

RESOLUTION NO. 2017-XXXX

A RESOLUTION OF THE CITY OF SAN MARCOS CITY  
COUNCIL APPROVING A GENERAL PLAN AMENDMENT FOR  
A CHANGE OF LAND USE OF 4.06 ACRES OF MEDIUM  
DENSITY RESIDENTIAL 2 TO SPECIFIC PLAN AREA

P15-0052  
GPA 15-003  
National Community Renaissance

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 content  
for a General Plan and a Land Use Element for said plan; and

WHEREAS, on July 8, 2015 an application was received from National Community  
Renaissance requesting a General Plan Amendment for a change of land use of 4.06 acres from  
“Medium Density Residential 2” to “Specific Plan Area”, in conjunction with Specific Plan (SP 15-  
004), Multi-Family Site Development Plan (MFSDP 15-004), and Rezone (R 15-002), located at  
339-340 Marcos Street in the Richmar Neighborhood, more particularly described as:

Portions of Lots 1 and 2, Block 50 of 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.

Assessor's Parcel Numbers: 220-100-65-00, 220-100-69-00, 220-  
112-09-00, & 220-112-10-00.

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

WHEREAS, the existing 136-unit affordable apartment complex is considered a legal non-  
conforming use; and

WHEREAS, public workshops with the general public were held on August 11 and August  
31 of 2016; and

WHEREAS, the Planning Commission recommended approval to the City Council on  
December 19, 2016; and

WHEREAS, the required public hearing held on February 14, 2017 was duly advertised  
and held in the manner prescribed by law; and

WHEREAS, the City Council did consider a Mitigated Negative Declaration (ND 16-002) for said request pursuant to the California Environmental Quality Act (CEQA); and

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

1. The proposed General Plan Amendment is consistent with the goals, and objectives of the General Plan in that the project proposes to replace an existing 136-unit affordable apartment complex with a new 148-unit low-income development which will further opportunities for affordable housing by extending the life of affordable housing stock and increasing the number of units within the City; and therefore, continue to implement Goal 2 (Protect, Encourage, and Provide Housing Opportunities for Persons of Lower and Moderate Incomes) of the General Plan Housing Element and Implementing Program 2 (Facilitate Affordable Housing Construction) and Program 11 (Conservation of Existing and Future Affordable Units); the existing 136-unit complex is considered to be an existing legal non-conforming use in that its density of 33.5 dwelling units per acre (du/ac) is inconsistent with the current General Plan designation of "Medium Density Residential 2 (MDR2)" which allows for 15 to 20 du/ac, and therefore, the proposed land use change to "Specific Plan Area" will allow for the increase in density to 36.5 du/ac for the proposed 148-unit apartment project through approval of a Specific Plan; the proposal will eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the project area by replacing an aging 4.06-acre apartment complex; and will encourage development of an identifiable and unique image through a consistent architectural and urban design character through the Villa Serena Specific Plan document.
2. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare in that the affordable housing project will be conditioned through the Specific Plan (SP 15-004) and Multi-Family Site Development Plan (MFSDP 15-004) for new and improved architectural treatment, energy-efficient construction, and water-efficient landscaping; construct new Richmar Avenue frontage improvements; provide seventy-seven (77) percentage more parking than the existing apartment complex in accordance with the City Off-Street Parking Ordinance (SMMC Ch. 20.340); provide adequate setbacks between buildings and from other properties; and adequate public facilities and infrastructure, including fire, police, water, sewer.
3. The proposed General Plan Amendment is consistent with the goals and objectives of the General Plan Goal 1, Policy 1.2, in that it incorporates Smart growth principals through the redevelopment of a high-density residential project that will continue to provide affordable housing within walking distance to commercial retail, schools, and parks within the Richmar Neighborhood and located near a corridor rail service (Sprinter stations) and bus transit opportunities thereby encouraging the use of transit.

