EXHIBIT A

Armorlite Lofts Specific Plan

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June 2025

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SP23-0001

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Specific Plan Summary

1 SUMMARY

1.1 INTRODUCTION

The Armorlite Lofts Specific Plan, hereafter also noted as "Specific Plan" or "Plan," has been written with the intent to provide regulations for the development of an attractive, mixed-use commercial and residential community on Armorlite Drive in the City of San Marcos, California. The following chapters will explain the vision for this community and the proposed development standards, design guidelines, utilities, infrastructure, and public services necessary to implement that vision and support future development.

1.2 SPECIFIC PLAN SUMMARY

The Armorlite Lofts Specific Plan provides the City of San Marcos a comprehensive planning tool to help guide the orderly implementation of a new residential development. Located north of Highway 78 on Armorlite Drive, the 2.44-acre Specific Plan Area is situated in north San Marcos and close to a major transit hub in San Marcos and located on a segment of Armorlite Drive already developed with complete street improvements that include a protected bicycle lane and pedestrian walkway on Armorlite Drive which provides a safe and easy connection to high quality transit. The site also provides freeway access and is close to major San Marcos thoroughfares. The site is close to educational, office, retail, residential and industrial uses, making it an ideal location for infill development. The Specific Plan envisions a high-quality urban living environment that provides strong pedestrian connectivity to its multi-family residential residents. The Specific Plan area will include residential land uses inclusive of recreational open space amenities as well as retail/flex space. The retail/flex space would be commercial but allow residential uses with approval of a Conditional Use Permit (CUP). The retail/flex space could also support a combination of residential and retail uses. The Specific Plan area seeks to provide a holistic living environment for future residents and retail users on a single lot. The plan area includes a single building containing a maximum of 165 dwelling units, and approximately 46,311 square feet of open space, and up to 5,600 square feet of retail/flex space. The residential building will feature a maximum of five stories and 65 feet in height will feature for-rent apartments and an affordable dwelling unit component. The location is a transit-oriented Specific Plan Area and intends to utilize proximity to transit and an affordable housing element to maximize the permitted density for the Specific Plan area at 67.6 dwelling units per gross acre. New dwelling units may range in size from a minimum of approximately 620 square feet to up to 1,020 square feet and will be a mix of 1BR/1BA units 2BR/2BA units. Each dwelling unit will include private open space in the form of a deck. The Specific Plan Area may include a minimum of 17 of the total units as Very Low-Income units at 30-50% AMI. Approximately 4,000 square feet of ground floor space will be reserved for retail/flex uses. This area may be utilized as an amenity space open to residents as well as the public, private amenity space, or as retail space now or reserved space for future retail uses depending on market needs and conditions. Common recreational spaces assigned for use by Armorlite Lofts Specific Plan residents and will consist of approximately 35,941 square feet of open space. Open space design will feature urban-style amenities such as pools, spas, bocce ball, fire pits, barbeque stations and other multi-age recreational amenities. The Armorlite Lofts Specific Plan will

meld contemporary and modern architectural and landscape styles to reflect the urban setting. The result is a convenient, safe, and efficient urban development which contributes to the enhancement of the quality of life within the City of San Marcos.

1.3 Specific Plan Preparation Statement

The preparation of this Specific Plan began with a comprehensive analysis of onsite constraints including habitat, setbacks, slopes, usable area, infrastructure requirements, open space requirements, among others and included input and discussions with City of San Marcos Staff. Based on those evaluations, this Specific Plan was developed to encompass comprehensive rules which allow development to be realized. Elements including land uses and design standards, circulation and infrastructure, financing methods, and implementation were compiled to guide development within the Plan area.

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2 INTRODUCTION

2.1 SPECIFIC PLAN PURPOSE AND SCOPE

The Armorlite Lofts Specific Plan is a comprehensive plan designed to ensure the efficient development of a new community. The Specific Plan serves as both a policy document and a regulatory document for the systematic implementation of the policies and goals of the General Plan. As a policy document, the Specific Plan embodies the broad policy directives of the General Plan and applies those policies and goals to the establishment of objectives for the planning area. As a regulatory document, the Specific Plan provides direction for the assignment of land uses, development intensities, development regulation, architectural and landscape design guidelines, grading, infrastructure design and capacity standards, development phasing, and financing, which must be met to successfully implement the proposed development. The planning and review process established by the Specific Plan emphasizes the direct and comprehensive correlation between land use, transportation, public services, and infrastructure necessary to support the efficient development of the Specific Plan area. When implemented, these elements of the Specific Plan will form a cohesive and rational development that complements and enhances the unique characteristics of this area of the City. All subsequent developments shall be consistent with the policies and regulations contained herein.

2.2 SPECIFIC PLAN OBJECTIVES

Specific Plans provide a tool for comprehensive and creative planning strategies that respond to the unique conditions of the site while implementing the goals and policies of the General Plan. The following objectives have been crafted to guide development that is consistent with the City of San Marcos General Plan:

1. Maximize housing opportunities close to major transit facilities, education facilities, shopping and employment opportunities, and trails to optimize land use with transit use and active modes of transportation, reduce reliance on automobiles, and potentially reduce greenhouse gas emissions.
2. To the extent possible, given site constraints, maximize the opportunity to provide transit-oriented housing for the City of San Marcos up to 67.6 dwelling units per acre.
3. Develop high-quality market-rate for rent housing which meets the housing needs of the City of San Marcos and the region.
4. Provide an affordable dwelling unit component that satisfies the State of California qualifying affordable housing income category, through development onsite or by alternative means (e.g., in-lieu fees):
    - Very low income: 30% to 50% of AMI.
5. Facilitate connections to the Armorlite Drive complete street circulation system and provide pedestrian friendly architecture and landscaping to promote walkability and connectivity for people to surrounding transit and places.

6. Design a vehicular circulation system that adequately accommodates traffic and minimizes traffic impacts in and around project area.
7. Establish development standards and design guidelines that ensure distinctive architecture, landscaping and recreational amenities that complement and enhances the existing surrounding neighborhood while providing a desirable living environment for residents within the Specific Plan area.
8. Provide flex space to support residents of the Specific Plan Area that is also capable of adapting to future market conditions and designed to support potential future retail needs.
9. Institute a program for the long-term maintenance of the community to ensure all facilities are adequately maintained to City standards.
10. Finance or contribute a fair share of funding to all community services and infrastructure needed to support development proposed by the Specific Plan to promote economic stability.

2.3 Content of the Specific Plan

Per California Government Code §65451, a specific plan shall contain the following written and graphic information:

- The specific plan shall include a statement of the relationship of the specific plan to the general plan.
- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out all the above.

To comply with these requirements, the Armorlite Lofts Specific Plan includes the following information:

- A summary of the Specific Plan and an introduction that includes the planning objectives for the Specific Plan which encompasses the goals of, and is consistent with, the General Plan regarding land use, circulation, resource management, community design, as well as public services and utilities (Chapter 1 and 2).
- Written descriptions and graphic illustrations of proposed land uses within the Specific Plan area, including clearly identified specific development patterns and design standards (Chapters 2 & 3).
- Written descriptions and graphic depictions of architectural, landscape, and open space designs (Chapters 2 &3).

