

RESOLUTION PC 14-4438

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING
COMMISSION RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF A SPECIFIC PLAN FOR THE MISSION 316
DEVELOPMENT FOR A MAXIMUM OF 93 SINGLE FAMILY
CONDOMINIUM UNITS

CASE NO.: SP 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 Specific Plan to allow development of a total of 93 attached single family condominiums on approximately 9 acres of land located generally north of Mission Road between Woodward Street and Falcon Place at 316 E. Mission Drive, 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 Development Services Department did study and recommend approval of said request as conditioned herein; 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 Negative Declaration ND 14-007 pursuant to CEQA and based on the findings of mitigated environmental impact; and

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

1. The Mission 316 Specific Plan 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 Mission 316 Specific Plan will implement the Richland Neighborhood

AGENDA ITEM
2

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.

3. The proposed Mission 316 Specific Plan would encourage the orderly development of the area as established by the Richland Neighborhood Use Plan in that the proposed plan is sensitive to the existing hillside area attempting to limit the amount of grading and preserve approximately 5.27 acres of the site as common and landscaped open space.

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.
- B. Negative Declaration ND 14-007 is hereby approved.
- C. The proposed Mission 316 Specific Plan text and land plan is approved subject to the following revisions which shall be complied with and resubmitted for Planning Commission review and approval before the Final Map is approved by the City Council and filed with the County Recorder of San Diego County.
 1. Site development shall occur pursuant to the approved Mission 316 Specific Plan, except as modified by the attached errata sheet and conditions contained in all project resolutions, ordinances, prior to issuance of permits.
 2. To the extent permitted by law, applicant/developer shall defend and hold the City of San Marcos ("City"), its agents and employees harmless from liability from: (i) any and all actions, claims damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permit arising from the project as defined in the Tentative Subdivision Map; (ii) any damages, liability and/or claims of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operation of applicant/developer or its contractors, subcontractors, agents, employees or other persons acting on applicant/developer's behalf which relate to the project and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. Applicant/developer further agrees that such indemnification and hold harmless shall include all defense-related fees and costs associated with the defense of City by counsel selected by City. This indemnification shall not terminate upon expiration of the Tentative Subdivision Map, but shall survive in perpetuity.
 3. All conditions of Resolution GPA 14-001, R 14-001, MFSDP 14-001, CUP 14-016 are hereby incorporated by reference and shall be complied with.
- D. The developer shall comply with all mitigation measures contained in the Mitigated Negative Declaration 14-007 and Mitigation Monitoring Program.

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.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Eric Flodine, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Office Specialist III
SAN MARCOS CITY PLANNING COMMISSION

Attachments: Table 1 Land Use Statistical Summary
Figure 2: Land Use Plan
Errata

Table 1 Land Use Statistical Summary

District	Type	Intensity	Acres	DU Range
Residential				
Very Low Density Residential	VLDR	SFDR	0.125- 1 du/ac	117 15-117
Estate Residential	ER	SFDR	1-2 du/ac	27 27-54
Single Family Detached	SFDR	SFDR	2-4 du/ac	88 ² 176-352
Single Family Attached	SFAR	SFAR	2-4 du/ac	55 ² 110-220
Low Density Residential	LDR	SFDR	4-8 du/ac	23 126 ¹
Low Medium Density Residential	LMDR	SFDR/SFAR	8-12 du/ac	28 -220 ¹
Medium Density Multi-Family	MDMFR	MDMFR	12-15 du/ac	31 372-465
High Density Multi-Family	HDMFR	HDMFR	15-20 du/ac	99 ² 1485-1980
Public/Institutional				
Town Center	TC		78	
California State University			305	
Park	P		68	
Open Space	OS		147	
Business				
Business Park	BP		17 ²	
Commercial-Manufacturing	CM		6	
Neighborhood Commercial	NC		16	
Commercial	C		46	
Office-Professional	OP		10	
Hospital Complex	HC	1,335,000 SF	36	
Mixed Use (Nonresidential)	MU-4	592,415 SF	18	
Specific Plans				
University District	UD		157	
Richmar	RM		27	
Campus Pointe II	CP		4	
Road ROW			125	
Totals			1528	2531-353 -4-

