

AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: April 28th, 2014
SUBJECT: El Dorado II Mixed-Use Project
CASE: P13-0045: GPA 13-004/SP 13-002 /MFSDP 13-001/SDP 13-003/TPM 13-003/
ND 13-009

Recommendation

Recommend approval of El Dorado II allowing the construction for 120 affordable apartment units and 7,000 square feet of retail/commercial.

Background

El Dorado II is located within an area identified as Focus Area 4 per the 2012 General Plan update as a mixed use Specific Plan area with the anticipation of 18 townhomes, 14 flats, retention of the 12-plex, plus 21,000 square feet of retail. In 2013 an application was received proposing 120 apartment units and 7,000 square feet of retail. Due to the 36% increase in density from 44 units to 120 units, the applicant was required to process a General Plan Amendment. The proposed project shall process a Specific Plan which will establish the design criteria for this mixed use project.

Land Use

The entire Richmar Specific Plan territory covers 64.35 acres consisting of mixed-use, civic, town center, & open space and the El Dorado covers 3.8 acres of this area. The Specific Plan designation was adopted under the 2012 General Plan update and the Zoning designation was also updated to match the potential land uses under a Specific Plan designation.



Currently, the El Dorado site consists of vacant land, two (2) multi-family apartments buildings, two (2) small retail buildings, and one (1) mixed use building. The developer is proposing the demolition of all existing structures. One of the multi-family parcels is currently owned by the City of San Marcos and contains a 12 unit affordable unit apartment complex which will remain in place and will not be demolished until phase 2. The remaining parcels are owned by El Dorado II, LP and Orange Housing Development Corporation. Surrounding the site to the north are single family & apartments units, to the south is Mission Road, NCTD Sprinter, Buelow Park, mixed use, and apartments apartments, to the east vacant land & retail, and to the west is Plaza del Paseo. El Dorado II is proposed as a mixed use project consisting of 120 unit affordable family apartment, 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.

Traffic

Linscott, Law & Greenspan, Engineers (LLG) prepared a focused Traffic Impact Study to determine and evaluate the potential impacts to the local roadway system. The study took into account the existing operation of the study intersections, intersection turning movement counts were taken on a typical weekday when all schools (San Marcos Unified School District, Palomar Community College, & California State University San Marcos) were in session and analyzed during peak hour periods. El Dorado II is expected to generate approximately 430 new ADT with the addition of 23 trips during the AM peak hour (2 entering and 21 exiting) and 49 trips during the PM peak hour (30 entering and 19 exiting).

The peak hour intersection analyses for the Existing + El Dorado II at the San Marcos Boulevard/Knoll Road intersection. This intersection is calculated to operate at LOS F, however, the additional delay at this intersection increases by less than 2 seconds and is not considered a significant impact.

Street segment analyses for the Existing + El Dorado II, with the addition of project traffic: All of the street segments in the study area are calculated to operate at LOS C or better.



Peak hour intersection analyses indicated that studied intersections are currently operating at LOS E or F, however delays at these intersections for the proposed project increase by less than 2 seconds and is not considered a significant impact.

Based on the study, either no access or right-in/right-out access on Mission Road is being required.

Sight distance and curb radius should be provided in conformance with City's standards at all project driveways.

Two (2) signalized intersection crosswalks within a 0.25 mile radius of the project site were chosen to determine the LOS, which is an indication of the typical pedestrian's perception of the overall crossing experience. All of the pedestrian access approaches at the Richmar Avenue / Twin Oaks Valley Road and Mission Road / Pico Avenue intersections are calculated to operate at acceptable levels of service.

Bicycle LOS was determined at the intersections listed in Section 11.2. of the Traffic Impact Study. All of the bicycle approaches at the Richmar Avenue / Twin Oaks Valley Road and Mission Road / Pico Avenue intersections are calculated to operate at acceptable levels of service.

Noise

Ambient noise measurements were conducted on February 18, 2014. Short-term (15-minute) monitoring was performed along the Mission Road and Richmar Avenue project frontages. These measurements were made to determine the possible noise constraint from existing and ambient conditions as well as to establish any noise interaction between proposed on-site commercial and residential uses. The primary on-site noise exposure concern was presumed to be traffic noise along the southern residential perimeter fronting Mission Road for any possible usable outdoor space (patios or decks). Sprinter traffic noise was also considered as a periodic impact from single pass-by events.



The City of San Marcos noise standard for usable outdoor space (porch, patio, deck, spa, etc.) for multi-family housing is 65 dB CNEL. Along the Richmar Avenue frontage, there is no noise constraint for any recreational space. However, along Mission Road, baseline noise levels were estimated at 68 dB CNEL at the project frontage (approximately 70 feet to the centerline). This exceeds the city's standard for multi-family use for any usable outdoor space directly facing the street. The exceedence can be attenuated through simple noise shields, if required.

The City's noise standard for commercial uses under General Plan guidelines is that levels up to 75 dB CNEL are considered acceptable. If such uses include outdoor assembly such as restaurant dining patios, levels exceeding 65 dB CNEL would trigger possible noise abatement such as shields or walls. Based on the on-site readings and a limited allowance for traffic growth, indoor commercial uses on the site have no traffic noise constraint. Any proposed outdoor commercial uses may require a noise abatement analysis on a case-by-case basis.

Architecture

El Dorado II provides a unique opportunity to establish a variation in two architectural style based on the streets in which the buildings face. The buildings along Mission Road & Pleasant Way will represent a contemporary architectural style. The buildings along Richmar Avenue will represent a traditional brownstone architectural style.