- Written descriptions and graphic illustrations of proposed vehicle, pedestrian circulation systems for the Specific Plan area and the connections to adjacent public and private circulation networks (Chapter 5).
- A grading, utility, and infrastructure plan that includes the location and extent of utility services necessary to serve the Specific Plan area (Chapter 6).
- A public services and facility plan that identifies the specific agencies and extent of public services and facilities necessary to serve the Specific Plan area (Chapter 7).
- A public facility financing and phasing plan that provides the general outline for the financing mechanisms proposed and the phasing of public improvements to the Specific Plan area (Chapter 8).
- An implementation and amendment program that provides the mechanisms available for project review procedures and regulations for specific development within the Specific Plan area and any future amendments to the Specific Plan (Chapter 9).

2.4 Planning Area Description

The Armorlite Lofts Specific Plan area is generally located in north San Diego County in north San Marcos within the Business/Industrial District. The Plan area is undeveloped and consists of non-native vegetation, native shrubs, and disturbed area. The area surrounding the Specific Plan is predominantly developed residential/retail mixed use and light industrial uses.

2.4.1 Regional and local Setting

The Armorlite Lofts Specific Plan area encompasses approximately 2.44 gross acres. As illustrated in **Figure 2, Vicinity Map,** the SPA is situated in the north central portion of the City of San Marcos, in an area defined as the Business/Industrial District by the City's General Plan. Regionally, the Specific Plan area is located approximately 927 feet north of Highway 78 and approximately 5 miles from Interstate 15.

Other uses near the Specific Plan area include light industrial and commercial uses to the north, south and west. The Grand Plaza shopping center is located across South Las Posas Road from the Plan area. South Las Posas Road also serves as the major gateway into the Specific Plan area.

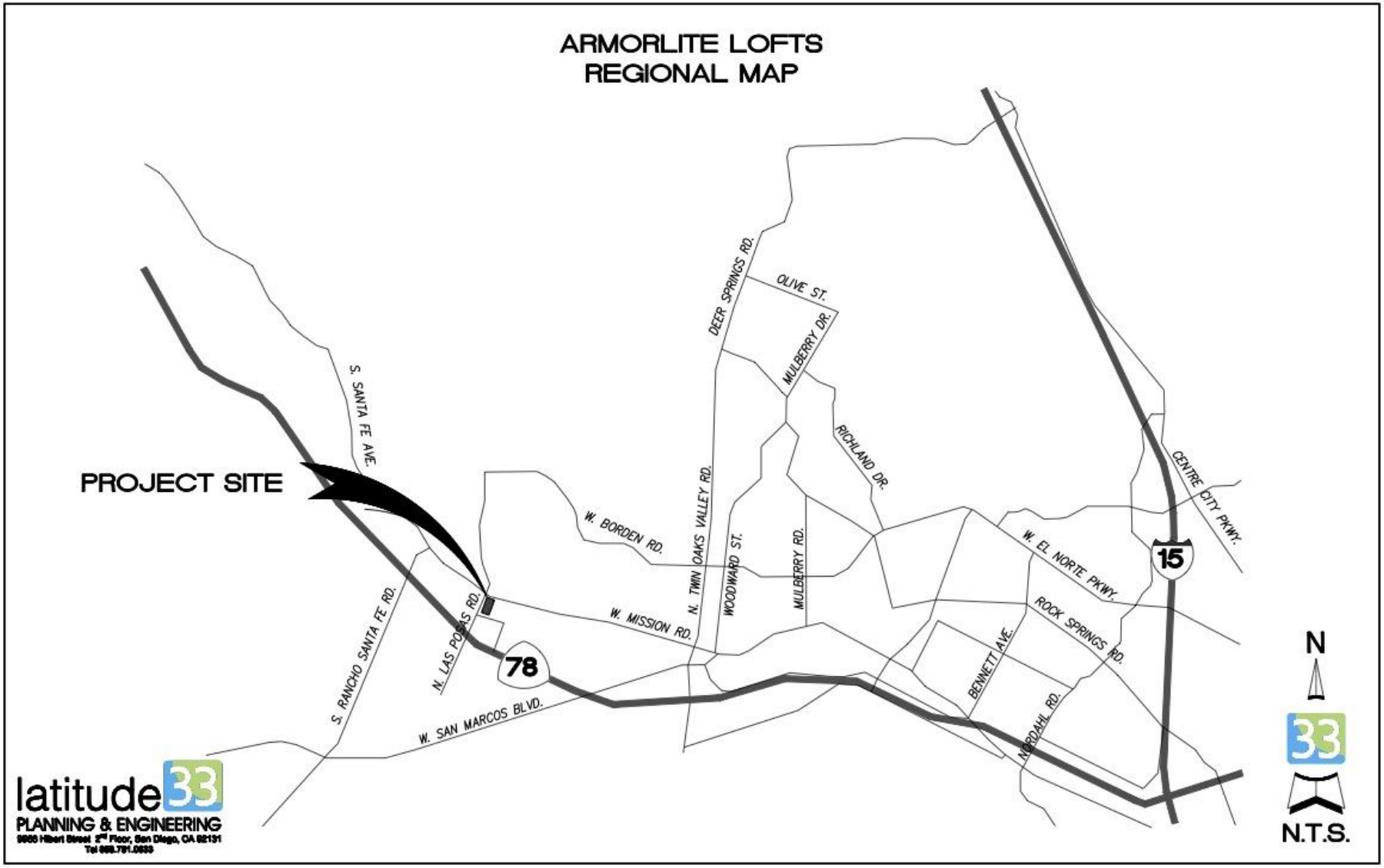
2.4.1.1 Transit Oriented District

The Specific Plan Area is considered a Transit Oriented District because it's located within a half mile of a major transit station, provides pedestrian connectivity to sidewalks and bicycle facilities, and reduces parking and reliance on vehicle trips and promotes alternative modes of transportation. The Palomar College Transit Center is located approximately 400 feet from the Specific Plan area and consists of a bus depot on the north side of West Mission Road, near the main entrance to Palomar College, and a SPRINTER rail station on the south side of West Mission Road. Rail service and bus transit service offered at the Transit Center provide local and regional connections to schools, employment centers, shopping, and entertainment options within the City of San Marcos, as well as San Diego and Riverside Counties. The Inland Rail Trail, a 21-mile Class I bikeway, runs along the south side of West Mission Road and connects the Cities of Oceanside, Vista, San Marcos, and Escondido as well as areas of unincorporated San Diego County.

This Specific Plan area design and location reflects SANDAG's long-term transit development strategy. The Specific Plan area's density, product type, and most importantly the project's location, are consistent with several strategies outlined in SANDAG's Regional Transit Oriented Development (TOD) Strategy as well as SANDAG's TOD growth models for 2035 and 2050, which encourage denser development along future expanded transit corridors.

