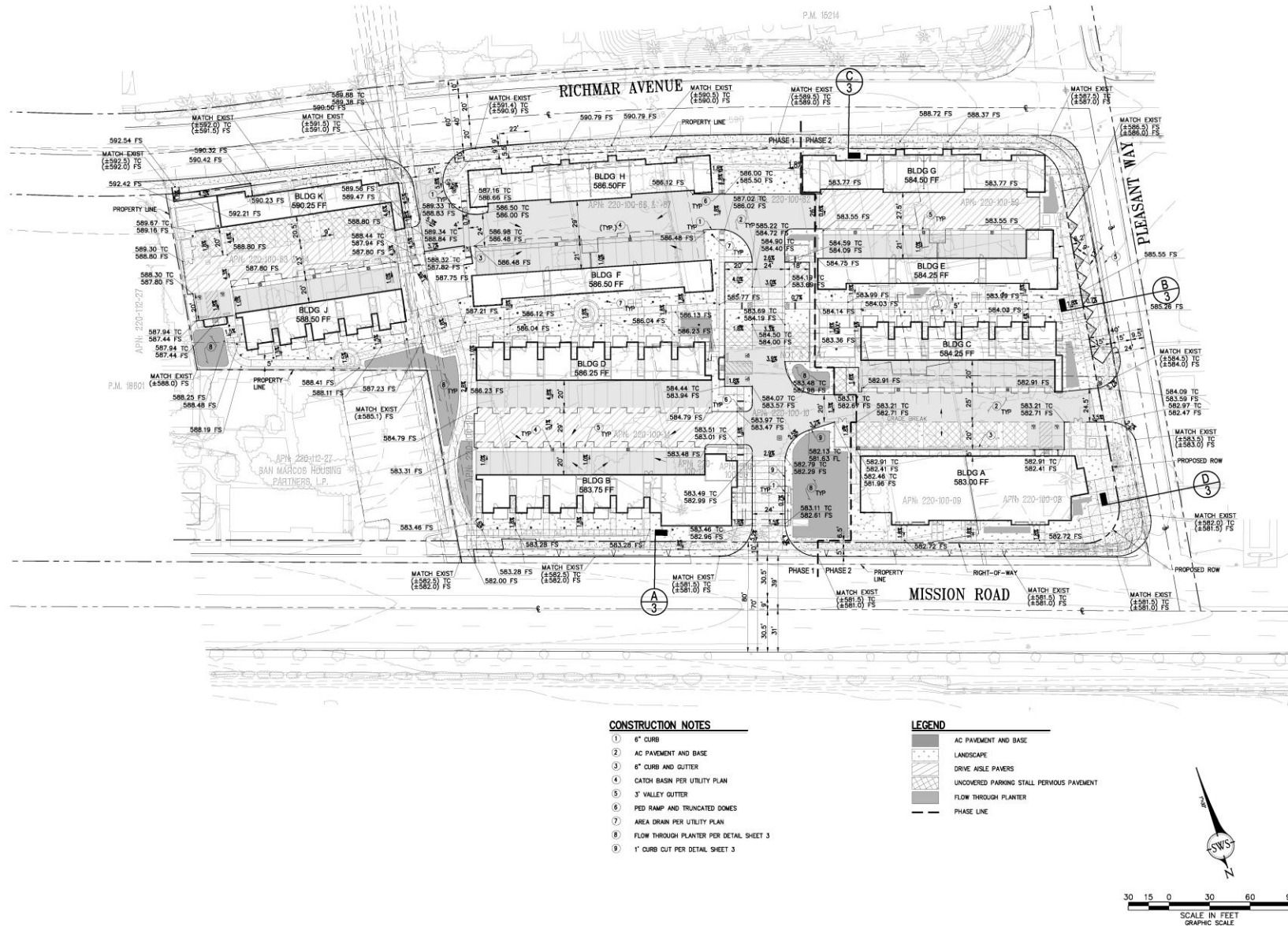
See Exhibit B2 for Preliminary Grading and Drainage Plan





El Dorado vicinity map  
EXHIBIT B





**SWS ENGINEERING, INC.**  
 CIVIL ENGINEERING  
 10000 El Dorado Blvd., Suite 201  
 Tustin, CA 92680  
 P: 949-385-3807 F: 949-385-3808  
 E: info@sweinc.com W: sweinc.com

# El Dorado Apartments

WEST MISSION ROAD  
SAN MARCOS, CA 92668

DATE	DESCRIPTION

FILE NUMBER: 13-014  
 DATE:  

Stamp / Signature:  

**PROFESSIONAL SEAL**  
 No. 52858  
 Exp. 12-31-2017  
 CIVIL  
 STATE OF CALIFORNIA

PRELIMINARY  
 GRADING &  
 DRAINAGE PLAN  
 SHEET 1 OF 3  
**C1**

**El Dorado** *Section III*

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**DEVELOPMENT PLAN**

### **III Development Plan**

#### ***A. Project Objectives***

El Dorado shall serve as a further implementation of the envisioned pedestrian-scaled mixed-use neighborhood for the Richmar area of San Marcos. The mix of uses, the development standards and the site layout strategies employed within the project are all intended to accomplish the goals and vision of the redevelopment of the Richmar area. Located between two Sprinter light-rail transit stations, in close proximity to public amenities such as an elementary school, Boys and Girls Club, public parks, the neighborhood continues to present an excellent opportunity for the City to model "Smart Growth" development patterns while intervening to remove economic and visual blight. Additionally, the project will add to the stock of affordable housing units and add much needed neighborhood services within walking distance of existing nearby housing.

