

AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: November 3, 2014
SUBJECT: The Norman SM Project Owner, LLC "Mission 316"
CASE: P14-0001: GPA 14-001, R 14-001, SP 14-001, MFSDP 14-001, TSM 14-001, CUP 14-016, ND 14-007

Recommendation

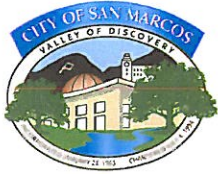
Staff recommends approving the project entitlements allowing for 93 condominium units subject to the conditions provided in the attached resolutions and adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Introduction

The project site is bounded on the west and east by undeveloped land, on the north by existing residential and disturbed open space, and on the south by Mission Road, industrial, the Town Center, and NCHS San Marcos Health Center. Light Industrial and commercial uses are also located east of the project site. The project site is currently vacant with the exception of remnants of a foundation of a former residence in the northwestern corner of the site.

The project site currently consists of three parcels (APN 220-210-46, 220-210-41, and 220-210-10) totaling approximately 9.27 acres. Due to a legal lot line mapping error between the project boundary and the two lots to the north (220-450-39 and 220-480-06) of the project site, a boundary adjustment is required to correct this mapping error. This adjustment will reduce the project acreage to 8.98 acres and result in an increase of acreage to the residential parcels to the north. There is an existing conservation easement recorded on the two parcels to the north. The required boundary adjustment will not affect the overall acreage of the existing conservation easement on those parcels which will remain the same.

The proposed project includes private open space amenities for common use, as well as private dwelling recreation space. The common open space amenities include a dual recreation area. An internal pedestrian paseo system is also proposed as a common, passive recreational amenity. Some units feature individual patio areas while others featured balcony space for private use.



Background

The project site is designated Heart of the City Specific Plan /Commercial (SPA/C) in the City's General Plan. The project site is designated "Commercial" within the Heart of the City Specific Plan/Commercial (SPA/C). The project proposes 93 residential condominiums under a new Specific Plan referenced as Mission 316. The Mission 316 Specific Plan would serve as the guiding land use document for the project site. A General Plan Amendment and Rezone is being processed for approval of the project and to change the General Plan and zoning designation from Heart of the City Specific Plan SPA/C to Specific Plan SPA/Residential.

The Specific Plan proposes 93 residential units placed within 21 condominium buildings. Buildings facing Mission Road shall consist of pronounced breakup for massing define by color & variation in building materials. The perimeters of the attached condominium product type near the north and south project edges are two-stories in height with the central portion reaching the maximum three stories with a maximum building height of 45 feet. This is intended to reduce perimeter massing and promote architectural diversity and compatibility with existing adjacent, offsite residences. The applicant submitted three architectural styles for the attached townhouse units consisting of Tuscan, Spanish and Ranch style. Each condominium unit shall include an enclosed two-car garage with designated storage space. The condominium units also include a mix of bedrooms, bathrooms, and differing amenities to accommodate a range of family needs and broaden the variety of units available within the City of San Marcos. The homes will range from approximately 1,400 s.f. to 1,990 s.f. and feature two or three bedrooms, depending on the home plan and layout. The attached multi-family condominium units shall be constructed using standard wood framed construction. Roofing materials will consist of concrete shake tiles, or concrete slate tiles depending on the style of units. The project will also have enhanced building materials, such as acrylic stucco exteriors of all buildings, wood trim, horizontal hardiboard siding, decorative iron railings, decorative iron pot shelves, and wood shutters. Materials and colors will vary from structure to structure to prevent a repetitive look throughout the Specific Plan Area. The Mission 316 Specific Plan includes Design Standards for architectural criteria, private recreation design & amenities, landscaping guidelines, retaining walls design, fencing details, and monuments design details. The proposed project will take access from two driveways along Mission Road located between Woodward Street and Falcon Place. The project driveway intersections will be stop sign controlled at the driveway approaches. The project will include constructing a center median break on Mission Road to provide an eastbound left-turn lane for inbound access into the easterly project driveway. Outbound project trips will be restricted to right-turns exiting the project driveway. The westerly project driveway will be restricted to right-turn in/out access. Outbound driveway trips heading east on Mission Road would need to u-turn at the signalized intersection of Mission Road / San Marcos Boulevard-Woodward Street.