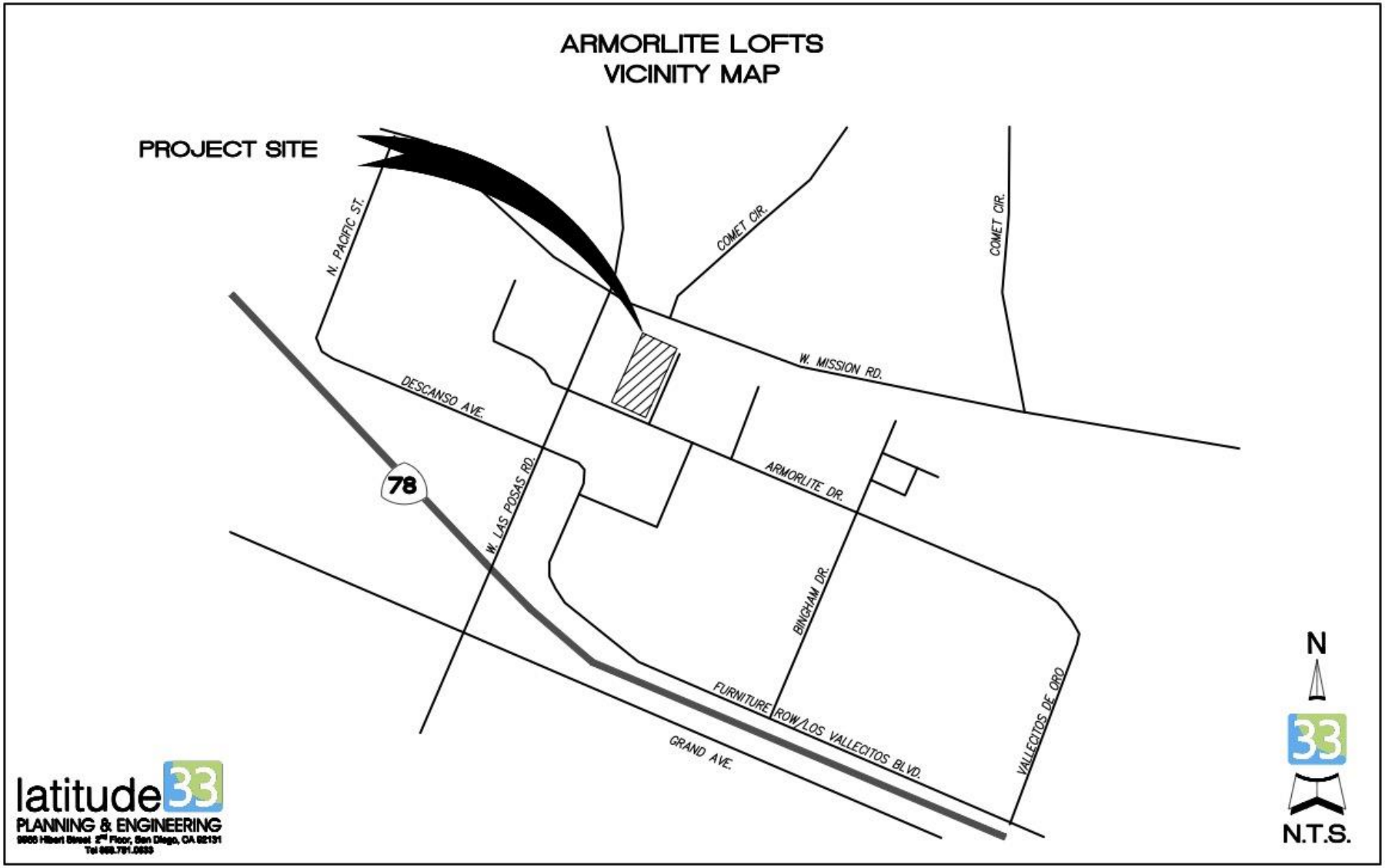
The following discussion identifies the applicable SANDAG TOD Strategies and describes how the Specific Plan is consistent with those strategies:

- Strategy #1 strives to produce diverse and interconnected land use design within core TOD's. The Specific Plan Area meets this strategy goal by providing mixed-use near other mixed-use housing developments, commercial shopping centers, retail, light industrial land uses and near the Palomar College Breeze Depot and Sprinter Station.
- Strategy #2 focuses on strategically implementing development along key transit corridors thereby connecting people to jobs. This strategy promotes job opportunities along transit corridors to promote job creation and expansion and housing development in line with expected housing costs along these corridors. The Armorlite Lofts Specific Plan provides a range of market rate for rent housing and affordable housing and Retail/Flex space close to a major rail and bus hub in line with the goal of strategy #2.
- Strategy #3 seeks to promote the first and last mile gap to transit facilities by encouraging development to provide or construct facilities conducive to walking and biking. Development within the Specific Plan Area will comply with the CCity's Climate Action Plan (CAP) which requires new construction within a half mile of a major transit stop to reduce parking quantities, provide dedicated ride-share programs and parking spaces to encourage residents and visitors to utilize alternate forms of transportation to reduce the project's reliance of vehicle trips and reduce the project's carbon footprint. Armorlite Drive includes a pedestrian-bicycle trail component along the frontage which accesses the Palomar College bus and rail transit station. This accessibility further facilitates walking and biking, which will help make the first-last mile connection for residents of the Specific Plan Area.
- Strategy #4 looks to encourage development to provide ride share programs and parking management plan to facilitate ride sharing to close the first-last mile gap for TODs. The City's CAP mentioned in Strategy #3 includes a requirement for development within the Specific Plan Area to provide a Transportation Demand Management plan (TDM). Specific measures within that plan require the TDM to develop ride-share programs and include designated parking for vanpool and carpool parking. These measures are consistent with Strategy #4 and will provide residents and visitors to the Plan area with options in which to access transit.
- Strategy #9 identifies community facilities and infrastructure program investments to aid in successful implementation of alternative transportation systems. The City of San Marcos requires development to pay its fair share of Public Facility Fees which contribute to community-wide projects and maintenance of City infrastructure which include complete streets, bicycle lanes, Highway 78 improvements, and more.