The project's primary goals are therefore to:

- a) Continue a mixed-use development pattern in the center of San Marcos
- b) Revitalize an underutilized and blighted residential/commercial area within the Richmar Redevelopment Area and along the new Sprinter line.
- c) Provide a walkable community to reduce automobile use.
- d) Contribute to the stock of affordable housing in the City.
- e) Take advantage of the nearby transit infrastructure to facilitate ridership.

#### ***B. Concept Description***

The urban character of the proposed project requires a unique set of development standards to allow a pedestrian-scaled mixed-use neighborhood pattern. In general the following goals were developed to guide the planning and design process:

- a) Parking, while convenient, should not be allowed to dominate the character and presentation of the site. This is accomplished by placing the majority of parking behind or at the back of buildings. Landscaping will be used throughout the parking areas on the project to further soften these spaces.
- b) Buildings, especially those with commercial space, should front the public right-of-way or pedestrian spaces. The spaces between buildings should be considered to be as important as the buildings themselves.
- c) The project should allow easy linkages and connections between the commercial uses and the residential units on site and within the surrounding neighborhood while creating a safe and secure environment for the residents.

- d) The site is a transition between the existing commercial character of Mission Road and a desired mixed-use residential/ commercial character with micro-enterprise resident – serving retail uses needed in the neighborhood. (Residents and/or neighbors would be able to open small ‘farmers market’ style selling venues that fill in the gaps between the distant supermarkets and nearby liquor stores for example.)

### ***C. Project Description***

The development plan includes a mix of residential units that are focused toward the surrounding Mission Road, Pleasant Way, and Richmar Avenue and neighborhood serving retail space oriented at the corner of Mission Road and Pleasant Way. Open space areas are located along landscaped ribbons that run throughout the project. There is a central plaza that contains a tot lot and BBQ pavilion. The project consists of 120 residential units and approximately 7,000 square feet of retail lease space. 209 parking spaces are provided for all uses, 21 are provided as commercial spaces and 12 spaces are shared between the commercial and residential.

One level of residential units is placed over ground level retail lease space along Mission Road. The intention here is to create a lively pedestrian-oriented streetscape available to residents on-site and those living within walking distance in the surrounding neighborhood.

The central plaza provides an opportunity for the residents to interact, creating a center of activity within the project. A central corridor radiates from the main plaza and units and provides views into the landscaped area. A landscaped area located at the entrance of the project along Mission Road helps to soften the feel of the building and provides enhanced natural features along Mission Road. Stoops and windows facing out to the central space allow residents to enjoy the area from within their home.

See Exhibit A for the illustrative site plan.

#### **1. Commercial Uses**

The commercial lease space has been configured to reinforce an urban edge to Mission Road with spaces integrated into the ground floor of the residential building at the corner of Mission Road and Pleasant Way. These spaces are oriented, accessed and served from Mission Road with display windows wrapping the southern and eastern ends of the buildings. They have visual orientation to the street with service and back-of-house areas placed in the rear of the building.

#### **2. Residential Uses**

Units are arranged in 10 three-story buildings that are oriented toward Mission Road, Richmar Avenue, the central courtyard open spaces and parking areas. The units include one, two and three bedroom configurations and are designed to meet the needs of large families. An office, managers unit, community room, and laundry room are located at the ground floor of one of the two buildings fronting on Mission Road. The large and centrally located open-space area will provide the main recreational options for residents on-site. Residents will have access to local transportations options such as the Sprinter line and bus stops.

#### UNIT TABULATION

Type	Number
1 Bedroom	30
2 Bedroom	48
3 Bedroom	42
Total	120

#### ***D. Circulation***

Because the project is of an infill nature and takes advantage of the public infrastructure investment already in place, the circulation system within the surrounding neighborhood is envisioned to function as it does presently with some improvements. The site currently has 8 access points along Mission Road, 1 access point on Pleasant Way and 4 access points along Richmar Avenue. The new development will reduce the existing access points to 1 along Mission Road, 1 along Pleasant Way and 2 along Richmar Avenue.

#### ***E. Public Facilities***

The public facilities described below are necessary to accommodate the projected development of the El Dorado project. The engineering details of these facilities will be determined through the development review process.

##### 1. Water

The El Dorado site is presently within the water service area of the Vallecitos Water District (VWD). Currently, a 12-inch water main exists on Richmar Avenue. This main is adequate to service the proposed project. If it is discovered that a larger service is required the new service will be added. The proposed development will utilize 1 water meter for each building use and 3 for irrigation. There are several existing water meters that we will attempt to utilize. The possible continued use of any or all of the existing meters will be determined through the development review process. An 8" fire flow line will need to be brought to the site from the existing water line in Richmar Avenue.