$$28 + 9 = 37 \text{ ac.}$$

$$220 + 93 \text{ du} = 293 \text{ du}$$

$$16 \text{ ac.} - 9 \text{ ac.} = 7 \text{ ac.}$$

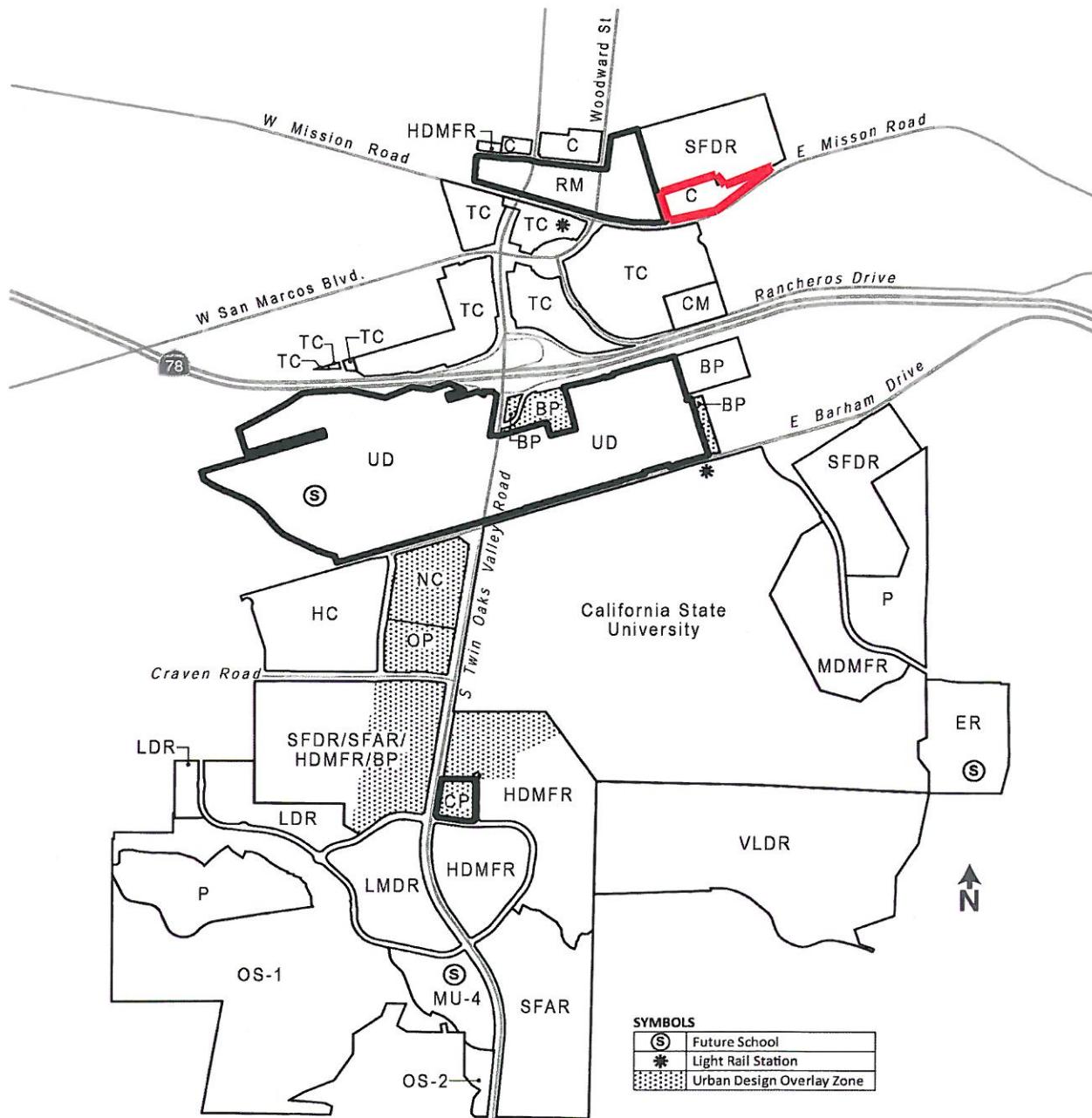
Notes:

¹ Dwelling units may be transferred between the LDR and LMDR Districts provided that the combined does not exceed 346.