A traffic impact analysis was prepared for the project by RBF Consulting (2014). Although the project is proposed at 93 condominium units, the traffic impact analysis assumed 95 residential units.

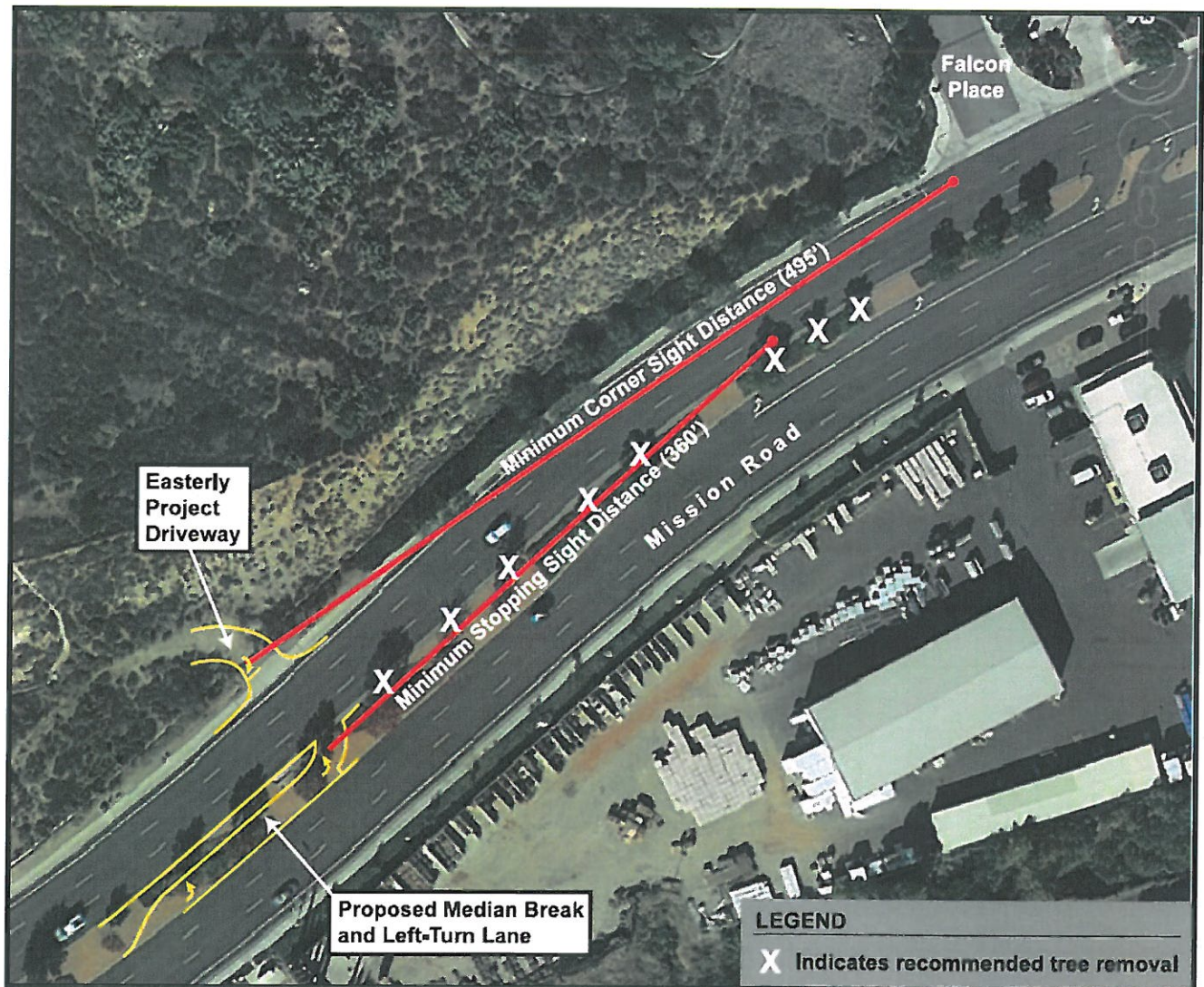
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The traffic impact study identified Rancheros Drive from the Woodland Parkway to the westbound SR-78 ramps as operating with a LOS F in the Existing and cumulative scenarios in the Horizon Year (2035). The additions of the proposed project's traffic did not create delays that meet the significance criteria to warrant mitigation. Rancheros Drive operates at a LOS D in the Horizon Year due to the anticipated improvements performed as part of the Woodland Parkway Interchange project and the DMV project, currently underway.