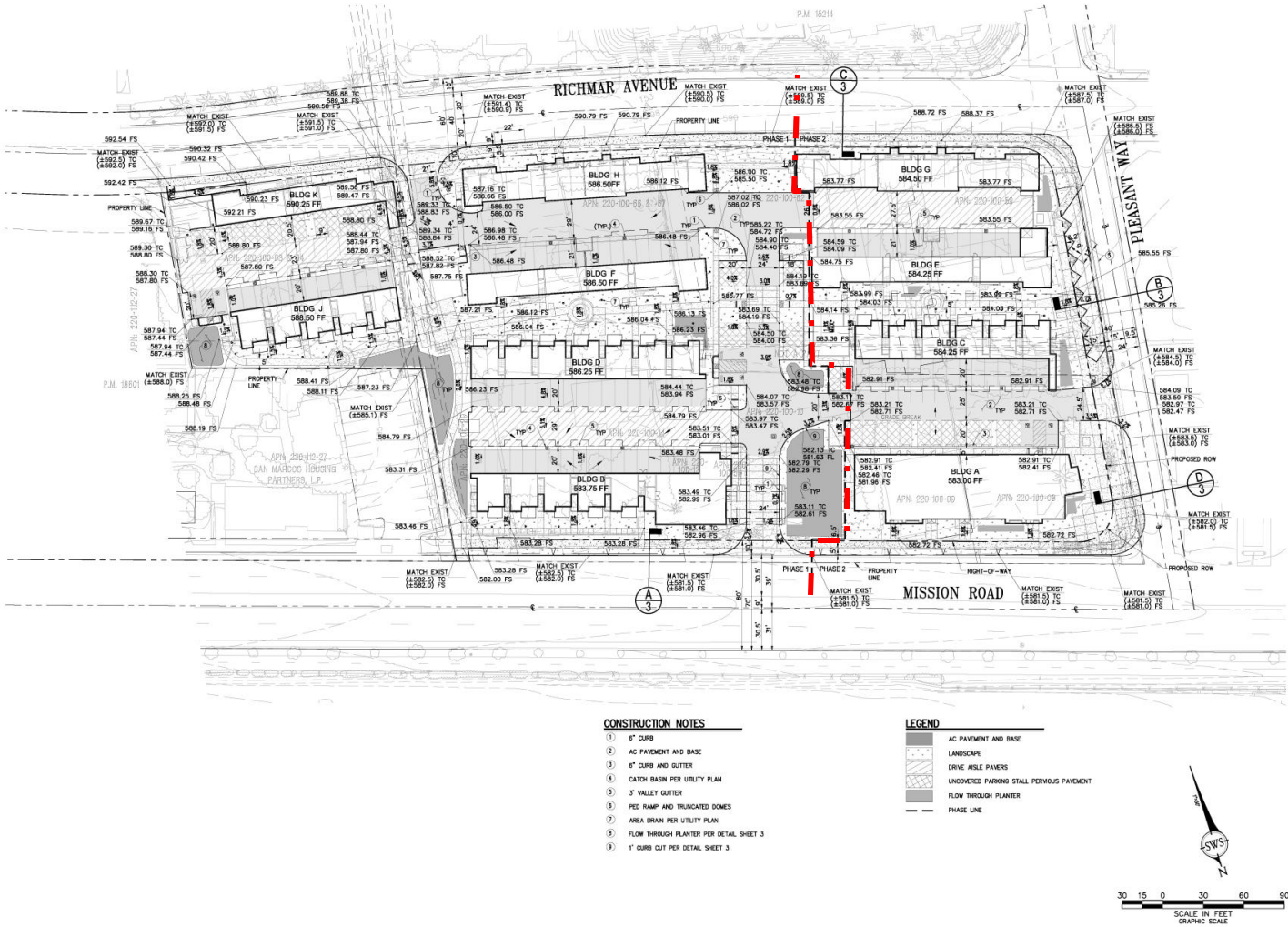
##### 2. Sewer

El Dorado is presently within the Vallecitos Water District. There is an existing 8" sewer the runs from Pleasant Way, west through the property and this is adequate to serve the development. The sewer line will need to be rerouted to ensure that no building is placed on top of the line. This sewer will stay public.

#### ***F. Phasing***

It is currently anticipated the El Dorado Apartments will be constructed in 2 phases. The phasing is approximately delineated by the drive aisle that runs north to south from Mission Road to Richmar Avenue. Please see Exhibit C for the phasing delineation.

See Exhibit C for Phasing.



SW/S ENGINEERING, INC.

1000 Tenthredin Avenue, Suite 201  
Torrance, CA 90503  
P: 310-596-5887 F: 310-596-5888  
www.swsenr.com

El Dorado  
Apartments

WEST MISSION ROAD  
SAN MARCOS, CA 90669

FILE NUMBER: 13-014  
DATE: \_\_\_\_\_

PRELIMINARY  
GRADING &  
DRAINAGE PLAN

SHEET 1 OF 3

C1

El Dorado Phasing  
EXHIBIT C

16



**El Dorado** *Section IV*

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**DEVELOPMENT GUIDELINES**

## **IV Development Plan Guidelines**

### ***A. Design Approach***

This chapter identifies those design elements that are necessary to create a distinctive urban character for El Dorado. In addition to these guidelines, development Covenants, Conditions and Restrictions (CC&R's) administered by the Owner will be prepared in conjunction with the Final Map recordation to ensure future tenant compliance with the design standards set forth.

### ***B. Landscape Plan***

The site is bordered by three public streets. The intersection of Mission Road and Pleasant Way will include an entry plaza with seating areas, street trees in grates, ornamental shrubs and enhanced paving with the main point of access and focal point being the single drive on Mission Road. The main open space areas run linearly through the center of the project. Two tot-lots and a plaza with seat walls, a picnic area and ornamental plants will be located within the central open space. Landscaped paths will provide pedestrian access to the central area from the parking on the east and west sides of the building. Focal point trees and ornamental trees will be located around the common buildings and community gardens to attract activities. The landscape plant list consists of a drought tolerant plant palette with lawn limited only to the central open space and water retention areas. The simple tree palette being used here is arranged to complement the architectural forms while providing shades and seasonal interest. Buildings will be framed with foundation shrubs to soften the hard edges. Ornamental shrubs will be planted in combination to enhance the textures and colors at the entries and open space areas as well as other points of interest.

#### **1. Sub Areas**

##### **a. Community Plaza Experience:**

The Community Plaza in the open space will contain a tot lot with turf play areas. The Community Plaza will be centered around a shade structure with benches, picnic tables, bike rack, and BBQ's. The meandering pathway will connect the entire project. The paths and amenities will be accented with trees and enhanced pavement. See exhibit D1 for the conceptual layout of this space.

##### **b. Central Open Space Experience:**

The Central Open Space will be the focal point of the El Dorado Project. The majority of the residences will front this area of the project, allowing residents to enjoy it indirectly from their homes. The undulating open-space corridor will contain a tot lot and plaza for the residents connected by walkways. The plazas will contain seat walls, picnic tables and barbeques serving as gathering places for the residents. The landscaping will include turf play areas, focal point trees, and groundcover. See exhibit D2 for the conceptual layout of this space.