² The acres in the 69-acre SFDR/SFAR/HDMFR/BP District are distributed between the two as-built uses: 15 acres of HDMFR and 54 acres of SFDR.

$$2531+93 \text{ du} = 2624 - 3534 + 93 \text{ du} = 3627 \\ (2624-3627)$$

Figure 2. Current Land Use Plan Heart of the City Specific Plan



RESIDENTIAL

VLDR	Very Low Density (0.125 - 1 du/ac)
ER	Estate (1 - 2 du/ac)
SFDR	Single Family Detached (2 - 4 du/ac)
SFAR	Single Family Attached (2 - 4 du/ac)
LDR	Low Density (4 - 8 du/ac)
LMDR	Low Medium Density (8 - 12 du/ac)
MDMFR	Medium Density Multi-Family (12 - 15 du/ac)
HDMFR	High Density Multi-Family (15 - 20 du/ac)

PUBLIC/INSTITUTIONAL

TC	Town Center
P	Park
OS	Open Space

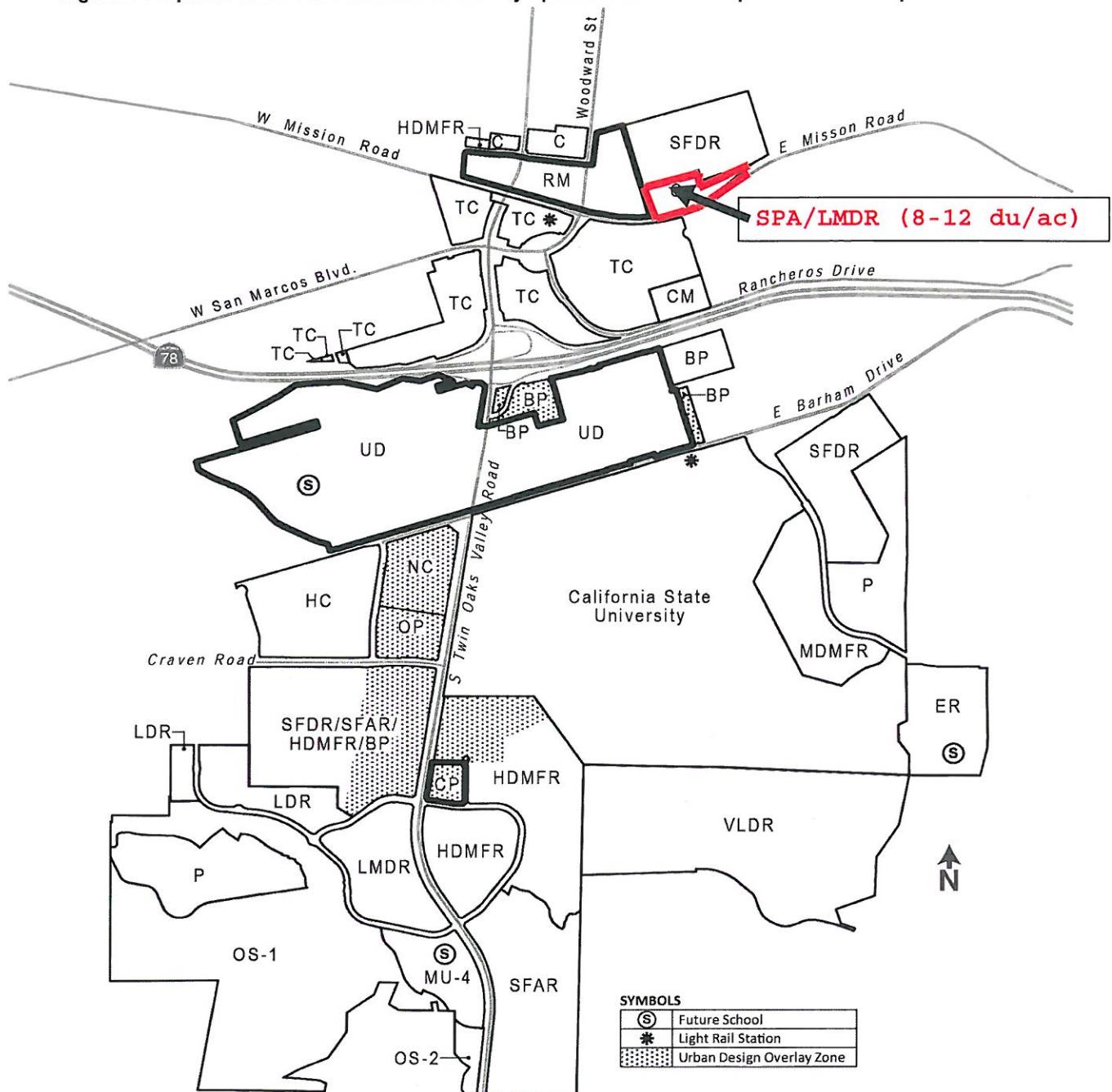
BUSINESS

BP	Business Park
CM	Commercial - Manufacturing
NC	Neighborhood Commercial
C	Commercial
OP	Office - Professional
HC	Hospital Complex
MU-4	Mixed Use

SPECIFIC PLANS

UD	University District
RM	Richmar
CP	Campus Pointe II

Figure 2. Proposed Land Use Plan Heart of the City Specific Plan Revision per Mission 316 Specific Plan



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VLDR	Very Low Density (0.125 - 1 du/ac)
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ERRATA SHEET FOR Mission 316 SPECIFIC PLAN 14-001

Page 17	Section 2.5.1, under Parks, Recreation, & Community Health Element, 2 nd paragraph, elaborate on private passive open space versus private open space.
Page 21	Figure 3-1 shall be revised pending final submittal of revised site plan.
Page 22	Figure 3-2 shall be revised pending final submittal of revised site plan.
Page 23	Figure 3-3, shall be revised pending final submittal of revised site plan.
Page 24	Section 3.2.1, The graphics in the Specific Plan should be specific to what is being referenced and be of a non engineered quality. All graphics are to be easily readable.
Page 26	Figure 3-4, shall be revised pending final submittal of revised site plan.
Pages 30-35, 37 & 38	Elevations shall require revisions to the architecture pending the submittal of the revised site plan.
Page 39	Section 3.2.3 & 3.2.4, need to verify the density and confirm on setbacks pending review of the revised site plan. The gross acreage should be consistent throughout the document. Don't agree with the last sentence regarding the open space. Need the total livable ground floor area of all units to compare common open space being provided per the specific plan compared to the Zoning Ordinance. Need to resolve the setback from top of slope for the lower pad (10' vs 15'). Will depend on review of the cross-sections from the south side of Mission Rd. and the simulations. The simulations shall include the adjacent structures to the site.