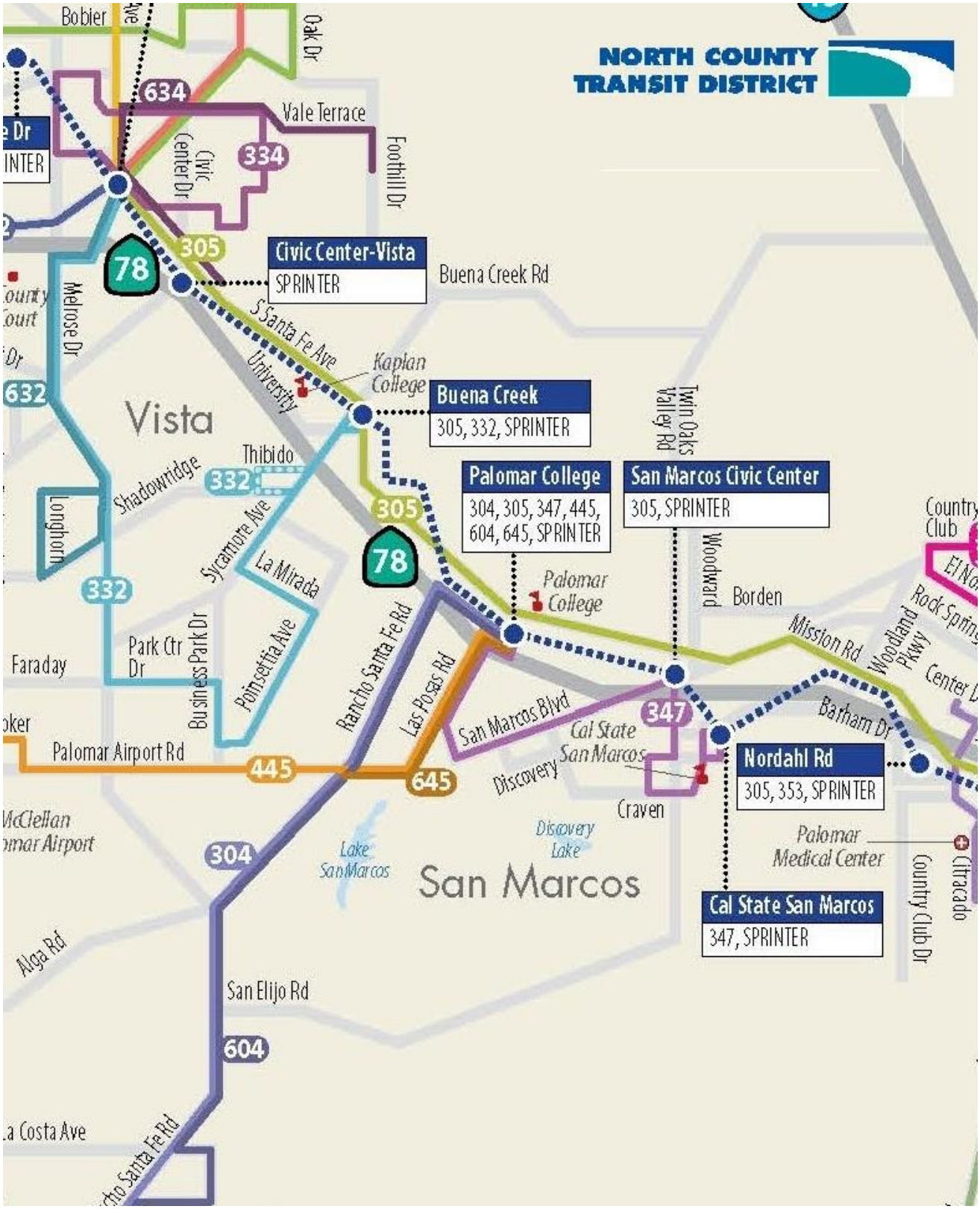
Regional Map Figure 1

Armorlite Lofts Specific Plan



Vicinity Map Figure 2

Armorlite Lofts Specific Plan



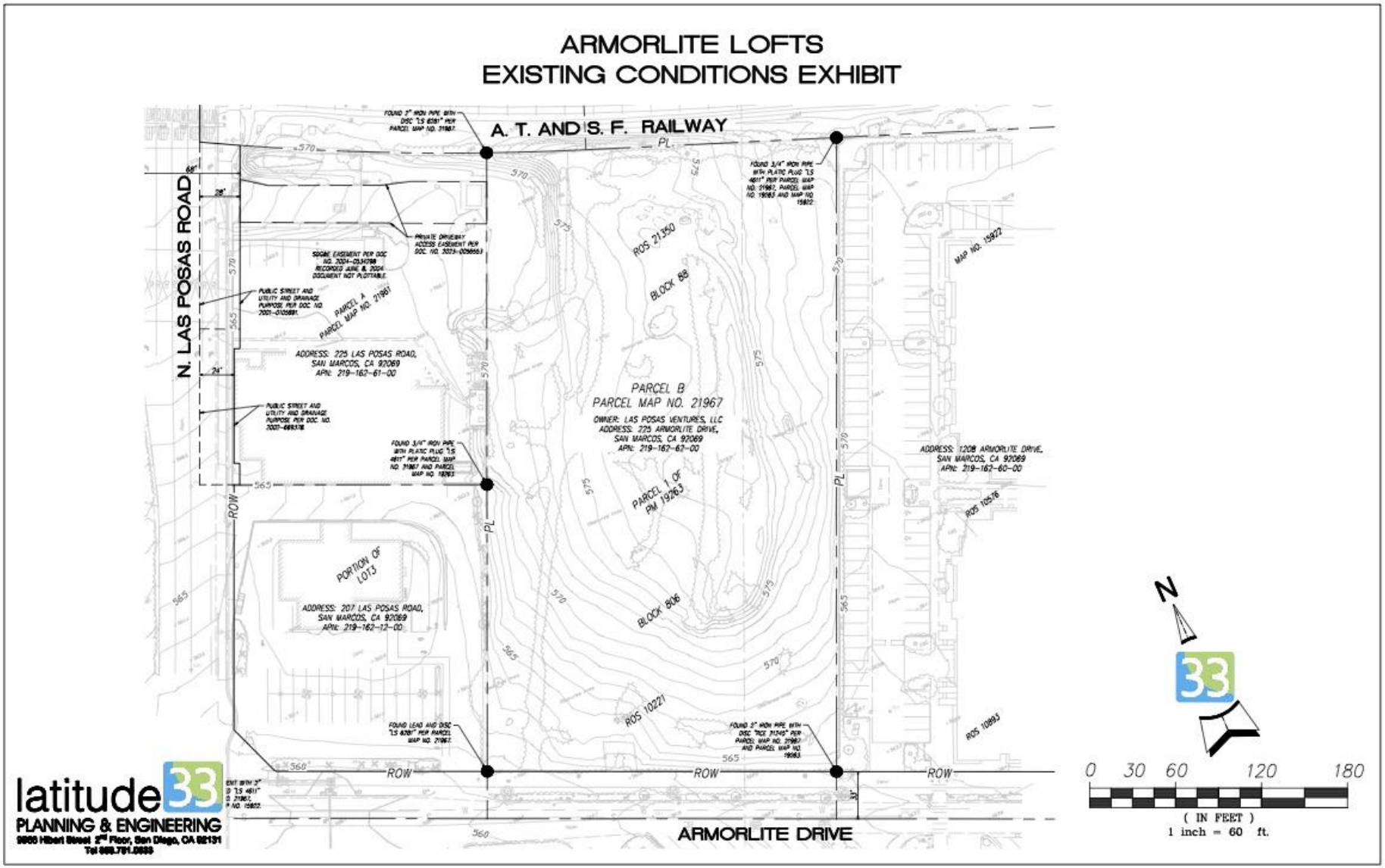
*Project located adjacent to Palomar College Station shown on map