Historical Structures

The City has hired ASM Affiliate to prepare a Historical Resource Evaluation Report for two (2) commercial buildings located at 304 and 312 West Mission Road which are located within the proposed El Dorado II Specific Plan Area. As both buildings were constructed in the early 1950's, their potential for historical significance must be considered in compliance with the California Environmental Quality Act (CEQA). ASM conducted an on-site survey of the two commercial buildings by means of photograph the exterior & interior, produce detailed field notes, conduct record search, title search, and confirm the building's dates of construction and the general history of the property. The conclusion neither building is eligible for the listing in the CRHR and neither qualifies as an historical resource under CEQA provisions.



Attachment(s)

A – Vicinity/Aerial Map
B - Requested Entitlements
C - Site & Project Characteristics

Resolutions

El Dorado Specific Plan
Mitigated Negative Declaration ND 13-009
Historical Resources Evaluation Report for Commercial Buildings

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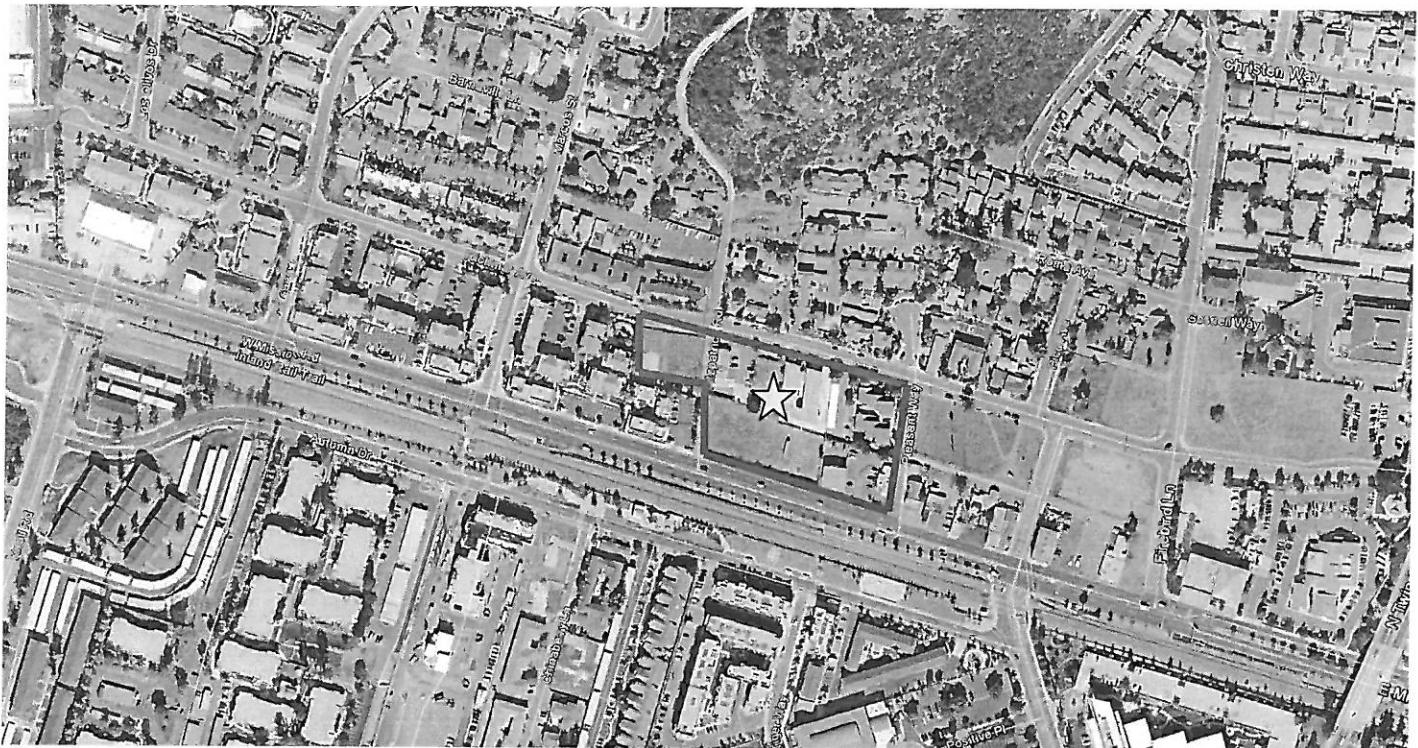
Approved/Submitted by:

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Jerry Backoff, Planning Division Director



Attachment A

Project Site



El Dorado Site 3.8 acres

ATTACHMENT B

AGENDA ITEM NO. 2



Requested Entitlements

- Adoption of General Plan Amendment (GPA 13-004)
- Adoption of a Specific Plan (SP 13-002)
- Adoption of Multi-family Site Development Plan (MFSDP 13-001)
- Adoption of Site Development Plan (SDP 13-003)
- Adoption of Tentative Parcel Map (TPM 13-003)
- Adoption of a Mitigated Negative Declaration (MND 13-009) & Mitigation Monitoring and Reporting Plan



ATTACHMENT C

Site & Project Characteristics

Site/Project characteristics:

	<i>Existing</i>	<i>Zoning</i>	<i>Land Use</i>
		<i>Designation</i>	<i>Designation</i>
Property	vacant/ Residential/Commercial	SPA	SPA
North	Residential	SPA	MDR2
South	Buelow Park/ Multi-family	P/SPA	P/SPA
East	Retail/Residential/ Vacant	SPA	SPA
West	Mixed use	SPA	SPA
Flood hazard zone		<u>yes</u>	<u>X</u> no
Resource Conservation Zone		<u>yes</u>	<u>X</u> no
Sewers		<u>X</u> yes	<u> </u> no
Water		<u>X</u> yes	<u> </u> no