

RESOLUTION PC 14-4436

A RESOLUTION OF THE SAN MARCOS PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT OF 8.98 ACRES FROM HOC/SP/C TO MISSION 316 SPECIFIC PLAN TO ALLOW A LOW MEDIUM DENSITY RESIDENTIAL CONDOMINIUM WITH THE HEART OF THE CITY SP WITHIN THE RICHLAND NEIGHBORHOOD

Case No.: GPA 14-001 (P14-0001)  
The Norman SM Project Owner, LLC (Mission 316)

WHEREAS, on January 7, 2014, an applicant was received from The Norman SM Project Owner, LLC, requesting a General Plan Amendment for their proposed project (Mission 316 Specific Plan) site with current land use designation known as Heart of the City Specific Plan per the San Marcos General Plan Land Use Map. Approximately 8.98 acres of the proposed Mission 316 Specific Plan site is currently designated for Commercial under the Heart of the City Specific Plan. The Mission 316 Specific Plan proposes a land use changing the 6.7 acres from commercial to a Low Medium Density Residential (LMDR) (8.1 to 12 du/ac) condominium project. A General Plan Amendment would be required for approval of the Mission 316 Specific Plan. The proposed project site is located in the City of San Marcos, north of Mission Road between Woodward Street and Falcon Place, more particularly described as:

A portion of Lot 3 in Block 52 of the Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the office of the County Recorder of San Diego County, December 21, 1895, and, Parcel 2 of Parcel Map No. 10177, in the City of San Marcos, County of San Diego, State of California, according to map thereof, filed in the office of the County Recorder of said county June 27, 1980 as instrument No. 80-204014 of official records, and, A portion of Parcel B of certificate of compliance recorded September 15, 1999 as instrument No. 99-0631820, being the westerly 140.00 feet of Lot 4 in Block 52 of the Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the recorder's office of said county on December 21, 1895. Assessor's Parcel No.: 220-210-10, 41, & 46

WHEREAS, the State of California has adopted Article 5 of the State Government Code; and

WHEREAS, Article 6 provisions specify that each planning agency and legislative body of each City and county shall adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, Article 5, Section 65302 of the State Government Code specifies the contents for a general plan and a land use element to said plan; and

AGENDA ITEM #  
2

WHEREAS, Article 6, Section 65358 of the State Government Code allows for yearly updates to local general plans to allow for changes in the market place and the regulatory environment; and

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

WHEREAS, the required public hearing held on November 3, 2014 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission considered the study and analysis of said areas; and

WHEREAS, the Planning Commission did consider Negative Declaration (ND 14-007) pursuant to CEQA; and

WHEREAS, the Planning Commission's decision is based upon the following findings and determinations:

1. The proposed General Plan Amendment will implement the Richland Neighborhood General Plan Goal LU-5, Policy LU-5.6 in that the applicant is required to submit a Specific Plan (Mission 316) which shall establish high quality design standards along with careful placement of building orientation with architectural screening and landscaping to compliment the surrounding neighborhood.
2. The proposed General Plan Amendment will implement the Richland Neighborhood General Plan Goal LU-5, Policy LU-5.7 in that the applicant has worked with city staff in establishing enhanced architectural styles consisting of Ranch, Spanish & Tuscan with high-end building materials, varied roof lines, and decorative architectural details.

NOW THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. Negative Declaration ND 14-007 hereby recommended for approval to the City Council.
3. The General Plan Amendment to change the allowable yield is hereby recommended to the City Council for approval subject to the following condition:
  - a. All conditions of Resolutions/Ordinances R 14-001, SP 14-001, TSM 14-001, MFSDP 14-001, and CUP 14-016 are hereby incorporated by reference and shall be complied with.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 3<sup>rd</sup> day of November, 2014.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

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Eric Flodine, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

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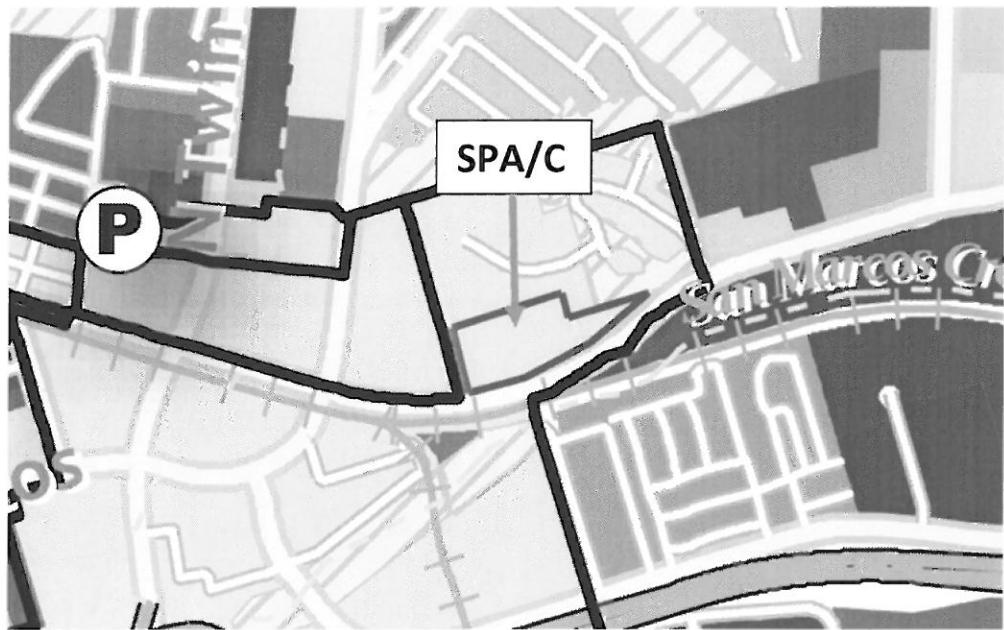
Lisa Kiss, Office Specialist III  
SAN MARCOS CITY PLANNING COMMISSION