Transit Map Figure 3

Armorlite Lofts Specific Plan

2.4.2 Site Characteristics

The Specific Plan Area was created from the subdivision of the adjacent AT&T owned lot west of the project site. The Specific Plan area is bounded by North County Transit District right of way to the north, the Palomar Station development to the east, and a developed commercial parcel to the west (George's Burgers) and AT&T telecommunication facility. The site is currently undeveloped and slopes up toward a knoll at the center of the site. The Specific Plan area includes one 2.44-acre parcel (Assessor Parcel Number 219-162-62-00) located on Armorlite Drive. The project site consists mostly of Diegan coastal sage scrub, but also includes disturbed/developed lands. Coastal sage scrub on site is dominated by California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), coyote brush (*Baccharis pilularis*), and black sage (*Salvia mellifera*). Developed areas on site include an asphalt patch accessible through a chain ling gate off Armorlite Drive that extends north towards the center of the site. The northern portion of the site is disturbed with an established footpath, trash, pet waste; openings in the chain-link fence along NCTD right of way and a cable rail fence along the Palomar Station property line to the east suggesting frequent pass-through foot traffic through the site between the residential areas to the east and North Las Posas Road to the west. Two roughly linear areas of disturbed, cleared land intersect and run roughly perpendicular to each other through the center of the site. Elevations range from 575 feet above mean sea level (AMSL) near the center of the knoll to approximately 562 AMSL along Armorlite Drive.



Existing Conditions

Figure 4

Armorlite Lofts Specific Plan

2.4.3 Regulatory Setting and Site History

The Specific Plan area was formerly part of the AT&T site, until recently subdivided. Consequently, the existing General Plan and zoning designation of the project site is Public Institutional (P-I). Concurrent with the adoption of this Specific Plan, a General Plan Amendment and Rezone application were processed to re-designate the parcel that comprises the project site to "Specific Plan Area," thereby allowing for the development of the mixed-use development proposed herein.

Although previously designated as Public Institutional (PI) by the General Plan, the parcel is no longer needed by AT&T for expanded telecommunication facilities and not necessary to retain the existing zoning. The mixed-use development proposed by this Specific Plan implements AB 32 the Global Warming Solutions Act, Strategy 3 of the San Marcos Climate Action Plan, SB 743 which redefined traffic analysis to Vehicle Miles Travelled (VMT), General Plan goals, and various other state regulations related to reducing greenhouse gas emissions. In accordance with AB 32, the Global Warming Solution Act, the State adopted SB 97, which revised the California Environmental Quality Act (CEQA) Guidelines to require an analysis of greenhouse gas emissions as part of the CEQA process and established standards for the content and approval process of plans to reduce GHG. To comply with these requirements, the City of San Marcos adopted the Climate Action Plan (CAP) in 2020. A CAP is a long-range planning document that identified strategies to reduce greenhouse gas emissions. The State also adopted SB 743 to change the way transportation impacts are evaluated under CEQA. Vehicle Miles Traveled (VMT) became the new metric to analyze transportation impacts and seeks to promote development that is walkable, has access to transit or bicycle facilities, and/or implements other mitigation measures that reduce the use of single occupancy vehicles, to reduce pollution. To implement SB 743 and Strategy 3 of the CAP, the City of San Marcos adopted the Transportation Impact Analysis (TIA) Guidelines in 2020. These Guidelines identify High Quality Transit Areas, where VMT is considered low due to the availability of transit. The intent is to encourage development within these High-Quality Transit Areas, to reduce travel distances and encourage transit use, to potentially reduce GHG. The City of San Marcos identifies all Sprinter Rail Stations and major bus transit stations as High-Quality Transit Areas which includes the Palomar College NCTD Breeze Transit Center and the Palomar College Sprinter station on Mission Rd. The SPA is a transit-oriented development located south of the Palomar College transit center and train station, close to employment and retail areas and within a VMT efficient area per SANDAG San Diego Region SB743 VMT Maps. The proximity of the development to transit, retail, and employment centers, coupled with an increased demand for housing in California and the City and State's Climate Change goals, have resulted in the Specific Plan area being a prime site for walkable housing.

2.5 Relationship to the San Marcos General Plan

As indicated in Section 2.1, Specific Plans are a tool that allows for the systematic implementation of the City's General Plan, effectively linking the implementing policies of the general plan to individual development proposals in a defined area. As such, Specific Plans are required to provide a detailed statement of the relationship of the specific plan to the general plan, including consistency between both plans and a comparison of goals, objectives, and policies. The following sections discuss the

various elements of the San Marcos General Plan and compare the stated intent of each element to the development proposed by this specific plan.

2.5.1 Specific Plan Land Use

San Marcos Municipal Code (SMMC) Chapter 20.250 establishes specific standards to regulate development by authority from the General Plan and describes specific plans as tools for the systematic implementation of the San Marcos General Plan. As a planning tool, the specific plan derives its authority from state and local law to provide a more precise framework for the distribution of land uses, infrastructure, development standards, resource conservation, and implementation measures necessary to carry out the goals of the General Plan. The Armorlite Lofts Specific Plan accounts for the unique physical characteristics, constraints, and resources of the Specific Plan area to provide detailed development guidelines for projects within the planning area. Pursuant to the California Government Code (GC) Section 65454, a specific plan must be consistent with the adopted General Plan. The Armorlite Lofts Specific Plan's consistency with the General Plan is described in more detail below.

2.5.2 Land Use and Community Design Element

As stated in the introduction to the Land Use and Community Design Element, the goals and policies of the general plan that are applicable to the Specific Plan Area are designed to:

- Ensure land use diversity and balanced development that encourage an efficient and responsible relationship between land use, transit, open space, and areas of environmental sensitivity (LU-1).
- Encourage integration of high-quality and sustainable development through the establishment of development standards and land use patterns that encourage long-term environmental sustainability (LU-2).
- Develop land use patterns that are compatible with and support a variety of mobility opportunities and choices (L-U3).
- Promote community design that produces a distinctive, high-quality built environment with forms and character that create memorable places and enrich community life (LU-5).
- Direct and sustain growth and expansion in areas of San Marcos that can support a concentration of a variety of uses that are particularly suitable for multimodal transportation and infrastructure expansion and improvements (LU-7).
- Ensure that existing and future development is adequately services by infrastructure and public services (LU-8).

The Specific Plan achieves this as follows:

- Development proposed by the Specific Plan proposes to utilize the property to its highest and best use. Current market demand for new housing creates ideal conditions for rezoning the property to allow for a mixed-use, transit-oriented, retail/residential development. The Specific Plan location is adjacent to similar residential/retail mixed-uses, major bus and rail stops, trails, and is close to a major shopping center and employment uses which affords an opportunity for higher densities to maximize the efficient use of the property (LU-1.1, 1.2 & 1.3).