##### **c. Central Plaza Experience:**

The Central Plaza will serve as the main entrance for pedestrians and motorists who enter from Mission Road. A pedestrian connection delineated with enhanced paving will join the Central Plaza to other amenities within El Dorado. The eastern side of the plaza will connect with the parking lot and will have an open space area and tot lot. The paths and amenities will be accented with trees and enhanced pavement. See exhibit D3 for the conceptual layout of this space.

d. Mission Road and Commercial Plaza Experience:

The corner of Mission Road and Pleasant Way is the main focal point of El Dorado. Motorists will pass the open plaza at the corner of the retail building fronting Mission Road. The plaza area will turn into activity zone for the commercial storefronts to ‘spill’ out of the building and engage the neighborhood. Entering El Dorado from Mission Road, people will pass areas that include recognizable landscaping and parking elements of the El Dorado project with enriched paving and accent trees between commercial parking for easy access to the commercial use. See exhibit D4 for the conceptual layout of this space.

e. Richmar Avenue and Pleasant Way Experience:

The corner of Richmar and Pleasant Way will feature soft landscaping that is consistent with El Dorado. Trees will line the sidewalks to provide architectural relief, shade, and aesthetic value to the project along Richmar Avenue and Pleasant Way. An enhanced paving entrance to El Dorado will be located on Pleasant Way. See exhibit D5 for the conceptual layout of this space.

2. Walls and Fencing:

In effort to help become an integral part of the neighborhood, El Dorado will not be a ‘gated’ community, rather offer defined zones of semi-public to semi-private that signal where a visitor may feel less comfortable entering. Most of the site along Mission Road and Richmar Avenue uses buildings to define its front requiring less formal fencing. The planter will also run along the fence and will be planted with vines and drought tolerant shrubs to provide green screening. Graffiti on solid blank walls will be mitigated by growing vines and planting shrubs next to those walls. Shrubs and ground cover will define the parking from the street sidewalk

**C. Architectural Guidelines**

The architectural character of El Dorado is derived from its unique setting in the Heart of Old San Marcos. Located along the newly revitalized light-rail link, the decidedly contemporary buildings are inspired by the future Richmar Specific Plan Design Guidelines using high quality, textural materials in a clean, contemporary manner.

Closer inspection reveals “hip” urban housing boasting modern amenities and proudly a part of the 21<sup>st</sup> Century. The Formal Site Planning undulates the buildings facades horizontally along the ground plane as well as vertically in efforts to reduce the overall building mass. Inherently, this

creates buildings with multiple offsetting planes that create deep architectural shadows, opportunities for tucked patios and a varied roof line. The development is crisply detailed, incorporating warm textural contrasts of siding and brick against the bold palette of stucco forms. Detail and variety is the result of steel awnings, steel trellises, iron balcony railings, asymmetrical gabled roofs, greenery screens, sheet metal cornicing and commercial signage. Commercial spaces with large storefront openings engage Pleasant Way and Mission Road.

Units are designed with maximum exposure to natural light and cross ventilation with fenestration at both the front and rear of each unit with end units having three sides of light and air. The generous utilization of windows allows daylight deep into the floor plans, reducing energy costs. Unit plans emphasize flexibility and openness. Apartments are strategically oriented to overlook primary activity areas and “stoops” on street facades increase security and promote neighborliness.

Special features of the development include a central community Plaza, Community Room, Laundry Room with seating, a central open landscape corridor with axial pathways connecting a series of smaller plazas, tot-lots and large open play areas and an exciting commercial zone along Mission Road.

Other salient characteristics of the architectural character are:

- a) The use of bold, simple plaster and brick masses with deep, articulated openings and strategically placed siding and steel detailing.
- b) Horizontal and vertical building offsets to create a series of off-setting planes resulting in visual relief and varied depth.
- c) A well-developed colors and materials palette which breaks down the mass to create a village character with textural brick to anchor the base of the buildings and create a pedestrian scale.

#### 1. Varied massing and a combination of roof lines and cornicing.

Building massing and roof articulation responds to site conditions. Buildings located along Mission Road have a more urban presence incorporating Ground Floor Commercial with expansive amounts of glazing, in contrast to Richmar Avenue where the buildings relate to a more residential vernacular with private “stoops” and an overall lower massing.

#### 2. Materials and Colors

The primary wall material throughout El Dorado is stucco finished in a variety of earth tones. This material is complimented with textural brick, siding, steel trellising painted metal railings and metal cornicing. The varied off-setting planes of the building facades allow for a varied colors and materials palette. Individual masses will be colored and clad in a range of rich, distinct colors and textural materials.

#### 3. Details

The buildings in the project are intentionally sited to form axial open spaces and communal plaza experiences conducive to habitation and neighbor interaction. As such, they should be thought of as extensions of both the commercial and residential uses and less as segregated experiences. Nevertheless, the simple yet strong architectural vocabulary for the project relies on strategically placed and thoughtful landscape moves to accentuate the sensitive selection of landscape materials. The details employed include pronounced, articulated entryways, “stoops” and balconies, deep recessed openings, low walls to define ground level private space, delicate wood detailing, projecting cornices, awnings, stepped parapets, and asymmetrical gabled roof lines

See Exhibits D6 & D7 for general architectural character.