The traffic impact study also identifies the intersection of Twin Oaks Valley Road and the SR-78 EB Ramps as operating at a LOS F in the morning peak hour. The addition of the project's traffic did not create any delays that triggered the significance criteria for mitigation. The intersections along Mulberry Drive at Borden Road and Mission are the nearest intersections to the project. These intersections are projected to operate at LOS C & D throughout the period analyzed, to the Horizon Year of 2035. This indicates reasonable serviceable traffic conditions with available signal time available to accommodate pedestrian travel. Given the curvature of Mission Road and the request to construct a left turn pocket into the site, RBF evaluated the line of sight distance at the two proposed project driveway intersections along Mission Road. The minimum intersection corner sight distance is addressed for the right-turning vehicles exiting both driveways, and the minimum stopping sight distance is addressed for left-turning vehicles entering the easterly driveway. Since the two project driveways are located along the north side of Mission Road, this sight distance evaluation only addresses sight distance looking east on Mission Road from the two project driveway locations.

The figure below presents the minimum required corner and stopping sight distance at the Mission Road / East Project Driveway intersection. This figure also shows that adequate corner sight distance is available for right-turning vehicles exiting the easterly project driveway. However, as shown in the figure below, these existing trees identified in the median of Mission Road limit visibility and the minimum required stopping sight distance is not met.



The applicant has been conditioned for the responsibility of replacing all selected trees to be removed due to the applicant's proposed left turning lane and replacing all trees encroaching into the line of sight safety distance. All removed trees shall be replaced with an appropriate ratio of 36 inch box trees that will be planted in a designated area within the City's right of way or at a City park. Developer shall also be responsible for submitting a landscape design for the median which shall repair and replace hard surface, replacement of trees with an acceptable planting scheme, and retrofitting/replacing all irrigation to the satisfaction of the Public Works landscape inspector. Developer shall be responsible for all cost associated with the removal of all trees (median turning lane & line of sight), purchase of all new trees, and all associated installation cost or developer shall pay an in-lieu fee to the satisfaction of the Public Works Director/City Engineer.

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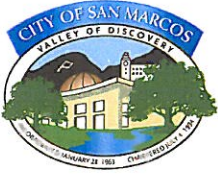
Storm water run-off will be treated in accordance with the Regional Water Quality Control Board's (RWQCB) current permit. A Water Quality Improvement Plan, WQIP, prepared for the development specifies source control BMP's, low impact development designs, LID, and treatment BMP's to be used. Bioretention basins and porous pavers distributed around the site will act as treatment control BMP's. The bio-retention basins and porous paver base materials will also serve to satisfy the RWQCB's requirements for hydromodification.

The storm drain system will consist of two components. The first component will collect onsite runoff through area drains, grated and curb inlets and convey flows to the bioretention basin located along the Mission Road frontage. The bioretention basin will serve to clean the runoff and provide hydro modification, in accordance with the most current RWQCB permits. Flows from the basins will drain to the public system along the Specific Plan area's frontage along Mission Road. The second storm drain component will convey flows from uphill of the development to the existing storm drain in Mission Road. Offsite runoff will not comeingle with onsite flows until downstream of the water quality basins. All proposed storm drain improvements will be within the project development footprint and are considered in this environmental analysis. Impacts will be less than significant.

The proposed residential product type features an enclosed two-car garage per unit. The overall guest parking requirement is 31 spaces; the Specific Plan satisfies and exceeds this requirement by providing guest parking spaces located in designated spaces and parking bays throughout the project to serve all units. Open guest parking spaces shall comply with the 9 x 18' minimum size requirement of the city.

