



Agenda

MEETING OF THE PLANNING COMMISSION

MONDAY, April 28, 2014, 6:30 PM
Planning Commission Meeting

City Council Chambers
1 Civic Center Drive
San Marcos, CA 92069

Cell Phones: As a courtesy to others, please silence your cell phone or pager during the meeting and engage in conversations outside the Council Chambers.

Americans with Disabilities Act: If you need special assistance to participate in this meeting, please contact the City Clerk at (760) 744-1050, ext. 3145. Notification 48 hours in advance will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are available for the hearing impaired. Please see the Secretary if you wish to use this device.

Public Comment: Please complete a "Request to Speak" form located at the entrance of the Council Chambers in order to address the Planning Commission on any agenda item. Comments are limited to three minutes, unless you have registered your organization with the City Clerk. If you wish to speak on an item not on the agenda, you may do so under "Oral Communications." Any member of the public may address the Commission on items on the Consent Calendar. Please complete a "Request to Speak" form as noted above and indicate which item number you wish to address.

Meeting Schedule: Regular Planning Commission meetings are generally held on the first Monday of each month at 6:30 pm in the Council Chambers. The Agenda's are posted on the City website at: www.san-marcos.net.

Agendas: Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the Counter / Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours. Any agenda-related writings or documents provided to a majority of the Planning Commission after distribution of the agenda packet are available for public inspection at the same time at the Counter / Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours.

AGENDA

Call to Order – 6:30 PM
Pledge of Allegiance
Roll Call

Oral and Written Communications: Persons wishing to speak on a matter not on the agenda may be heard at this time; however, no action will be taken until placed on a future agenda. Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided.

CONSENT CALENDAR

1. **APPROVAL OF MINUTES** – April 7, 2014

PUBLIC HEARINGS

2. **Case No:** P13-0045: GPA 13-004, SP 13-002, MFSDP 13-001, SDP 13-003, TPM 13-003, ND 13-009 *(continued from 4/7/14)*

Application of: El Dorado II, LP – Todd Cottle

Request: A General Plan Amendment, Specific Plan, Multi-Family Site Development Plan, Site Development Plan, Tentative Parcel Map and Mitigated Negative Declaration (the environmental review document) for a proposed mixed-use project consisting of 120 unit affordable family apartments, 1,850 square feet of community center/leasing office, 1,000 square feet laundry facility and 7,000 square feet of commercial space spread over nine buildings located on 3.8 acres. This project is located in the Richmar Specific Plan Area and is proposed to be developed under the design criteria established in the El Dorado II Specific Plan document.

Location of Property: 304 W. Mission Road (Mr. Taco), 312-318 (Hair Salon/Barber Shop/Tax Preparer), 320 (vacant), 330 (vacant), 340 (vacant) & 350 (vacant) and 303 Richmar Road (12 unit apartment), 331 (17 unit apartment), 343 (La Fiesta Grande Market), & 363 (vacant), San Marcos, more particularly described as: Portion of Lot 1, Block 50 of Rancheros Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map No. 806 filed in the County Records of San Diego County, December 21, 1895. Assessor's Parcel No.: 220-100-08, 09, 10, 12, 14, 29, 56, 59, 62, 63, 64, 66 & 67

Staff Recommendation: Recommend approval to City Council

Planning Commission Action: _____

3. **Case No:** P14-0011: SPA 14-003

Application of: Urban Villages San Marcos, LLC – University District SP Amendment

Request: The request involves various changes to the adopted University District Specific Plan including a potential addition/reduction in land use (14,000 square feet increase for general office and 300,000 square feet reduction in mixed-use retail/commercial) and a new land use category defined as adaptive re-use. There will also be a reduction in the grading volumes in the central portion of the property along with a modified Conditional Use Permit to allow an onsite rock crusher and revision to grading plan to eliminate all export and reduce volumes by nearly half. The applicant is proposing revisions to interior circulation network, with the addition of roundabouts, improvements to traffic calming design, introduce changed water quality solutions in the area to address storm water regulations on site. The "Re-adaptive Use" concept provides a unique and creative way to preserve, enhance and utilize existing industrial buildings within the Specific Plan area. Additionally, the developer is asking for changes to park amenity locations and configuration, and changes in the distribution of private and public space, plaza and paseos. There is also an Addendum to the certified Final Environmental Impact Report (FEIR 08-43, Clearing House #2008101083) for the Specific Plan.

Location of Property: The University District Specific Plan Area is located south of Highway 78, north of Barham Drive and future Discovery Street, east of Echo Lane and west of Sprinter rail line (west of Trade Street), more particularly described as:

(East of Twin Oaks Valley Road) All of Lots 12 and 13 and portions of Lots "A," "C," 11, 14, 16 and 17 in block 58 of the map of Rancho Los Vallecitos de San Marcos, according to map thereof No. 806, recorded December 21, 1895, together with portions of Parcels 3 and 4 of Parcel Map No. 2738, recorded June 7, 1974, all in the City of San Marcos, County of San Diego, State of California. Assessor's Parcel No.: 220-200-02, 220-200-40, 220-200-43, 220-200-47, 220-200-48, 220-200-52, 220-200-79, 220-200-81, 220-200-82, 220-200-84, 220-200-85, 221-110-20, 221-110-30, 221-110-31, 221-110-44, 221-110-46, 221-110-50, 221-110-54, 221-110-55, 221-110-56, 221-110-57, 221-110-58, 221-110-59. (West of Twin Oaks Valley Road) Portions of Lots 2 through 10 in Block 62, Lots 1 through 7 and portions of Lots 12 and 13 and Lots 14 through 21 in block 63, together with those portions of the unnamed street adjoining Lots 2 through 10 in block 62, and that portion of the unnamed street (Myrtle Ave.) adjoining Lot 7 in block 63, all lying within Rancho Los Vallecitos de San Marcos, in the City of San Marcos of San Diego, State of California, according to the map thereof No. 806, filed in the Office of the City of San Marcos recorder of said San Diego City of San Marcos, December 21, 1898. Assessor's Parcel No.: 221-100-02, -03, -04, 221-100-09 and -10, 221-100-14, 221-100-16, 221-100-21 and -22, 221-100-24 and -25, 221-100-29, 221-100-32 and -33, 221-100-35, 221-100-37 and -38, 221-100-40, 221-100-43 thru -48, 221-100-54 thru -66, 221-100-68 thru -73, 221-080-05 thru -08, 221-080-11, 221-080-15 thru -18, 221-080-20, 221-080-22, 221-080-25 and -26, 220-170-36, 220-170-40, 220-170-46, 220-181-35 and -36, 220-181-38 thru -40, 220-181-44, 220-181-45, 220-190-52.

Staff Recommendation: Recommend approval to City Council

Planning Commission Action: _____

PLANNING DIRECTOR COMMENTS

PLANNING COMMISSIONERS COMMENTS

ADJOURNMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF SAN MARCOS)

I, Rosalia Leichter, Office Specialist III of the Planning Commission of the City of San Marcos, hereby certify that I caused the posting of this agenda in the glass display case at the north entrance of City Hall on April 24, 2014, prior to 5:30 p.m.

Date: April 24, 2014

Rosalia Leichter

Rosalia Leichter, Office Specialist III