- The proposed development will create connections to community facilities that are accessible to the surrounding neighborhood. Walkways, architecture, and landscaping are designed to maximize pedestrian connectivity and encourage walkability (LU-2.1, 3.1, 3.2, 3.3, 5.1 & 7.1).
- The proposed residential uses include affordable apartment units as well as market rate workforce housing that will support local businesses by providing financially attainable housing opportunities for employees. Proximity to transit will also benefit the economic strength of the entire City and Region by providing connection between this workforce housing and employment centers (LU-3.1, 6.4 & 7.1).
- New housing proposed by this Specific Plan will be designed to current Building Codes and Standards that include the most stringent requirements in the United States for water, material, and energy efficiency; improved air quality; and more. The specific plan implements the strategies of the City's Climate Action Plan to reduce greenhouse gases by including elements that support transit use, active modes or transposition, and the use of electric vehicles. Proximity to transit and trails and the walkable design of the community have the potential to significantly reduce vehicle miles traveled (VMT) for improved air quality (LU-1.3, 2.1, 2.2, 2.5, 2.7, 3.1, 3.4 & 7.1).
- The Specific Plan provides a detailed set of architectural and landscape design guidelines to ensure a distinctive built environment with unique and memorable amenities and spaces (LU-5.1, 5.4, 5.6 & 5.7).

The Specific Plan is located in the Business/Industrial District. The General Plan describes the Business/Industrial District as having a diverse range of uses from rural residential uses including single family homes and mobile home communities in the western half of the district, and commercial and light industrial uses in the east. Palomar Community College Transit Station is also located in this neighborhood.

Introducing a mixed-use development provides density to the area which helps support business sales and creates a more walkable neighborhood where residents can "live where they work."

2.5.3 Mobility Element

The purpose of the Mobility Element is to strategically enhance and manage the mobility network as a critical component in continuing the City's vibrant commercial and industrial areas, its thriving residential neighborhoods, its diverse job and employment uses, and its unique student population. The Mobility Element focuses on maximizing the quality, comfort, safety, walkability, livability, and bike-ability of the City's streets, sidewalks, trails, and multi-modal transportation system while incorporating key ingredients of sustainability.

The Mobility Element Roadway Classification identifies North Las Posas Road, near the Specific Plan Area, as a six-lane arterial with Class II or III Bicycle Facilities and sidewalk. Specifically for the Existing and Proposed Bicycle Network under the Mobility Element, identifies North Las Posas Road with an existing Class II and a future Class I Bicycle Facility. Armorlite Drive was not identified in both Roadway Classification and Existing and Proposed Bicycle Network in the Mobility Element. However, Armorlite Drive is currently a complete street and includes two (2) travel lanes, parking along the south side of the street, a chicane traffic control element, landscaped parkways that are storm water quality BMPs, sidewalk, and off-street bicycle facilities. The Specific Plan further implements the mobility element as follows:

- Implement a transit-oriented development that promotes alternative modes of transportation by reducing parking consistent with the City's Climate Action Plan and by providing pedestrian and bicycle connections and facilities (M-3.1 & M-4.2).
- Prepare and Implement a Transportation Demand Management (TDM) program (M-1.3).
- Including design guidelines that require pedestrian friendly architecture and landscaping that engage the public sidewalk along public roadways and internal pathways (Policy M-3.9).

2.5.4 Conservation and Open Space Element

As stated by the General Plan, the purpose of the Conservation and Open Space Element is to identify natural, cultural, historic, and open space resources. The Natural Community Conservation plan for the City of San Marcos (Draft San Marcos Subarea Plan), does not specifically identify the parcel. The City of San Marcos General Plan Conservation Element identifies the property as Valley and Foothill Grassland. That vegetation type is noted within the Draft San Marcos Subarea Plan as suitable locations to contain vernal pools. The Draft San Marcos Subarea Plan goes on to state that a large portion of the vernal pools within the City have been developed and those that have not have some level of disturbance. It should be noted that vernal pool studies were conducted for the site and that the site's geology and soil type is not suitable for vernal pools, no vernal pool or wetland vegetation was identified, no standing water was identified, and therefore no vernal pools are anticipated to occur on the site. The Draft San Marcos Subarea Plan has yet to be adopted by the City of San Marcos and the Specific Plan Area must be annexed into the Draft Subarea Plan only at the property owner's request. Therefore, any assumptions or requirements identified within the draft Subarea document cannot be relied upon and any assumptions, mitigation ratios, or biological development requirements of the site would defer to the regulations and guidance by the State and Federal Wildlife Agencies and the United States Army Corps of Engineers. Biological surveys noted the 2.44-acre site consists mostly of Diegan coastal sage scrub, but also includes disturbed/developed lands. Coastal sage scrub on site is dominated by California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), coyote brush (*Baccharis pilularis*), and black sage (*Salvia mellifera*).

Consistent with COS-2.5, a cultural report shall be prepared for any development within the Specific Plan Area and shall be consistent with CEQA guidelines as well as those of the City of San Marcos.

The Conservation and Open Space Element also seeks to address air pollution, climate change, energy independence, water supply and water quality. Development proposed by the specific plan will be designed to current Building Codes and Standards that include the most stringent requirements in the United States for water, material, and energy efficiency; improved air quality; stormwater treatment (COS-7.1, 7.2, 8.3, 8.4 & 9.2); and more. The specific plan implements the strategies of the City's Climate Action Plan to reduce greenhouse gases by including elements that support transit use, active modes of transportation including pedestrian and bicycles, and the use of electric vehicles (COS-4.5, 4.5, 4.6, & 4.8). As a transit-oriented development the proximity to transit and trails and the walkable design of the community have the potential to significantly reduce vehicle miles traveled (VMT) for improved air quality (COS-4.5, 4.5, 4.6, & 4.8).

2.5.5 Parks, Recreation, and Community Health Element

According to the General Plan, the purpose of the Parks, Recreation, and Community Health Element is to maintain and increase access to parks, trails, recreational facilities, and community service programs. In addition, it aims to provide a healthy and safe community by taking into consideration community health and family enrichment needs of community members, including older adults, children, persons with special needs, and residents of all ages.

The Specific Plan includes an open space plan and an amenity package designed to address the specific recreational needs of the anticipated community demographics. Standards for both private open space and common recreational open space are provided to ensure an adequate amount of space is provided to support a high quality of life. Selected amenities cater to an urban lifestyle and consider not only families, but young singles and couples who are seeking to live within this community. The Specific Plan Area is located adjacent Armorlite Drive, which is a complete street inclusive of an off-street bicycle lane and pedestrian walkway. The plan area provides a pedestrian connection, landscaping and architecture designed to promote pedestrian comfort, and bicycle parking that can facilitate access to Armorlite Drive's pedestrian and bike facilities which is consistent with Policy PR-1.4 that promotes increased access to parks and open spaces, pedestrian and bike-oriented routes to parks and open spaces. New development is also required to pay public facility fees which fund its fair share of public park and reactional facilities within the City. In addition, the project will contribute to the City's Parks PFF which will help the City develop and maintain parks and recreation facilities and would be consistent with Policy PR-1.1.

2.5.6 Safety Element

The Safety Element is designed to ensure public health, safety, and welfare of residents and their property by identifying and planning for anticipated natural and human-caused safety issues including geologic and seismic hazards, flood, fire and more.