Attachments

A - Vicinity Map
B - Aerial
C - Requested Entitlements
D - Site & Project Characteristics
E - Site Plan
F- General Plan Amendment Exhibit
G- Rezone Exhibit
Resolutions
Specific Plan
Mitigated Negative Declaration ND 14-007



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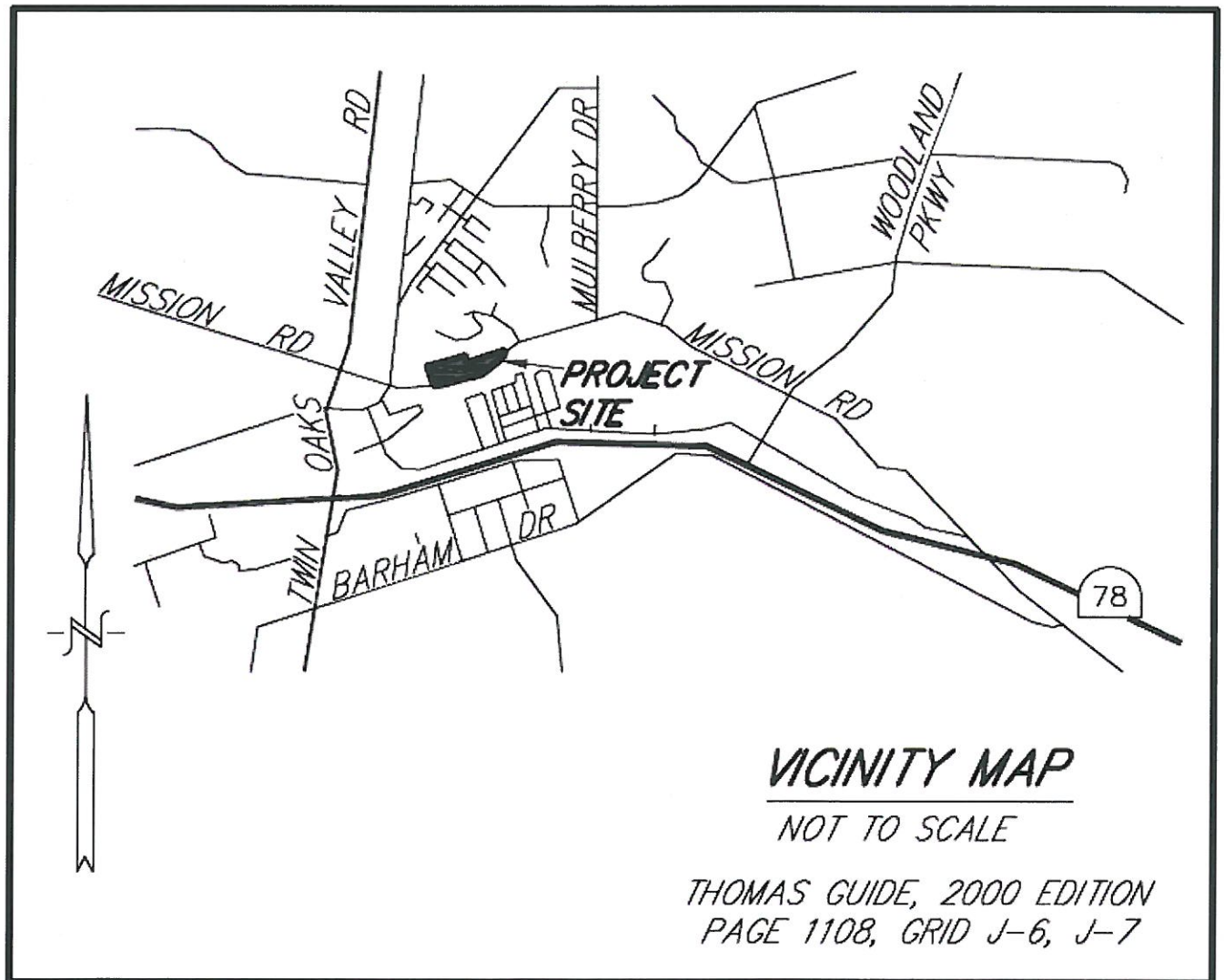
Jerry Backoff

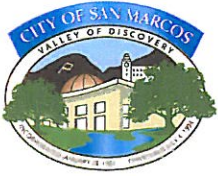
Jerry Backoff, Planning Division Director

