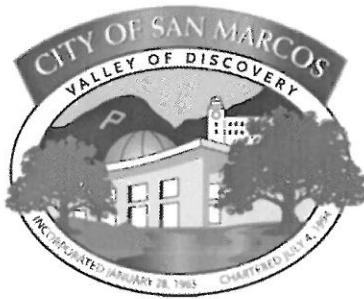


PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

Agenda # 2 (San Marcos 13, LLC)

Date 8/28/14
Time 5:15 PM



Memorandum

TO: Planning Commission
FROM: Planning Division
DATE: 9/2/14
SUBJECT: P14-0013, Resolution PC 14-4428 (TSM 14-003)
San Marcos 13, LLC

Revise the following conditions:

Page 1:

Change the typographical error of "San Marcos 7, LLC" to "San Marcos 13, LLC" in the project title and the first paragraph.

Condition J2:

Street trees along Oleander Avenue shall be setback a minimum of five (5) feet from the sidewalk and include a root barrier, along with C.U. Soils as its base, to the satisfaction of the City Engineer. Therefore, the location of the proposed retaining wall along Lot 14 shall be moved inward in order to accommodate the street trees on Oleander Avenue.

shall be revised to:

Street trees along Oleander Avenue shall include a C.U. Soils base with a root barrier, to the satisfaction of the City Engineer.



Condition Q5:

The applicant/developer shall dedicate an additional two (2) feet along the project's westerly boundary, from the northwest corner of Lot 1 to mid-section of Lot 3, for the purpose of dedicating a twelve (12) foot emergency access easement along the projects entire westerly boundary, from Lot 1 to Lot 6. Continuing southward, the dedication shall increase to twenty feet (20 ft) for the remainder of the westerly boundary. The dedication and acceptance information shall be clearly depicted on the Final Map.

shall be revised to:

The applicant/developer shall dedicate an additional two (2) feet along the project's westerly boundary, from the northwest corner of Lot 1 to Lot 3, for the purpose of dedicating a twelve (12) foot emergency access easement. Said emergency access easement shall include an access easement for the purpose of maintaining a landscape, irrigation, and drainage maintenance easement. Said access easement shall increase to twenty (20) feet from Lot 3 to the project's southerly boundary. The dedication and acceptance information shall be clearly depicted on the Final Map.

Add condition:

The applicant/developer shall dedicate a five (5) foot wide landscape & irrigation and a reciprocal private drainage easement east of and adjacent to the entire length of the proposed emergency access easement. Said easement shall be clearly depicted on the Final Map.

Condition Q22:

The applicant/developer shall provide a design to improve the existing easements for private roadway and ingress & egress located along the westerly boundary, as well as within the requested emergency access easement, with asphalt and a minimum three (3) foot wide landscape planter. The asphalt cement (AC) improvements shall be twenty feet (20 ft) along the entire westerly boundary. Lesser paved widths may be allowed to accommodate the



required drainage improvements and landscaping, upon review and approval by the Fire Marshal and Planning Director.

shall be revised to:

The applicant/developer shall provide a design to install landscape, irrigation, and a drainage conveyance system within the dedicated five (5) foot wide easement requirement adjacent to and along the entire emergency access easement along the project's westerly boundary. A six (6) inch Portland Cement Concrete berm shall be required to delineate between the emergency access easement and the landscape. Said improvements shall be to the satisfaction of the City Engineer and Planning Director.

Condition T17:

The applicant/developer shall construct to improve the existing easements for private roadway and ingress & egress, located along the westerly boundary, as well as within the requested emergency access easement, with asphalt and a minimum three (3) foot wide landscape planter. The asphalt cement (AC) improvements shall be twenty feet (20 ft) along the entire westerly boundary. Lesser paved widths may be allowed to accommodate the required drainage improvements and landscaping, upon review and approval by the Fire Marshal and Planning Director.

shall be revised to:

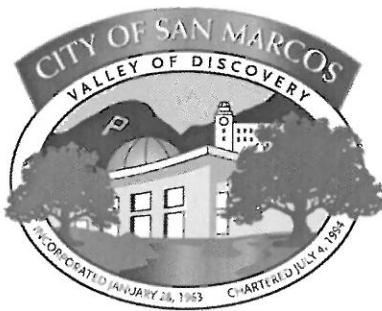
The applicant/developer shall install landscape, irrigation, and a drainage conveyance system within the dedicated five (5) foot wide easement requirement adjacent to and along the entire emergency access easement along the project's westerly boundary. A six (6) inch Portland Cement Concrete berm shall also be constructed as required to delineate between the emergency access easement and the landscape. All as approved by the City Engineer.

PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

Agenda # 3 (EDCO)

Date 8/28/14
Time 5:15 PM



Memorandum

TO: Planning Commission
FROM: Planning Director
SUBJECT: PC Resolution 14-4430/EDCO CUP 14-009 (P14-0020) Revision
DATE: August 28, 2014

Deleted text in strike out; new text identified below.

D. The site plans (S-1, S-1-A, and S-1 2, S-3, S-7) must be modified as follows:

4. ~~Minimum distance in between islands must be twenty-four feet (24') to allow adequate pass-through circulation. Dimension must be shown on the plan. Lanes for the fueling stations must be a minimum of twelve feet (12') wide.~~ Minimum distance between fueling islands shall be twenty feet (20') and the pavement shall be striped to indicate "cars only" or wording approved by the City Engineer. A minimum of twenty-four feet (24') must be provided from the edge of the easterly fueling island to the existing easterly curb line that parallels Las Posas Road. A minimum of thirteen feet (13') shall be provided from the edge of the westerly fueling stations to the proposed westerly curb line. Each dispenser island shall be four feet (4') wide to accommodate the CNG dispenser and light pole. Dimensions shall be shown on the plan.