

RESOLUTION NO. 2014-

A RESOLUTION OF THE CITY OF SAN MARCOS CITY COUNCIL  
CONDITIONALLY APPROVING A GENERAL PLAN AMENDMENT TO  
CHANGE THE DESCRIPTIVE REFERENCE "SPA (MOVIE STUDIO)" TO "SPA  
(LOMA SAN MARCOS)" LOCATED IN THE QUESTHAVEN/LA COSTA  
MEADOWS COMMUNITY

Case No: GPA 13-007 (P13-0060)  
Loma San Marcos LLC,  
Questhaven Pacific View LLC and  
La Paz Sunset, Inc.

WHEREAS, an application was received from Loma San Marcos LLC, Questhaven Pacific View LLC and La Paz Sunset, Inc., requesting a General Plan Amendment and a name change from San Marcos Studios Specific Plan to Loma San Marcos Specific Plan as shown on Attachment A & B, for property located at 1601 San Elijo Road, more particularly described as

All that portion of the northwest quarter of section 33, Township 12 South, Range 3 West, San Bernardino base and meridian in the City of San Marcos. Assessor's Parcel No. 223-080-41; 223-080-42

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

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, San Marcos Studios was approved under a GPA.

WHEREAS, the Development Services Department did study and recommend approval of changing the name of the San Marcos Studios Specific Plan to Loma San Marcos Specific Plan; and

WHEREAS, the Planning Commission did recommend approval to the City Council on December 2, 2013; and

WHEREAS, the required public hearing held on September 23, 2014 was duly advertised and held in a manner prescribed by law; and

WHEREAS, the application is not a project as defined by CEQA; and

WHEREAS, the City Council's decision is based upon the following findings and determinations:

1. The proposed General Plan amendment, limited to changing the name from San Marcos Studios Specific Plan to Loma San Marcos Specific Plan does not affect the orderly re-adaptive use of the site under the provisions of the previously approved Specific Plan.

2. The proposed General Plan amendment, limited to changing the name from San Marcos Studios Specific Plan to Loma San Marcos Specific Plan does not affect the implementation of the goals and objectives of the adopted Questhaven/La Costa Meadows Community Land Use Plan.
3. The applicant has not submitted the revised Specific Plan in electronic form as required.

BE IT THEREFORE FURTHER RESOLVED, that based on the information provided and finding stated above, the City Council takes the following action:

1. The foregoing recitals are true and correct.
2. Expressly subject to and conditioned upon Applicant's submission of a revised Specific Plan text consisting of the originally adopted San Marcos Studios Specific Plan in electronic form which reflects the name change and which also incorporates the Errata Sheet changes to the original adopted San Marcos Studios Specific Plan previously approved by the City Council, further expressly subject to and conditioned upon the Planning Division Director's reasonable approval of such revised Specific Plan text to ensure conformance with the previous and current approvals, the City of San Marcos General Plan Amendment (GPA 13-007) is adopted.
3. As this approval is expressly subject to and conditioned on the Planning Division Director's approval of such revised Specific Plan as described in the immediately preceding paragraph 2, this approval shall be effective as of the date of such approval by the Planning Division Director. If the revised Specific Plan is not submitted to the Planning Division Director, or if it does not meet with his reasonable approval as described in the immediately preceding paragraph 2, this approval shall not be effective, shall be rendered null and void, and the General Plan and Specific Plan will remain unchanged.

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Marcos, at a regular meeting thereof, this 23rd day of September 2014, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

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James M. Desmond, Mayor  
City of San Marcos