NOW, THEREFORE, the City Council resolves as follows:

1. The foregoing recitals are true and correct.
2. Mitigated Negative Declaration (ND 16-002) is hereby approved.
3. The General Plan Amendment (GPA 15-003), as shown on the attached "Exhibit A", is hereby approved.

PASSED AND ADOPTED by the City Council of the City of San Marcos, State of California, at a regular meeting thereof, this 14<sup>th</sup> day of February, 2017, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

APPROVED:

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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

Attachment: Exhibit "A" (Location map)

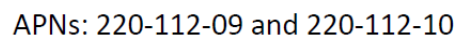
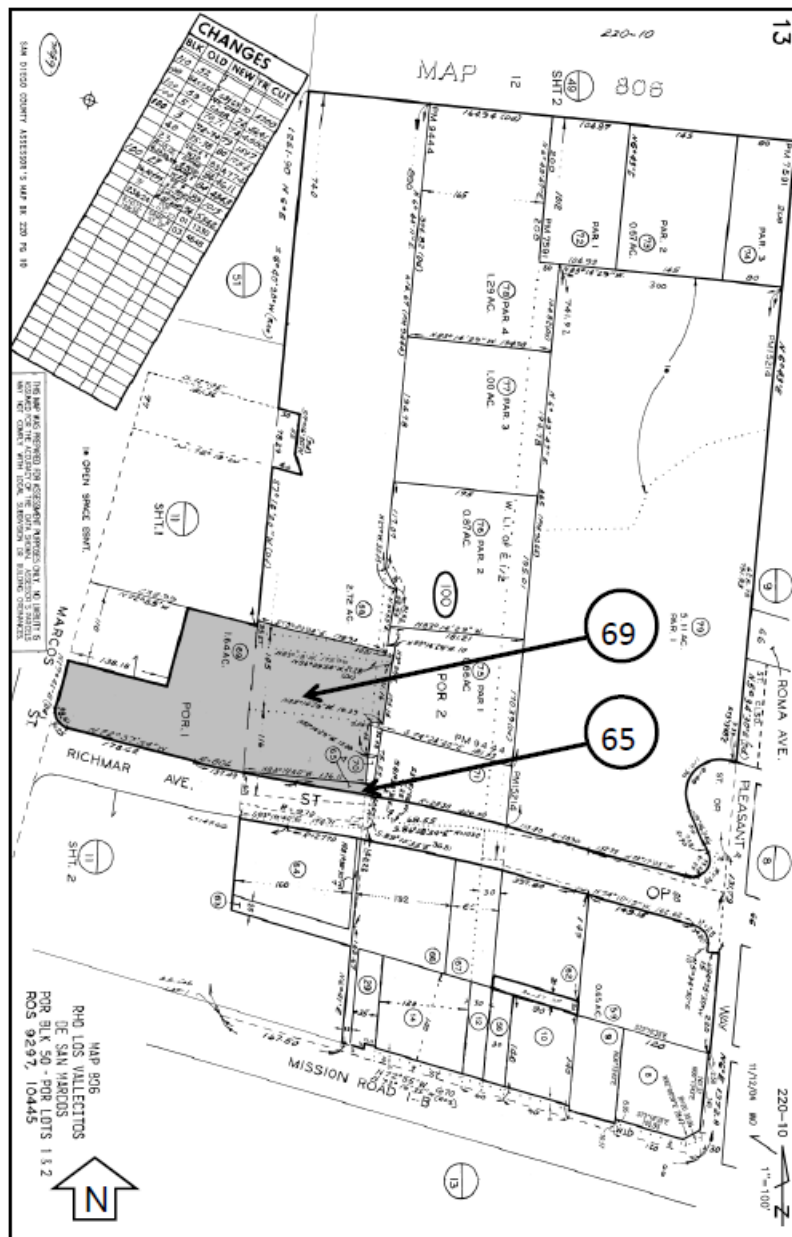


EXHIBIT "A" (cont.)



Land use change from Medium Density Residential 2 to Specific Plan Area

APNs: 220-100-65 and 220-100-69