Attachments: Vicinity Map  
Land Use Map (current vs. proposed)

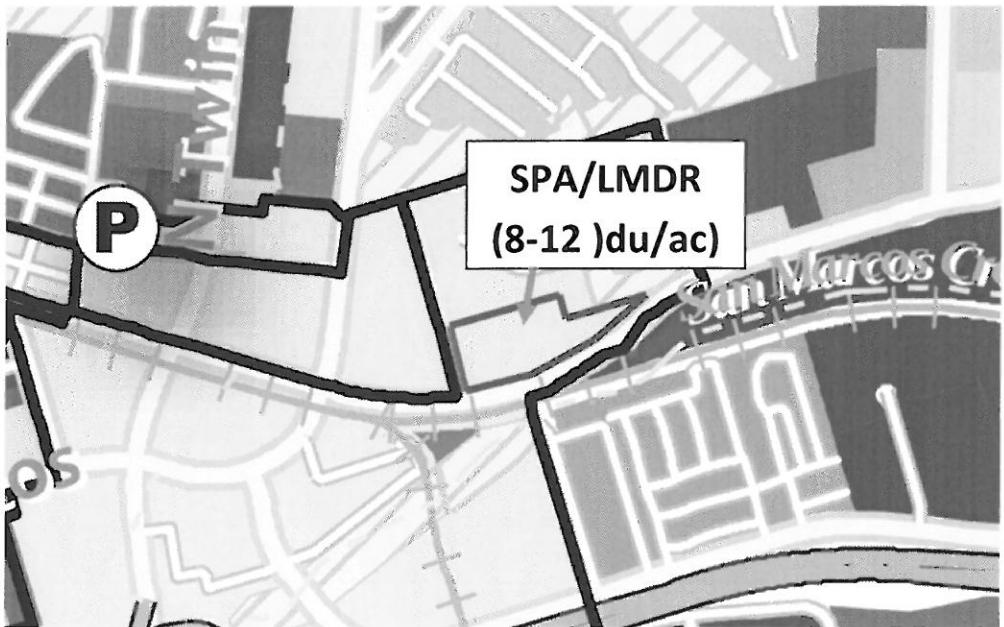
**Vicinity Map**  
Mission 316 Specific Plan Area



**Current General Plan Land Use Designation**



**Proposed General Plan Land Use Designation**





RESOLUTION PC 14-4437

A RESOLUTION OF THE SAN MARCOS CITY PLANNING  
COMMISSION RECOMMENDING TO THE CITY COUNCIL  
APPROVAL OF A ZONE RECLASSIFICATION FROM HEART OF  
THE CITY SPA/C TO HEART OF THE CITY /MISSION 316  
SPECIFIC PLAN AREA IN THE RICHLAND NEIGHBORHOOD

CASE NO.: R 14-001 (P14-0001)  
The Norman SM Project Owner, LLC (Mission 316)

WHEREAS, on January 7, 2014, an application was received from The Norman SM Project Owner, LLC requesting a Rezone for the (Mission 316 Specific Plan) site with current zoning designation known as Heart of the City Specific Plan per the adopted San Marcos Zoning Map. Approximately 8.98 acres of the proposed Mission 316 Specific Plan site is currently designated for commercial uses. The Mission 316 Specific Plan proposes a zoning change on 8.98 acres from commercial to Multi-Family Residential condominium project. A Rezone would be required for the approval of the proposed Mission 316 Specific Plan. The proposed project site is located in the City of San Marcos, north of Mission Road between Woodward Street and Falcon Place, more particularly described as:

A portion of Lot 3 in Block 52 of the Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the office of the County Recorder of San Diego County, December 21, 1895, and, Parcel 2 of Parcel Map No. 10177, in the City of San Marcos, County of San Diego, State of California, according to map thereof, filed in the office of the County Recorder of said county June 27, 1980 as instrument No. 80-204014 of official records, and, A portion of Parcel B of certificate of compliance recorded September 15, 1999 as instrument No. 99-0631820, being the westerly 140.00 feet of Lot 4 in Block 52 of the Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof No. 806, filed in the recorder's office of said county on December 21, 1895. Assessor's Parcel No.: 220-210-10, 41, & 46

WHEREAS, the Planning Commission did study and recommend approval of said request; and

WHEREAS, the required public hearing held on November 3, 2014 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 14-007) pursuant to CEQA; and

Whereas, the subject property falls within the Heart of the City Specific Plan with a current zoning designation of SPA/HOA/C and that the rezone will change the zone from commercial to 93 residential condominium units proposed as SPA/Mission 316; and

WHEREAS, the Planning Commission's decision is based upon the following findings and determinations:

AGENDA ITEM  
# 2

1. The proposed rezone is consistent with the goals and objectives of the Richland Neighborhood in that the land use is the expansion of a residential product which is compatible with surrounding existing land use classifications and existing and future uses.
2. The proposed rezone will not be detrimental to the public health, safety, morals and welfare in that adequate public facilities and infrastructure including fire, police, water, sewer, and road capacity are available to the site from Mission Road with compliance with conditions of approval.
3. The proposed rezone will implement the Richland Neighborhood General Plan Goal LU-5, Policy LU-5.6 in that the applicant is required to submit a Specific Plan (Mission 316) which shall establish high quality design standards along with careful placement of building orientation with architectural screening and landscaping to compliment the surrounding neighborhood.
4. The proposed rezone will implement the Richland Neighborhood General Plan Goal LU-5; Policy LU-5.7 in that the applicant is has worked with city staff in establishing enhanced architectural styles consisting of Ranch, Spanish & Tuscan with high-end building materials, varied roof lines, and decorative architectural details.

NOW, THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. A Negative Declaration (ND 14-007) for this project is hereby recommended for approval to the City Council pursuant to the California Environmental Quality Act covering potential impacts of the Rezone.
3. The Rezone is hereby recommended to the City Council for approval.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 3rd day of November 2014 by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

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Eric Flodine, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

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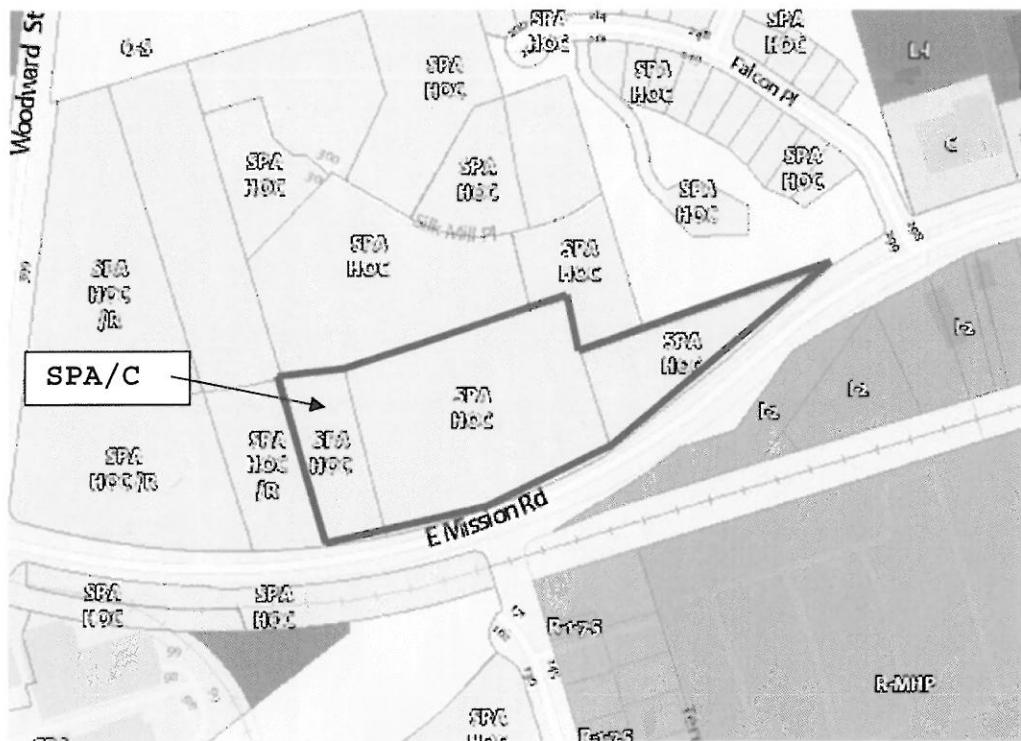
Lisa Kiss, Office Specialist III  
SAN MARCOS CITY PLANNING COMMISSION

ATTACHMENTS: Vicinity Map  
Zoning (Current vs. Proposed)

## Vicinity Map



## Current Zoning



## Proposed Zoning