#### ***D. Land Use Guidelines***

##### **1. Setbacks**

The intended urban character of Mission Court calls for an intimate and pedestrian scaled development. In such a development, buildings are sited closer to the right-of-way for a more pedestrian experience and are activated with articulated covered entries, stoops, porches, balconies large amounts of glazing facing the street. The following are minimum setbacks for building walls:

Along Mission Road - 0' from back of sidewalk

Along Richmar Avenue – 5' from sidewalk

Along west property lines – 5' from property line

Along Pleasant Way - 5' from sidewalk

##### **2. Height Limit**

Three stories and a maximum of forty five feet (45') with exceptions given for towers or other architectural features intended to address specific urban design considerations.

##### **3. Open Space**

Open space systems within the project are divided into two types: Private (for the exclusive use of the residents of the project) and public (for use by the entire neighborhood). The private area is the lineal open space area running east to west that contains active and passive open space areas with two tot lots.

The public open spaces are associated with the commercial areas of the site to allow seating areas and outdoor dining.

##### **4. Allowable Uses within Commercial Lease Space**

Allowable commercial and retail uses shall follow the City of San Marcos Zoning Code for neighborhood commercial zoning. Proposed uses shall be approved by the Planning Division

Director for compatibility. Further coordination and planning with City Staff shall promote a more residential serving use with emphasis on local resident operated businesses.

### ***E. Signage Guidelines***

Signage systems at El Dorado are broken into residential and commercial types. Residential signage will include building addressing, way-finding systems and entry signage at major entry points. Commercial signage will include project identity and controlled individual tenant signage. Signage shall be consistent with the approved Comprehensive Sign Program.

#### **1. Residential Signage**

Signage systems for building addressing will be as required by code and will not be specifically regulated here. Likewise, way-finding systems are presumed to have little, if any, visual presence outside the project and are of such a small scale that these will not be specifically regulated. Any proposed designs for these two residential signage types will need to be presented to the City of San Marcos for comment and final approval. The entry signage will be focused to the major points of entry to the residential portions of the site. This signage shall be either placed on the perimeter wall of the project or on a freestanding pedestal or monument. Specific design for project entry signage shall be submitted to the City of San Marcos for review and approval.

#### **2. Commercial Signage**

Project identity signage will be placed at the intersections of Mission Road and Pleasant Way and the entry to El Dorado. The signage may be attached to the building as individual letters or logos. The characters may be internally or externally lit and made of neon, metal, solid cut vinyl, channel letters or glass.

Tenant wall signage shall be placed in a band between ten and fifteen feet above floor level. Blade signage may be placed between eight and fifteen feet above floor level. Temporary banners shall be placed no higher than twelve feet above floor level.

Permanent signage shall be made of neon, metal, solid cut vinyl, glass or stone. Acceptable signage types shall be channel letters, individually illuminated letters or characters, neon script or characters, pin-mounted individual letters or characters and reverse-cut metal sheets. Internally illuminated box signs are not permitted.

### ***F. Lighting***

The lighting and illumination standards for El Dorado will reinforce the urban village concept and be complimentary to the architectural and landscape expression throughout the project. All lighting shall be shielded to minimize lights scatter to maintain the dark night sky and be considerate of adjacent residential developments.

#### **1. Streetlights**

The height and location of streetlights shall be as required by the City of San Marcos to provide adequate safety and security for motorists and pedestrians. LED lighting shall be used for all

roadways or as otherwise specified by the City Engineer. The light standard and pole shall be selected to compliment the character of the project.

## 2. Common Areas

Common areas may utilize decorative and accent lighting such as up lighting, landscape lighting and pedestrian-scaled pole or bollard lighting. These lights may utilize fluorescent, LED or other appropriate lamping.

## 3. Parking

Light standards in parking areas shall be a maximum of 18 feet in height and shall provide illumination levels as required by the City of San Marcos. LED lighting shall be used or as specified by the City Engineer. Metal or concrete poles will be permitted.