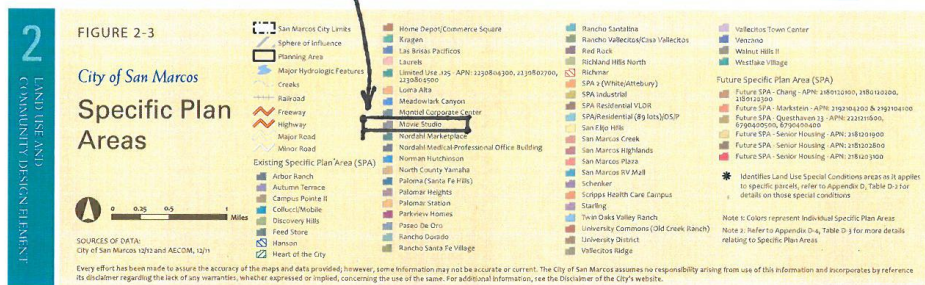
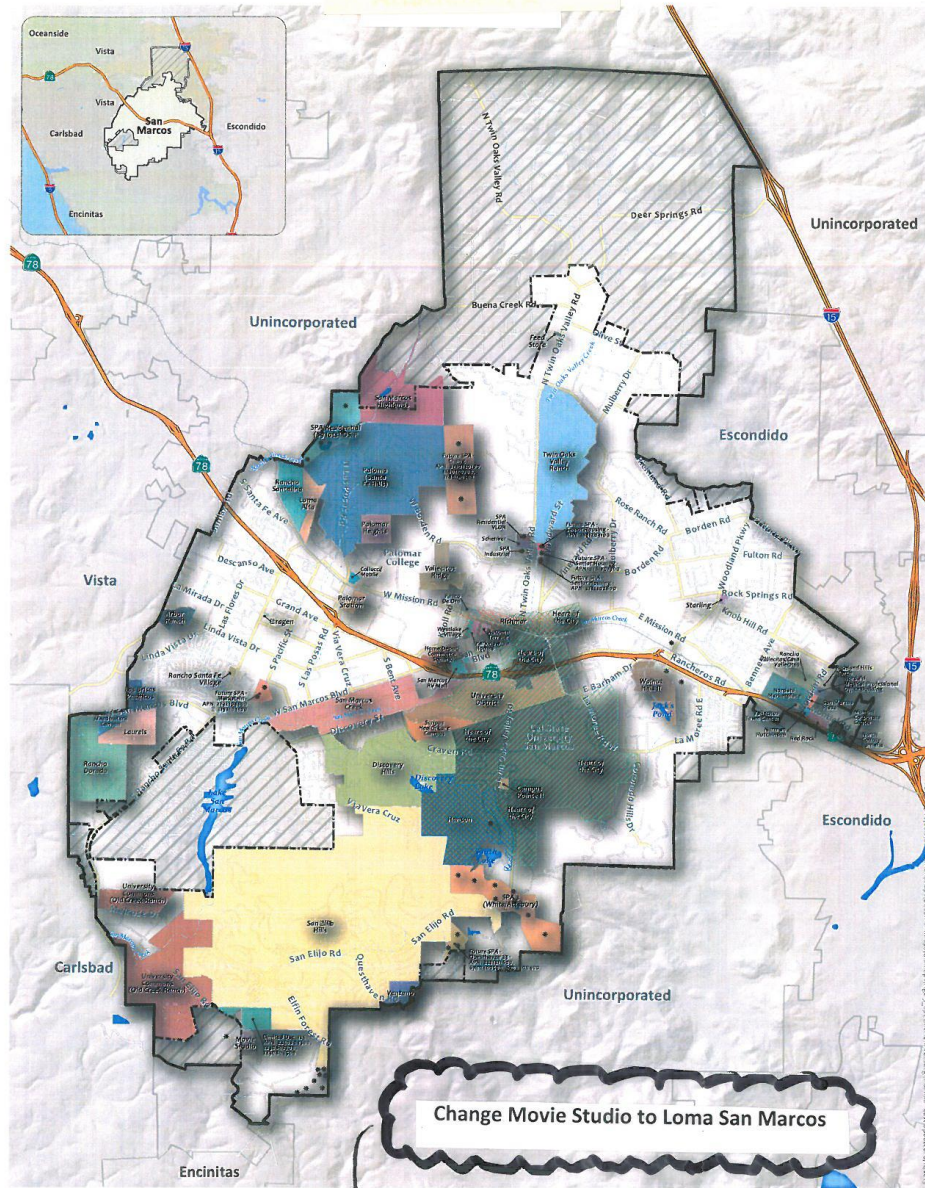
ATTEST:

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Phil Scollick, City Clerk  
City of San Marcos

Attachments: "A" – Figure 2-3, Specific Plan Areas  
"B" - Appendix D, Table D-3 Specific Plan Areas

**ATTACHMENT "A"**  
**Figure 2-3, Specific Plan Areas**





**ATTACHMENT "B"**  
**Appendix D, Table D-3 Specific Plan Areas**

**D**

APPENDIX D FOCUS AREA AND SPECIFIC PLAN SUMMARY

Table D-3 Specific Plan Areas, Continued

Specific Plan Name	Planned Development (number of residential units and/or non-residential sf)	Buildout Status
Schenker SP Windy Way/TOV APN: 218-110-24	4.42 ac Industrial	100%
Scripps Health Care Campus	38.63 ac 607,105 sf medical care campus	0%
Senior Apartments	255 units	100%
SPA Industrial	4.45 ac industrial	100%
Specific Plan Area - Rancho Santa Fe Village APN: 219-231-14, 15, 16	120 multi-family units 12,000 sf commercial	100%
Specific Plan Area 2 (FA10)	68 residential lots	0%
Starling APN: 220-520-01	29 units	100%
<b>SPA Movie Studio<sup>3</sup> (FA34)</b>	<b>15.28 ac SPA Movie Studio</b>	<b>0%</b>
Twin Oaks Valley Ranch	1,407 units	100%
University Commons (Old Creek Ranch)	10.3 ac industrial	79%
	401 single-family units	88%
	1,123 multi-family units	60%
University District	1,000,000 sf commercial 938,000 sf office 30,000 sf civic/community 2,600 multi-family units 800 student housing 450 hotel rooms	0%
Vallecitos Ridge	103 single-family units Open Space	100%
Vallecitos Town Center	0.84 ac commercial	100%
Venzano	129 single-family units	100%
Walnut Hills II	137 single-family units Open Space	100%
Westlake Village <sup>1</sup> (FA4)	6,140 sf commercial 106 affordable apartment units	0%

Change 15.28 ac SPA Movie Studio to 15.28 ac Loma San Marcos Specific Plan

Change SPA Movie Studio<sup>3</sup> (FA34) to Loma San Marcos Specific Plan (FA34)