

# R E P O R T

MEETING DATE: June 24, 2003

TO: City Council

FROM: Development Services Department

SUBJECT: PZ 03-17/Addendum to ND 03-647, City of San Marcos (Carl/Evans)

## A. SUMMARY

### **Request:**

1. Annexation of 5.61 (two parcel) acres of property within the Sphere of Influence to the City of San Marcos.
2. Pre-zone of 5.61 acres from County Zoning of RR-2 to City of San Marcos A-1 zone.

**Location:** 1652 and 1690 Via Cancion on the west side of Rancho Santa Fe Road between Via Cancion and Paradise Glen Way within the Lake San Marcos Neighborhood Plan Area.

Assessor Parcel Numbers: 222-041-10, 222-041-11

**Applicant:** City of San Marcos

### **Environmental Findings:**

- ☐ Negative Declaration
- ☐ Categorical Exemption
- ☒ Addendum to Negative Declaration ND 03-647
- ☐ EIR required

## B. Planning Commission Action

- Two residents expressed concern at the Planning Commission about future development of the site as part of this land use change.
- It was indicated that the two parcels already have existing uses and that the Prezone action does not include proposals for development of the properties. Any future development changes on either property would require the appropriate City review and approval prior to future development.

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- This item was recommended for approval to the City Council by a 7-0 vote.

**C. Site/Project Characteristics:**

| <b>Property</b> | <b>Existing<br/>land use</b> | <b>Zoning</b> | <b>General Plan<br/>Designation</b> |
|-----------------|------------------------------|---------------|-------------------------------------|
| Subject         | Single Family Res            | RR-2*         | 1 (.25-1) du/acre                   |
| North           | Single Family Res            | SPA           | Single Family                       |
| South           | Single Family Res            | RR-2*         | 1 (.25-1) du/acre                   |
| East            | Single Family Res            | RR-2*         | 1 (.25-1) du/acre                   |
| West            | Single Family Res            | RS-3*         | 4 (2.9) du/acre                     |

\*County Zoning/GP

|                        |              |             |
|------------------------|--------------|-------------|
| Flood Hazard Zone      | ___ yes      | <u>x</u> no |
| Resource Conserv. Area | ___ yes      | <u>x</u> no |
| Redevelop. Proj. Area  | ___ yes      | <u>x</u> no |
| Sewers                 | ___ yes      | <u>x</u> no |
| Septic                 | <u>x</u> yes | ___ no      |
| Water                  | <u>x</u> yes | ___ no      |
| Gen. Plan Conformance  | <u>x</u> yes | ___ no      |
| Land Use Compatibility | <u>x</u> yes | ___ no      |

**D. Background:**

- The City Council approved a Prezone and General Plan Amendment on February 3, 2003 for the Rilington development, which was approved by the County for the construction of 21 residential lots and is located directly west of the project site.
- The City initiated the annexation of the property with LAFCO by conducting a pre-application meeting, at which time LAFCO requested that City staff survey the surrounding property owners within the same County island area to determine if the owners would be interested in also annexing to the City with the Rilington property.

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1 • The results of the survey as discussed with LAFCO resulted in  
2 consideration of the annexation of two parcels located adjacent to the  
3 Rilmington property.

4 • The City initiated an application for a Prezone of the two properties in  
5 behalf of the two owners, Carl and Evans, on May 16, 2003.

6 **E. SUMMARY OF ISSUES**

7 X Rezone

8 X Land Use Compatibility

9 X Public Services

10 **F. ISSUE ANALYSIS**

11 **GENERAL PLAN AMENDMENT/REZONE:**

12 • The County designates the subject property as (4) Residential (2.9  
13 DU/AC) in the North County Metropolitan Subregional Planning Area and  
14 the site is zoned RR-2. The zoning allows a half-acre lot minimum lot  
15 size.

16 • The site is located in the City of San Marcos Sphere of Influence and  
17 therefore is designated within the City of San Marcos General Plan as  
18 residential (.125-1 dwelling units per acre).

19 • The project proposal for a Prezone to A-1 is a comparable zone to the  
20 County zoning of RR-2 for the project site.

21 • The proposed project will serve to implement the Land Use Element  
22 policy for all unincorporated acreage within the City's Sphere of Influence to  
23 be prezoned in a manner consistent with the City's adopted General Plan  
24 Land Use designation.

25 **LAND USE COMPATIBILITY:**

26 • The subject site contains an existing residence (Evans) on one property  
27 and a wholesale nursery on the other property (Carl). The current project  
28 does not involve a development proposal, only a land use change. The

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1 project is located to the south of the Meadowlark Specific Plan (Rancho  
2 Dorado) area which contains single family estate homes of 1.18 du/ac and  
3 single family residential units of 5.9 du/ac, and to the north of a County  
4 area with single family homes at 2-4 du/ac. The proposed project will  
5 continue to be compatible with surrounding land uses.