See Exhibit D1-Community Plaza Experience

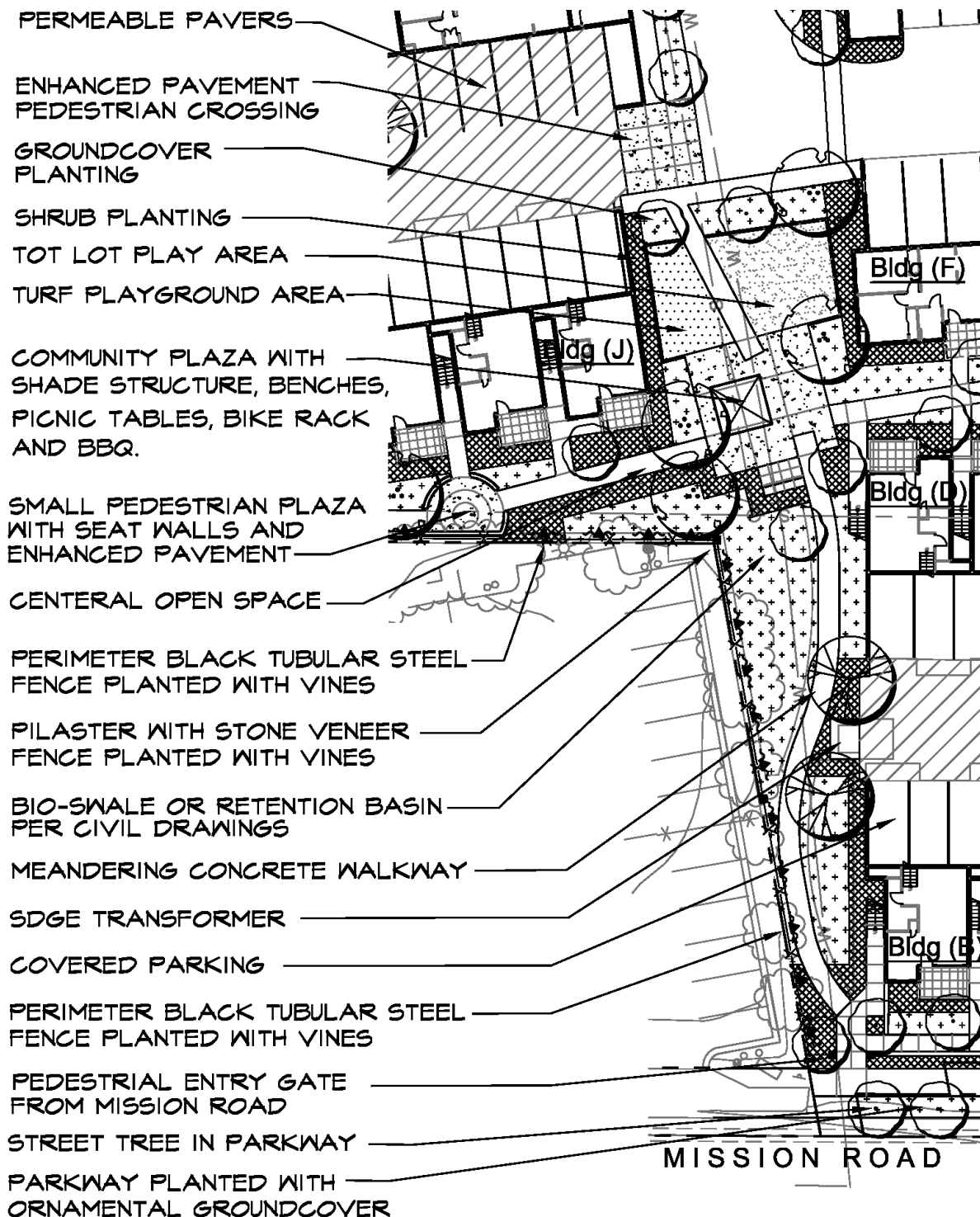
See Exhibit D2-Landscape Concept Plan

See Exhibit D3-Central Plaza Open Space Experience

See Exhibit D4-Mission Road and Commercial Plaza Experience

See Exhibit D5-Richmar Avenue and Pleasant Way Experience