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ATTACHMENT A
Vicinity Map





ATTACHMENT B

Aerial

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ATTACHMENT C

Requested Entitlements

- A General Plan Amendment (GPA 14-001) to change the project site from to SPA (Specific Plan Area)
- Rezone (R 14-001) to change project from to Specific Plan
- Adoption of a Specific Plan (SP 14-001)
- Multi-family Site Development Plan (MFSDP 14-001)
- Conditional Use Permit (CUP 14-016)
- Tentative Subdivision Map (TSM 14-001)
- Adoption of a Mitigated Negative Declaration (ND 14-007)
- Adoption of a Mitigation Monitoring and Reporting Plan



ATTACHMENT D

Site & Project Characteristics

Property	Existing Land use	Zoning	General Plan Designation
Subject	Vacant	SPA/HOC/C	SPA/C
(Both Zoning and General Plan proposed for amendment to SPA)			
North	Single Family	SPA/HOC/R-1-10	SPAHOCSFDR
South	Open Space/ North County Medical/ Contractors Storage yard/ Mobil Home Park	OS/ R-1-7.5/ I-2/ R-MHP P/I TC	SPAHOCS/TC
East	Open Space/ Commercial buildings/ Contractors Storage Supply	SPA/HOC/I-2/C	SPAHOCS/I/C
West	Vacant land/open space City Hall	SPA/HOC/R	SPAHOCS/OS/MU
Flood Hazard Zone	___yes	<u>x</u> no	
Resource Conserv. Area	___yes	<u>x</u> no	
Sewer	<u>x</u> yes	___no	
Septic	___yes	<u>x</u> no	
Water	<u>x</u> yes	___no	
Gen. Plan Conformance	<u>x*</u> yes	___no	
Land Use Compatibility	<u>x*</u> yes	___no	