6 • Should either property owner choose to initiate any type of new  
7 development or use change, the owner would be subject to all City codes,  
8 policies and guidelines for said development.

9 **PUBLIC SERVICES:**

10 • In consideration of an annexation of an unincorporated property to a City  
11 jurisdiction, the Local Agency Formation Commission (LAFCO) will review  
12 and consider whether a project is obtaining services and the impact to the  
13 jurisdiction as to the provision of services.

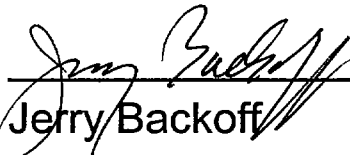
14 • The project site is currently served by San Marcos Fire Protection  
15 District, the San Diego County Sheriff's Department, the San Marcos  
16 Unified School District and the Vallecitos Water District for water and  
17 sewer service. The site is currently served by police, fire, and schools  
18 that are located within the City of San Marcos. Therefore, the annexation  
19 of the property into the City of San Marcos will not further impact services.

20 **G. Staff Recommendation:**

21 1. Introduce the Ordinance adopting the Prezone.  
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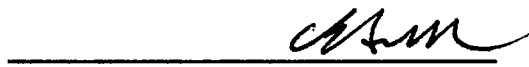
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Prepared by:

  
Jerry Backoff

Planning Division Director

Submitted by:



Charlie Schaffer, Director  
Development Services Department

Reviewed by:

  
R.W. Gittings

City Manager

Report Attachment:

Attachment

Rezone Area Map

Cc report pz 03-17, carl,evans

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ORDINANCE NO. 2003-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF SAN MARCOS, CALIFORNIA APPROVING A  
PREZONE OF 5.61 ACRES TO A-1 IN THE LAKE SAN  
MARCOS NEIGHBORHOOD

CASE NO: PZ 03-17/Addendum to ND 03-647  
City of San Marcos (Carl/Evans)

WHEREAS, the City Council has conducted public hearings, and has considered and approved appropriate environmental review documents with respect to this matter as required by law; and

WHEREAS, the proposed prezone is consistent with the San Marcos General Plan;

THEREFORE, the City Council of the City of San Marcos DOES ORDAIN as follows:

SECTION 1: The zoning classification of the following described land located in the Lake San Marcos Community be changed to A-1 located to the west of Rancho Santa Fe Road on 1690 and 1652 Via Cancion, more particularly described as:

Parcel 9 and Parcel 10 as per ROS 4009 in the Northwest quarter,  
Section 20-12-32.  
Assessor's Parcel No. 222-041-10; 222-041-11

SECTION 2: The zoning map of the City of San Marcos is ordered to be changed. The zoning established by this Ordinance shall be applicable to the property upon its annexation to the City.

SECTION 3: This ordinance shall be effective thirty days after its adoption. Within fifteen 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 held on the 24<sup>th</sup> day of June 2003, and thereafter;

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PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of San Marcos, California on the 24th day of June, 2003 by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

APPROVED:

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F.H. "CORKY" SMITH, MAYOR  
CITY OF SAN MARCOS

ATTEST:

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SUSIE VASQUEZ  
CITY CLERK  
CITY OF SAN MARCOS

KAZE\ORD\ORDINANCE PZ 03-17 carl-evans

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RESOLUTION NO. 2003-

RESOLUTION OF APPLICATION BY THE CITY OF SAN  
MARCOS REQUESTING THE LOCAL AGENCY FORMATION  
COMMISSION TO TAKE PROCEEDINGS FOR THE CARL/EVANS  
REORGANIZATION

WHEREAS, the City of San Marcos desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the California Government code, for the Carl and Evans Parcels; and

WHEREAS, the following change is proposed: Annexation of territory shown and legally described in Exhibit "A" to the City of San Marcos.

WHEREAS, this reorganization is necessary in order for the area to receive urban services available from the City of San Marcos.

NOW, THEREFORE, this Resolution of Application is hereby adopted and approved by the City Council of the City of San Marcos. The San Diego Local Agency Formation Commission is hereby requested to take proceedings for the reorganization of territory as described in Exhibit "A", according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED by the City Council of the City of San Marcos, State of California, at a regular meeting thereof, this 24<sup>th</sup> day of June 2003 by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