See Exhibit D6 & D7-El Dorado Architectural Character



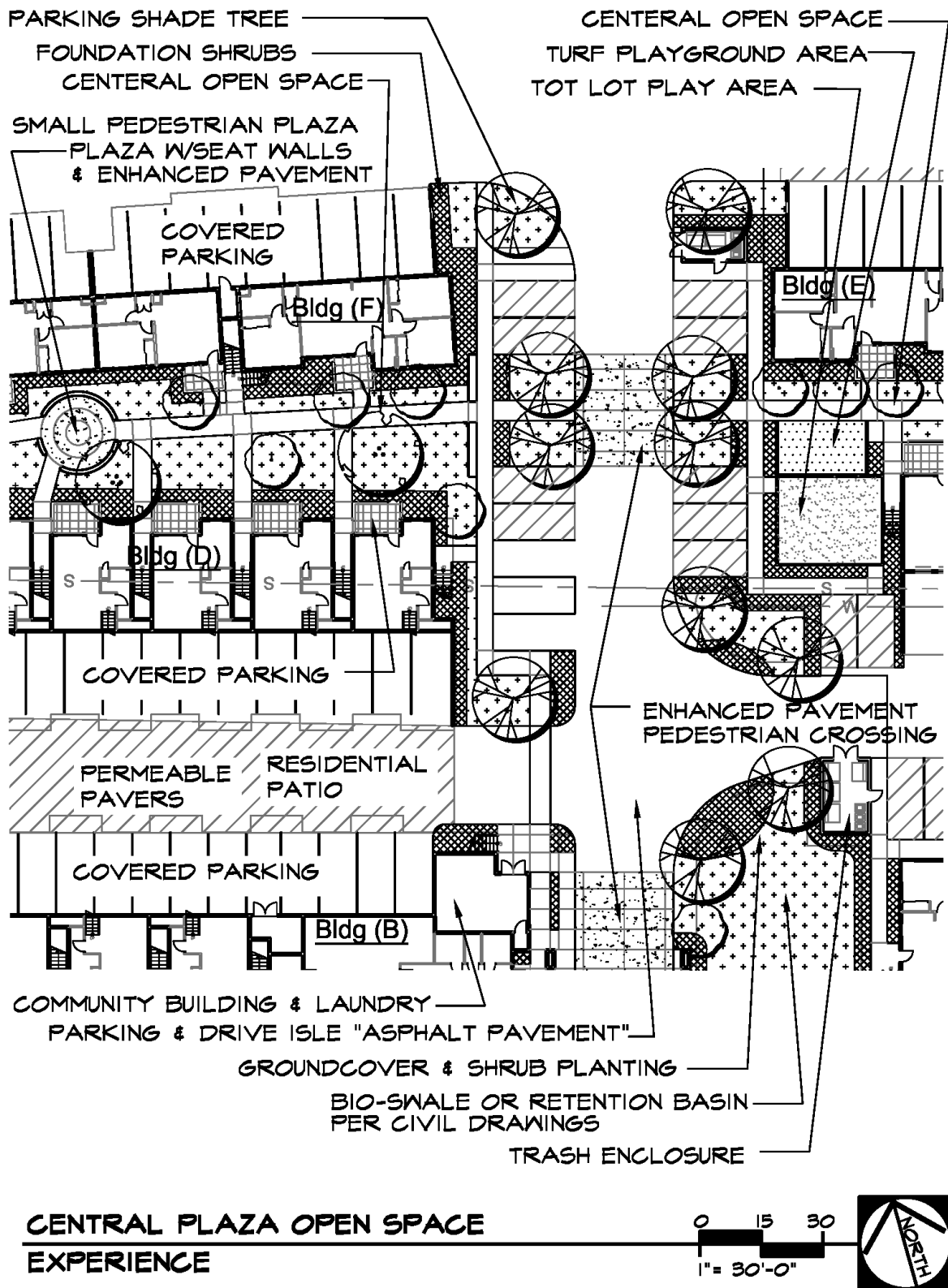
## COMMUNITY PLAZA EXPERIENCE

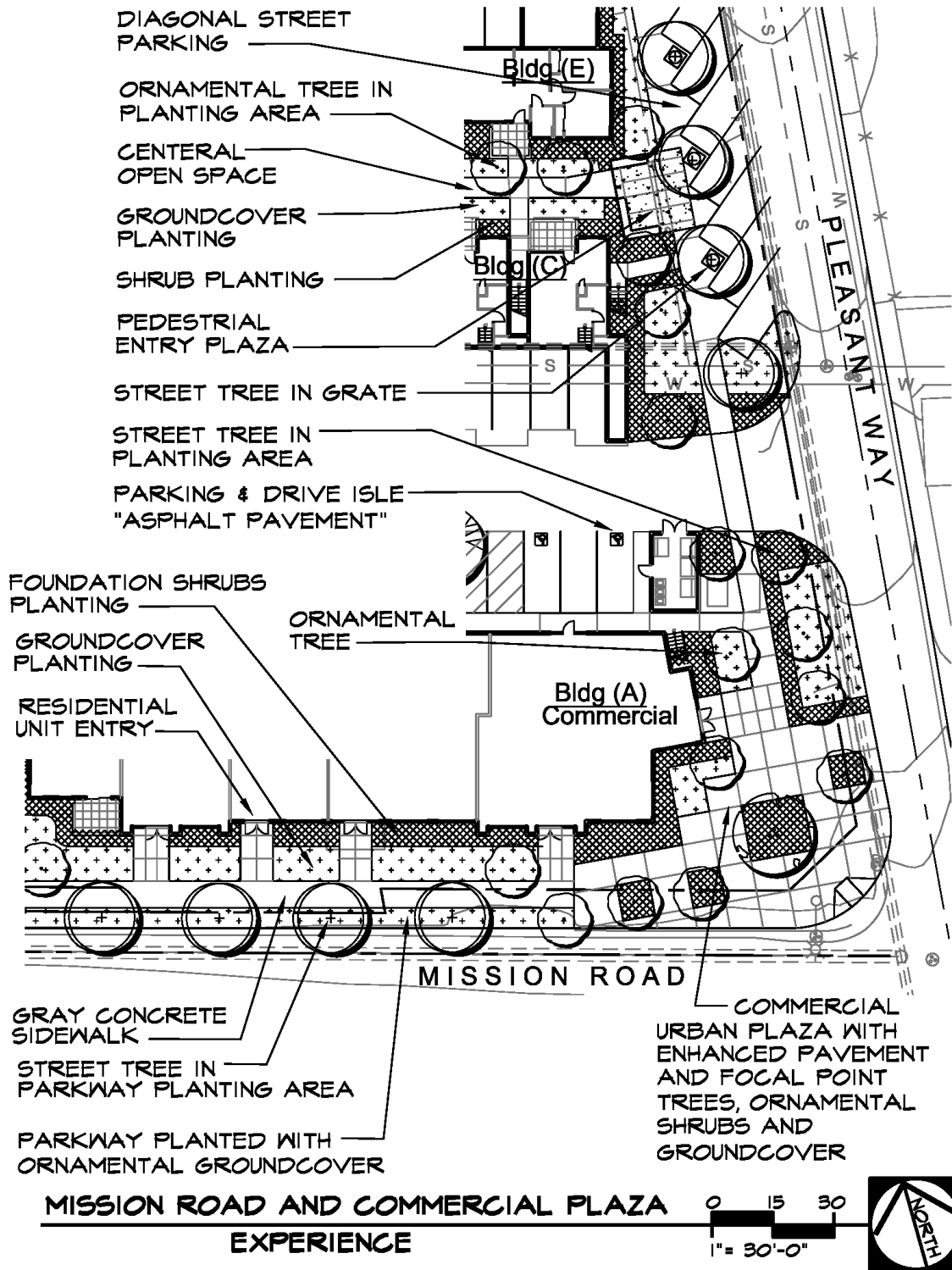
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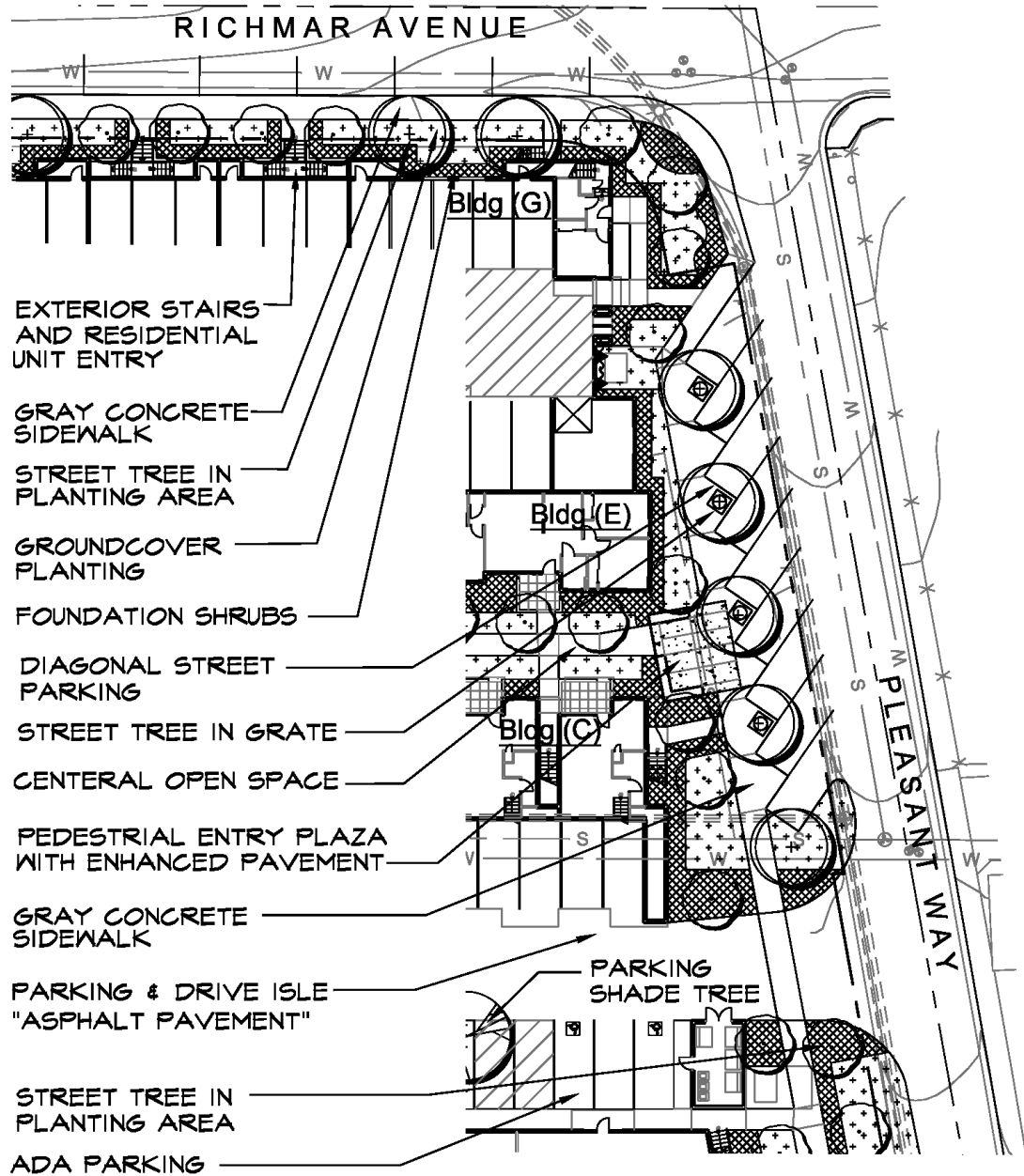