Hazards associated with the development proposed by the Specific Plan were evaluated as part of the CEQA process and no significant hazards were identified. Homes and landscaping will be designed, built, and installed to current safety codes and standards. Additionally, the specific plan includes development and design standards that incorporate Crime Prevention Through Environmental Design (CPTED) strategies. CPTED strategies consider design standards that deter criminal activity and build a sense of community between neighbors so that residents are encouraged to take ownership of their neighborhood by watching for crime and discourage crime and protecting one another.

2.5.7 Noise

The Noise Element Identifies potential problems and noise sources threatening community safety and comfort with the intent of limiting the community's exposure to excessive noise levels. Noise impacts to new residents as well as noise impacts generated by the development of the Specific Plan were evaluated as part of the CEQA process. Mitigation to reduce those impacts to a less than significant level has been incorporated into the specific plan. Additionally, the new development proposed by the specific plan is subject to the City's noise standards.

2.5.8 Housing

As required by State law, the City of San Marcos Housing Element identifies the housing needs of both the existing and projected population and ensures that the land use plan provides adequate capacity to provide safe, suitable, and affordable housing for City residents. The Housing Element is coordinated with each element to ensure comprehensive policies and goals throughout the General Plan. These policies and goals form a framework that the Armorlite Lofts Specific Plan will follow to systematically implement a comprehensive housing development plan that is consistent with these goals and policies. The residential aspect of the development proposed by Specific Plan will encompass approximately 2.44-acres and will include a maximum of 165 multi-family residential dwelling units for an approximate total density of 67 dwelling units per-acre (du/acre). Apartments proposed by the Armorlite Lofts Specific Plan are designed as attainable housing with a range of unit sizes and price points, creating opportunities for residents with varying income levels. Inclusion of affordable units within the Specific Plan area helps support lower-mid level incomes demographics while increasing this sought-after housing product and is in line with affordable housing directives promoted by the State as well as the City of San Marcos. Therefore, the Armorlite Lofts Specific Plan is consistent with the goals provided within the Housing Element of the General Plan.

2.6 CEQA Compliance

An Environmental Impact Report (EIR) was prepared for the Armorlite Lofts Specific Plan in accordance with the California Environmental Quality Act (CEQA) and serves as a comprehensive environmental document for subsequent development within the Specific Plan area. The EIR examines the relationship the Specific Plan implementation may have on potential environmental impacts to the Specific Plan area and makes determinations for mitigation measures to reduce impacts to below levels of significance. The EIR was certified concurrently with the adoption of the Specific Plan by the City Council.

A Mitigation Monitoring and Reporting Program (MMRP), adopted in accordance with Public Resources Code Section 21081.6, ensures the proper implementation of the mitigation measures outlined within the EIR. All future development within the Specific Plan area is required to adopt and implement the mitigation measures specified in the MMRP, if applicable.

Subsequent development proposals within the Armorlite Lofts Specific Plan, if found by the City of San Marcos to be consistent with this Plan and the impact analysis and mitigation measures found in the certified EIR, may be approved, and implemented without further public environmental review according to California Government Code Section 65457. Prior to amendment to this Specific Plan and/or a Multi-Family Site Development Plan or Site Development Plan, the City of San Marcos shall determine if further environmental review and analysis is required to satisfy CEQA requirements.

2.7 Project's Requiring Consistency with the Specific Plan

Discretionary actions and projects proposed within the Specific Plan area are required to demonstrate compliance with this Specific Plan. The actions processed under this Specific Plan, which require consistency, prior to approval. Subsequent projects proposed within the Specific Plan area must demonstrate compliance with the Specific Plan's policies, rules, regulations, and design standards. More discussion on what is considered a project under this Plan can be found in the Implementation Chapter.

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Chapter 3 – Land Use and Development Standards

3 Land Use and Development Standards

Overview

This chapter regulates the distribution and intensity of land uses and establishes development standards that will govern all future development within the Armorlite Lofts Specific Plan. These standards and guidelines provide a foundation for the community's character and sense of place that will ultimately result in an attractive and functional community.

3.1 Land Use and Development Objectives

Armorlite Lofts Specific Plan strives to create an appealing residential community founded on solid design principles. The Plan area's natural features provide an opportunity to create that appealing community through development that respects its surroundings.

The Plan area will address community planning goals and will incorporate core recreational concepts as well as conservation concepts into the development design. Through careful engineering, the site will present a residential design conscious of recreational open space and orderly circulation design thereby reducing the projects impacts and maximizing conservation and residential opportunities. These goals include:

- Create sustainable development through careful balancing of land use, connections to, and proximity to transportation options, and open space opportunities.
- Provide commercial space to active the public sidewalk.
- Create private connections to public facilities that allow pedestrians and bicyclists to conveniently access public transit, pedestrian walkways, and public bicycle facilities.
- Provide affordable housing units spread throughout the building to assist in lowering housing barriers for lower income households.
- Create a series of built features, using architecture design and landscape design that provide a distinct built environment which is pleasing to residents and neighbors alike.
- Maintain the feel of the community through use of building materials that complement and enhance the surrounding environment and neighborhoods.
- Create a distinct recreational environment though the careful placement of open space features that blend with natural landforms.

3.2 Distribution of Land uses

As illustrated in **Figure 5**, Land Use Plan, the 2.44-acre Specific Plan area is comprised of two primary land uses: 165 units of Multi-Family Residential and 5,600 square feet of Retail/Flex space, for a density of 67.6 dwelling units per acre (du/ac) or 2.3 FAR. With approval of a Conditional Use Permit

(CUP), retail/flex area may be converted into up to 6 additional residential units, for a total maximum density of 70.0 du/ac.

Table 1 Distribution of Land Uses

Residential Land Use	Total Gross Area	Maximum Dwelling Units/Parking Spaces	Density (DU/acre)	Maximum Project Density/FAR
Multi-Family Residential Development Footprint	58,236 SF	165	67.6	70.0
Retail/Flex footprint[1]	5,600 SF	6 du's	2.3 FAR	2.3
Landscaping	16,006 SF	X	X	X
Recreational Open Space[2]	20,138 SF	X	X	X
Open Parking		23 Spaces		
Residential Parking		247 Spaces		
Site Total	**2.44**	**165**	**67.6 du/ac**	**70.0 du/ac**

[1]Retail/Flex Space included within building footprint.

[2]Some recreational amenities are indoor amenities and located within the building footprint.

3.2.1 Allowable Uses

Table 2, Allowable Land Uses identifies the permits required to establish uses allowed within the planning area, consistent with this Specific Plan. Allowed uses shall be for the express purpose of establishing and protecting the residential and Retail/Flex space envisioned by this Specific Plan. Residential and Retail/Flex space uses are intended to be the primary permitted uses. All other uses are intended to support residential, or Retail/Flex uses. When indicated, please also refer to the sections identified under the "Additional Use Regulations" column for additional operational standards and regulations applicable to the use. When a use is not specifically listed, that use in not permitted; However, in accordance with Section 8.7 and 8.10 of Chapter 8 of this document, the Planning Director shall have the authority to determine whether the proposed use shall be permitted or conditionally permitted based on a finding of substantial conformance if the proposed use is similar to a use already listed in **Table 2**.