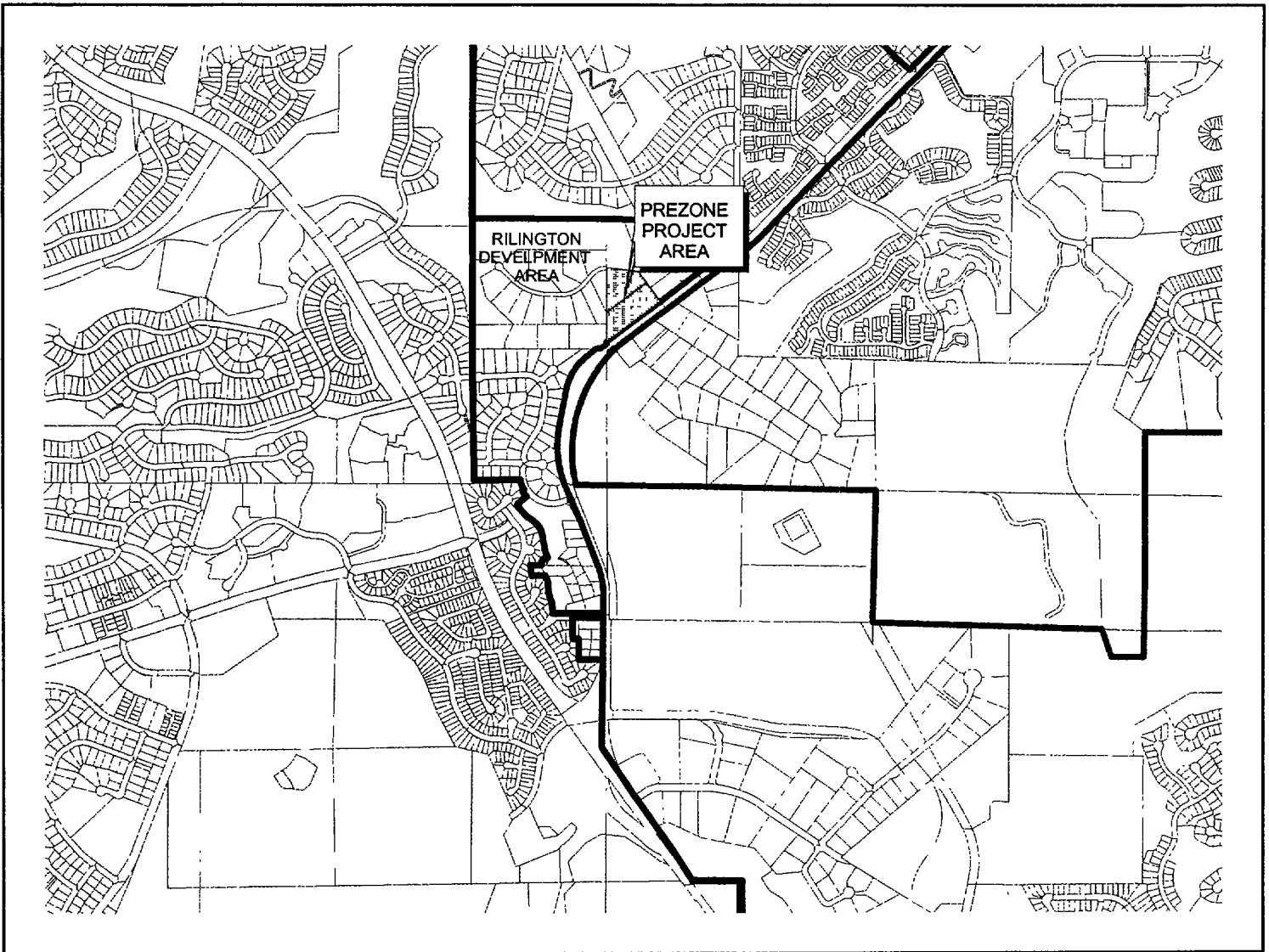
APPROVED:

\_\_\_\_\_  
F.H. "Corky" Smith, Mayor  
City of San Marcos

ATTEST:

\_\_\_\_\_  
Susie Vasquez, City Clerk  
City of San Marcos

# PZ 03-17 AREA

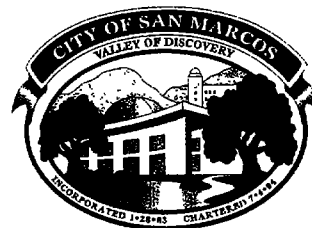
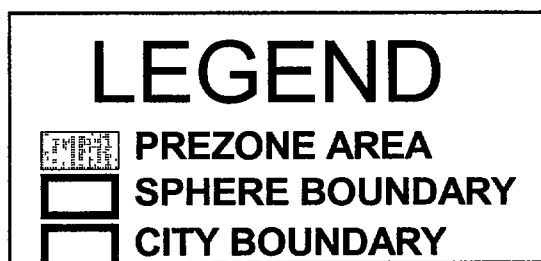


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**CASE NUMBER: PZ 03-17**

**APPLICANT: CITY OF SAN MARCOS**

**APN's :222-041-10, 222-041-10**



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