

RESOLUTION PC 14-4417

A RESOLUTION OF THE SAN MARCOS CITY PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE UNIVERSITY DISTRICT SPECIFIC PLAN

Case No. SP 14-003
Urban Villages San Marcos, LLC
(P14-0011)

WHEREAS, an application was received from Urban Village San Marcos LLC, requesting an amendment to the University District Specific Plan modifying the amount and location of land uses including parks and open space, reconfiguring streets and grading, and revisions of affected figures; and

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

WHEREAS, on March 31, 2014 a public workshop was conducted; and

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

WHEREAS, the Planning Commission did consider and recommend approval of an addendum to the Final Environmental Impact Report (State Clearinghouse No. 2008101083) 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 University District 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 a mixed use district consisting of 2,600 mixed-use residential units, 800 student housing units, 450 hotel rooms, 638,000 square feet of general office, 300,000 square feet of medical office, 700,000 square feet of mixed-use retail/commercial, 30,000 square feet of civic community, 25 acres of parks and urban open space, 1.38 miles of urban trails and paths, 15.1 acres of preserved open space, and 25 acres of public streets.
2. The proposed modification of the University District Specific Plan would comply with the goals and objectives of the Barham/Discovery Community Plan area and the intent and character of the University District Specific Plan, in that the project has been conditioned to implement a complete street collector including traffic calming design elements such as roundabouts, bulb outs, center inverted medians, extensions of internal streets to connect to external streets, and the extension of Discovery Street west of Twin Oaks Valley Road. For the pedestrian, there will be bike lanes, sharrows, new sidewalks, landscape, and multiple trail connections encouraging pedestrian access/movement throughout the University District Specific Plan area.
3. The proposed amendment to the University District Specific Plan, 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 and the intent and character of the originally approved University District Specific Plan.
4. The Specific Plan Amendment, as revised per the redline text changes, 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.

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 as noted on the matrix for the University District Specific Plan (Attachment "A"), the Revised University District Specific Plan (Attachment "B") and the Errata Sheet for University District Specific Plan Amendment (Attachment "C") is hereby approved.

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, Chairperson
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

Attachments:

"A" - Matrix of Proposed Amendments to the University District Specific Plan

"B" - Revised University District Specific Plan Amendment (Redline Changes)

"C" - Errata Sheet for University District Specific Plan Amendment

Attachment "C" - ERRATA SHEET University District Specific Plan

General Comment	
Acknowledgements	Add: Garth Koller, Principal Planner Peter Kuey, Principal Civil Engineer Rick Alzaga, Associate Civil Engineer
Page VI-16	Revise all graphics per text unless otherwise noted below.
Page VI-19	Under Standards: Street Type B - remove 25' (each side of median) 60'
Page VI-20	Street type C changed to C-1 – cross-section does not match striping plan, provide one more lane
Page VI-24	Street Type E – under standards,

	right of way width shall be 70 feet under Drainage type – delete center median & add curb & gutter
Page VI-27	Street Type G – street not on striping plan , considered a private street
Page VI-32	Street Type K – remove Barham Drive from cross-section and create a separate cross- section for Barham Drive Street Type K for Discovery Street correct cross-section to 132' row
Page VI-33	Street Type L – correct cross-section.
Page III-12	Figure II.H - Correct the Student Housing Village Enlarge Plan to reflect student housing along Barham Drive if approved by City.
Page IV-7	Figure IV.E Twin Oaks Plaza (east) Enlarge Plan shall be approved under the Site Development Plan review.
Page VI-8	Figure VI.B Building and Public Space Regulating Plan per the revised figure said property at southeast corner of B & A-1 Street, the ground floor on the north and east elevation shall consist of retail.
Page III-9	Figure III.E: Neighborhoods/District Illustrative – per revise version, the exposed parking structure facing the freeway shall incorporate architectural treatment to camouflage structure to look like an office building.
Page VI-72	Mixed use Building A: Building Uses – ground floor, permitted by right, references student housing needs to note only allowed if permitted by City.
Page VI-5	Conceptual Grading Plan, proposed wording under Exception C (Build to Line), second line... delete “confer with Planning Director” and replace with “work through the Site Plan Review process” Conceptual Grading Plan, proposed wording under Exception A (Frontage), add, “this does not apply to major streets”. Conceptual Grading Plan, proposed wording under Exception B (Ground Floor), second line... delete “confer with Planning Director” and replace with “work through the Site Plan Review process”
New Section	Development Standards for Alternative “adaptive use” – under Description: remove all reference to “residential” located in this area. Under Lot Size and Building Placement, clarify that this applies to industrial or similar buildings that are non-residential.