Page 42	Section 3.2.8, correct reference Table 3-7. Common open space areas shall be areas that are usable as passive or active recreational areas. Driveways, parking areas, and slope areas shall not count as usable open space. Table 3-7 "Open Space" indicates "total required". What is the "required "based on?
Page 46	Landscape Maintenance, shall indicate that the landscape/slope maintenance shall not be transferred to the HOA until the City approves the landscape coverage and success rate. On the third bullet under "Plant Materials" add ... and the San Marcos Water Efficiency Landscape Ordinance after AB 1881. Under the 4th bullet the current condition of the undeveloped site shall not remain if it is deficient of landscape growth and coverage.
Page 47	Figure 3-16, shall be revised pending final submittal of revised site plan. The landscape plan shall include both the listing and quantities of trees, plants, and shrubs along with their size and height. The Landscape Concept plan shall be

	in color in the Specific Plan.
Page 49	Table 3-9, Incorporate comments provided by City on landscape plans
Page 51	Section 3.3.3, need a wall, fence, & monument plans that includes all design details. Slope walls along Mission Rd. shall be decorative. We anticipate exposed retaining walls; needs to include details that address methods of enhancement. Shall include tubular steel (factory backed on black enamel) safety fencing with three horizontal vinyl coated cable wires. If applicable, vinyl fencing shall be used with a simulated wood grain. Wood fencing is prohibited.
Page 58	Section 4.2.1, address street landscape and an exhibit with a trellis and landscape for garage entries.
Page 67	Figure 6-1, show location of existing & any proposed transformer locations, in order to determine relocation or adequate screening can be accomplished.
Add exhibit	Add an exhibit dealing with trash pickup showing location and acceptance by EDCO, placement of trash containers can not impede emergency access.
Page 82	The Specific Plan shall list permitted, not permitted and conditional uses and not reference the City Zoning Ordinance