**RICHMAR AVENUE AND PLEASANT WAY  
EXPERIENCE**

0 15 30  
1" = 30'-0"





**RICHMAR AVENUE**



WEST MISSION ROAD

**El Dorado** *Section V*

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**IMPLEMENTATION**



## **V Implementation**

### ***A. Review Process***

Chapter V establishes the development review process for El Dorado. The scope of the project includes approval of a General Plan Amendment to the Richmar Neighborhood; Specific Plan; Rezone; Multi-Family Site Development Plan; Tentative Parcel Map and Mitigated Negative Declaration.

### ***B. Development Plan Review***

The primary purpose of the Multi-Family Site Development Plan Review shall be to determine that the project is being developed in a manner that conforms to the goals and standards specified by this Specific Plan and to ensure compatibility with all appropriate City policies and ordinances. The project requires approval by the Planning Commission and City Council.

### ***C. Specific Plan Amendments***

Approval of this Specific Plan signifies the City of San Marcos specific development standards for El Dorado. It is anticipated that certain modifications to the Specific Plan text and Exhibits may be necessary during the life of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories. Administrative amendments allow for minor changes to the Specific Plan and may be approved by Planning Division Director. All other proposed changes are considered formal amendments and require approval by the Planning Commission and City Council. In all cases amendments must be found to be consistent with the goals and development standards of the El Dorado Specific Plan.

#### **1. Administrative Amendments**

Upon determination by the Planning Division Director, certain minor modifications to the Specific Plan text and/or graphics may not require formal amendments (i.e. through public hearing) to the Specific Plan as approved, the Planning Division Director has the authority to approve modifications to the Specific Plan Amendment as follows:

- a) Minor modifications to the Specific Plan may be allowed providing such future amendments shall not increase the approved densities of the Specific Plan, nor permit a new use or group of uses shown on the approved Specific Plan.
- b) Modification of design criteria such as paving treatments, architectural details and related criteria.
- c) Landscape treatments, fencing, lighting, and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria. Additional environmental review shall not be required for administrative



amendments to the Specific Plan, provided such changes are determined to be in accordance with the overall intent of the Specific Plan and do not represent, (a) a substantial change in the project which would require major revisions to the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects, (b) a substantial change in the circumstances under which the project is being undertaken that will require major revisions in the previous Environmental Assessment, or (c) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence to the project, at the time the previous Mitigated Negative Declaration was certified.

## 2. Formal Amendments

All Specific Plan modifications which do not meet the criteria of an Administrative Amendment noted in this chapter shall be deemed to require a Formal Amendment of the Specific Plan. These amendments shall be processed pursuant to Chapter 20.100 of the San Marcos Zoning Ordinance. The Planning Commission and City Council shall review all Formal Amendments for approval. The Specific Plan text and exhibits represent an integrated, well-balanced plan for development that has been reviewed in great detail by the City's staff, Planning Commission and City Council. Any request for a Formal Amendment to the Specific Plan shall require serious consideration as it relates to the intent of the original Specific Plan. Therefore, it shall be the responsibility of the amendment applicant to demonstrate that:

- a) the proposed amendment meets the goals and objectives of the San Marcos General Plan and the Community Plan; and
- b) any impacts to the Specific Plan resulting from the amendment can be satisfactorily addressed.

It shall also be the applicant's responsibility to update any Specific Plan studies and/or provide additional studies when determined necessary by the Director of Planning.