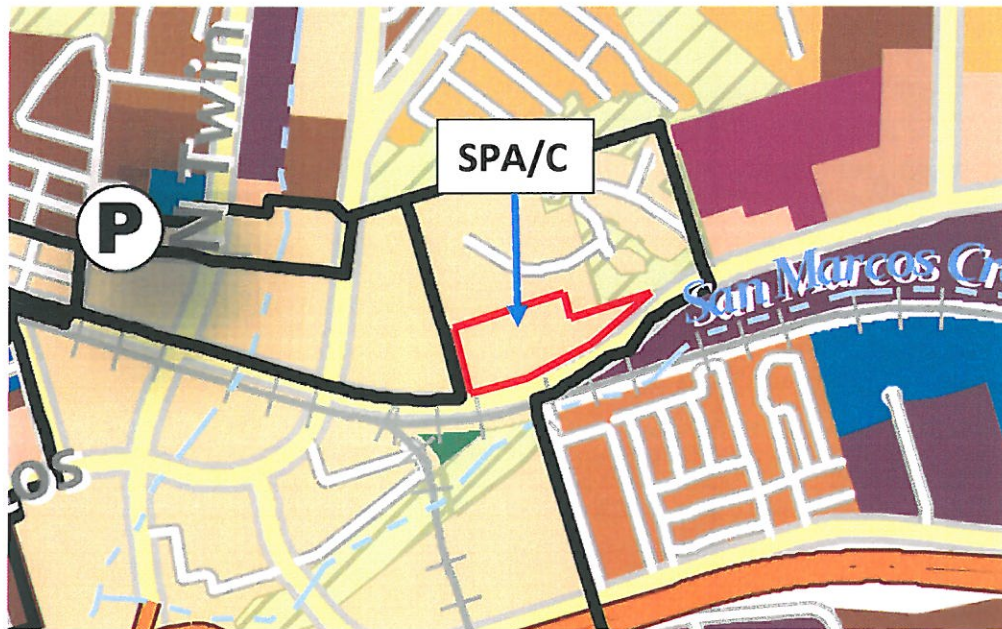
* With approval of GPA, RZ, and SP

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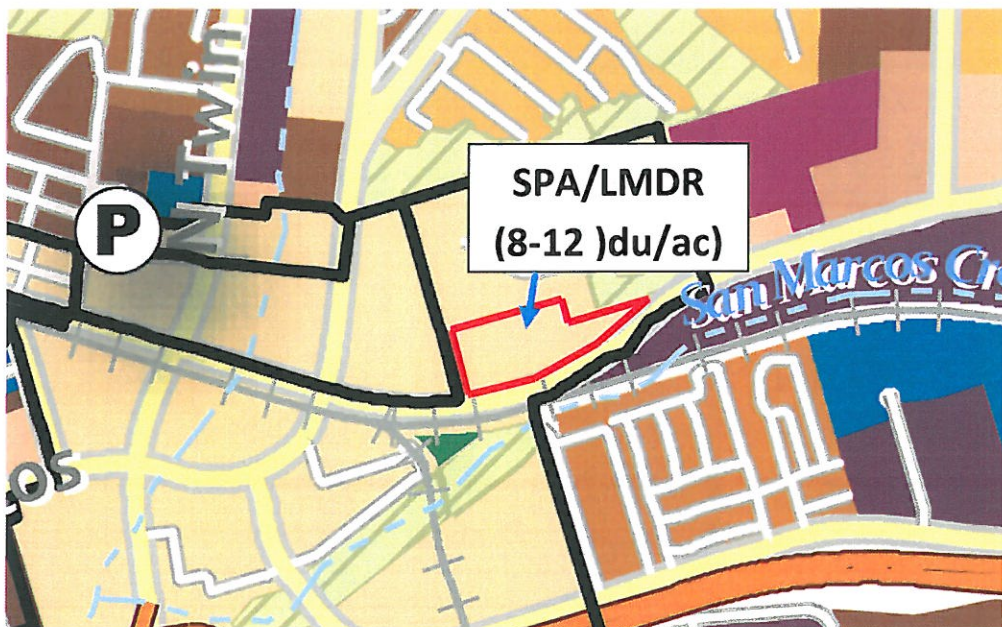


ATTACHMENT F
General Plan Amendment Exhibit

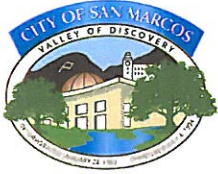
Current General Plan Land Use Designation



Proposed General Plan Land Use Designation

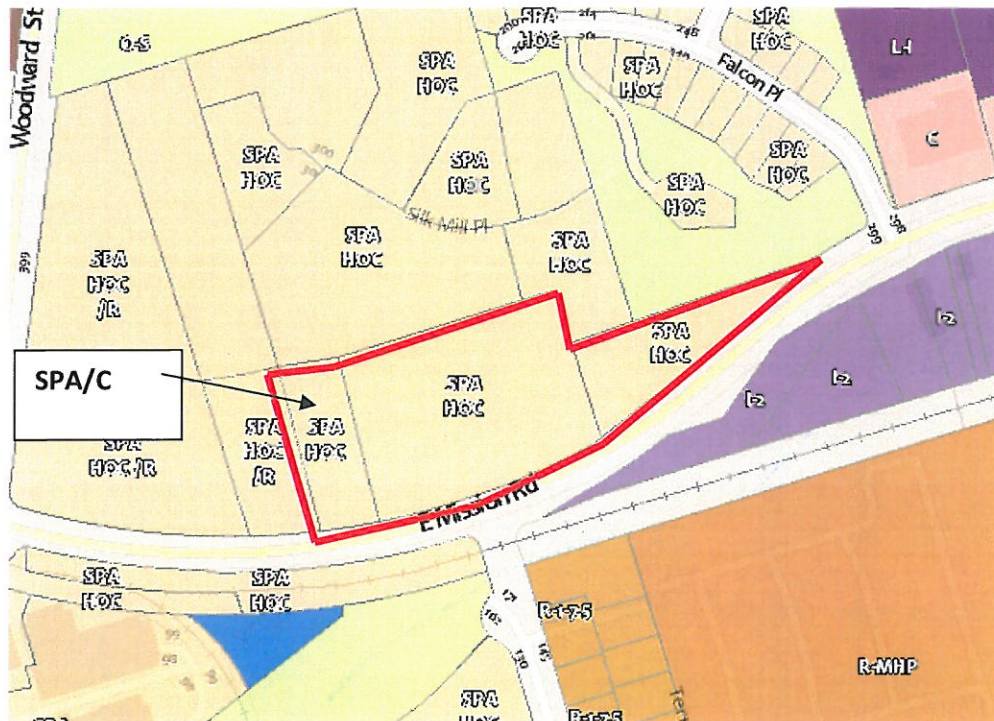


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ATTACHMENT G - Rezone Exhibit

Current Zoning



Proposed Zoning

