

ORDINANCE NO. 2017-XXXX

A RESOLUTION OF THE CITY OF SAN MARCOS CITY
COUNCIL APPROVING A ZONE RECLASSIFICATION OF 4.06
ACRES FROM MULTI-FAMILY RESIDENTIAL (R-3-10) TO
SPECIFIC PLAN AREA (SPA)

P15-0052

R 15-002

National Community Renaissance

WHEREAS, on July 8, 2015 an application was received from National Community Renaissance requesting a zone reclassification of 4.06 acres from Multi-Family Residential (R-3-10) to Specific Plan Area (SPA), in conjunction with Specific Plan (SP 15-004), Multi-Family Site Development Plan (MFSDP 15-004), and General Plan Amendment (GPA 15-003), 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 Rezone complies with the objectives of the adopted City-wide Land Use Policy Plan in that the project proposes to replace an existing 136-unit affordable apartment complex with a 148-unit new 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 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 with new development; and will encourage development of an identifiable and unique image through a new architectural and urban design character which will enhance the Richmar Neighborhood through implementation of the Villa Serena Specific Plan document.

2. The proposed Rezone 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) percent 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 Rezone would encourage the orderly redevelopment of the site area as established by the General Plan in that the proposed affordable apartment project is designed for an area of high pedestrian use with walk-up apartment units oriented toward the public sidewalk along Richmar Avenue, and located in walking distance to commercial retail, schools, parks, and public transit such as the nearby Sprinter line.

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 Rezone (R 15-002), as shown on the attached "Exhibit A", is hereby approved.

EFFECTIVE DATE: This ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk shall publish this ordinance or the title hereof as a summary in a newspaper of general circulation in the city as required by law.

INTRODUCED at a regular meeting of the City Council of the City of San Marcos, California, on the 14th day of February, 2017.

PASSED, APPROVED, AND ADOPTED at a special meeting of the City Council of the City of San Marcos, California on the ____ day of _____, 2017 by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

APPROVED:

James M. Desmond, Mayor
City of San Marcos

ATTEST:

Phil Scollick, City Clerk
City of San Marcos

APPROVED TO FORM:

Helen Peak, City Attorney
City of San Marcos

Attachment: Exhibit "A" (Location map)

EXHIBIT "A"

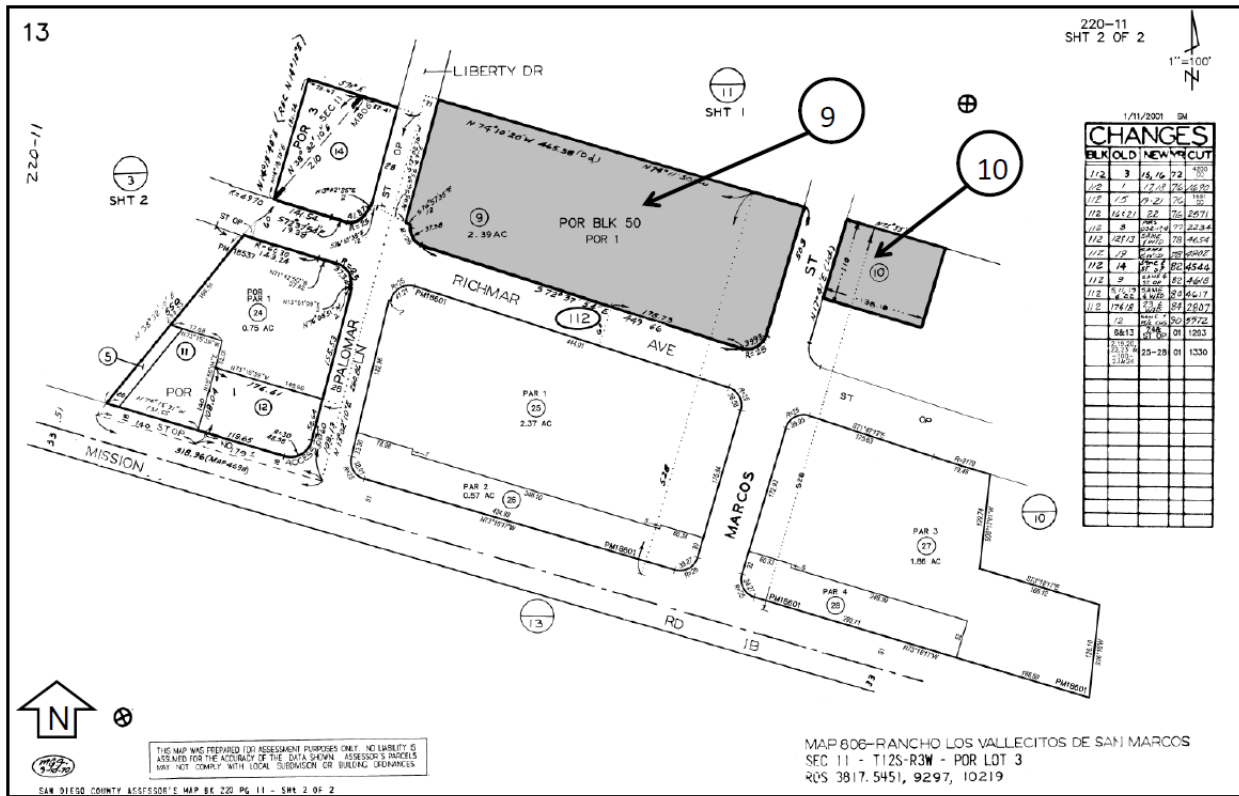


EXHIBIT "A" (cont.)