3.2.1.1 Retail/Flex Space

Flex space allows for the temporary conversion of commercial space into residential units, to meet fluctuating demand for commercial space and housing units. The owner/operator shall make a good faith effort to lease the space to commercial/retail tenants using standard commercial lease rates and marketing means. If a commercial lease cannot be secured, the retail/flex space may be converted to up to X residential units on the ground floor area denoted on the SDP as "Retail/Flex" area. Approval of a Conditional Use Permit (CUP) is required to allow the retail/flex space to be converted into residential units. Flex spaces shall retain their commercial construction requirements to facilitate the reversion of the residential units back to commercial space for lease. A market study would be required to analyze the

commercial market conditions and evaluate the viability of commercial use of the space when applying for a residential conversion CUP. If no commercial/retail user can be found the owner/operator may produce supporting documentation on the market conditions affecting commercial vacancies. The CUP shall include a maximum term for the residential use of the retail/flex space and shall not allow for new residential leases or extension of existing residential leases upon the expiration of the term of the CUP, unless prohibited by State law.

3.2.1.2 Affordable Housing

Affordable housing is a component of the residential use allowed within the Specific Plan Area. The Specific Plan proposes providing 15% of the base density total dwelling units as affordable housing units in the Very Low-Income category, which would allow for a 50% increase of the base market rate units based on the State density bonus law (AB 2345). The base density of the site utilizes MU-2 zoning and a maximum of 45 dwelling units-per acre which equates to a total of approximately 110 dwelling units. To utilize the 50% density bonus, a total of 17 affordable housing units would be included in the Specific Plan thereby adding 55 market rate units based on 50% of the base density of 110 dwelling units for a maximum total of 165 dwelling units.

Table 2 Affordable Housing Density Bonus Table

Calculation	Development Percentage	Totals
Maximum Density		45 du/acre (110 units)
Property Size		2.44-acres
Base Density Units		110 units
Very-Low Income Affordable Units	15%	17 units
Density Bonus Units	50%	55 units
Total		165 units (67.6 du/ac)

Table 3 Allowable Land Uses

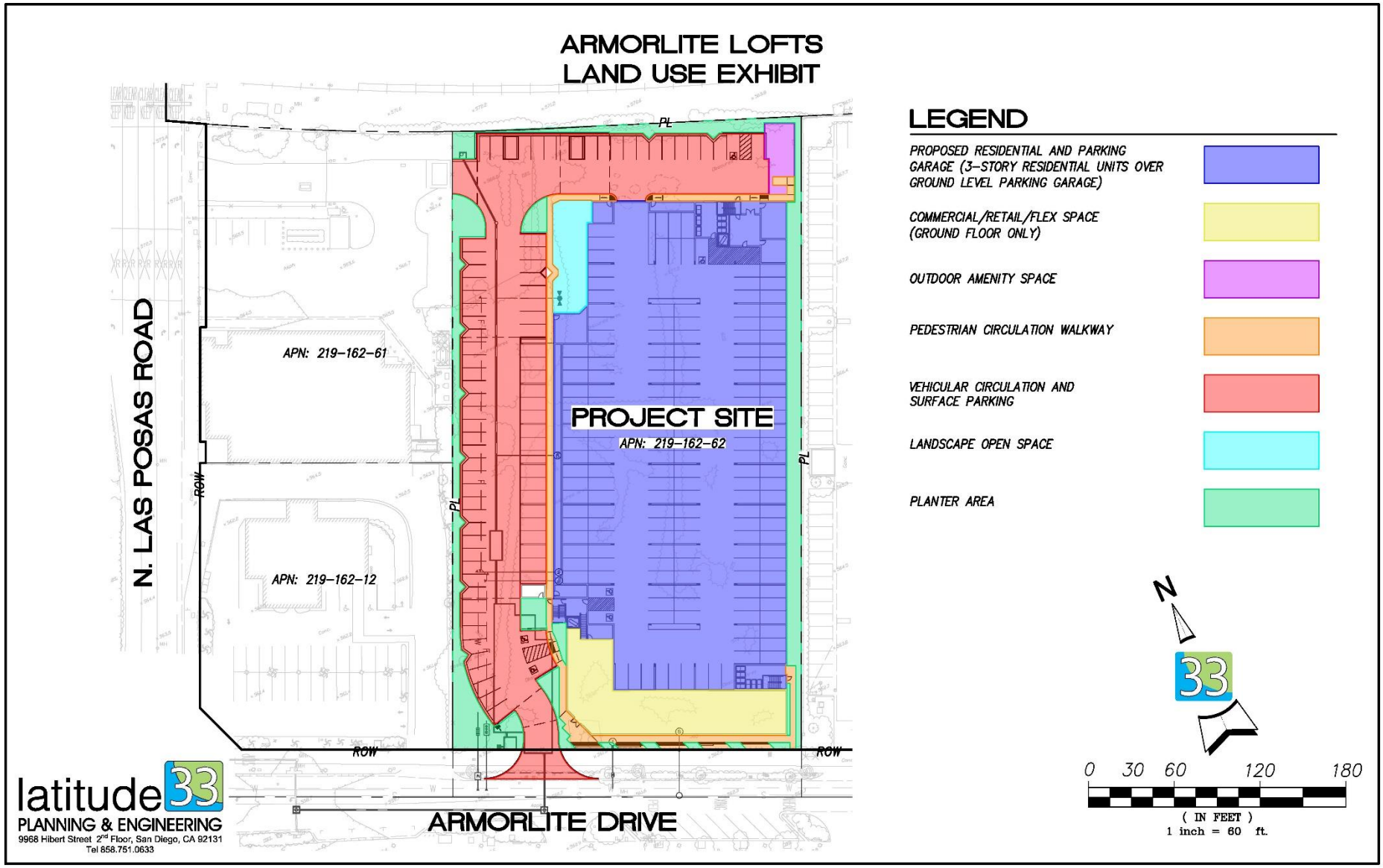
Use	Retail/Flex	Residential	Additional Use Regulations
Residential Uses			
Apartments	CUP	P	
Live-Work Units	CUP	-	
Recreation, Education, Public Assembly Uses			
Child Day Care Facility, Day Care Center	DP -	-	
College, Nontraditional **Campus Setting**	DP		
Museum, Library or Gallery	P		
Places of Assembly	DP		
Office, Professional and Business Support Services Uses			
Business Support Services	P -	-	
Financial Institution	P -	-	
Medical, Urgent Care	P -	-	
Office, Administrative, Business, Corporate	P -	-	
Office, Government	P -	-	
Office, Medical, Dental and Holistic	P -	-	
Service Uses			
Personal Services, General	P -	-	
Personal Services, Fitness/Health Facility	P -	A	
Personal Services, Instructional	DP -	-	
General Retail Uses			
Catering	DP -	-	
Commercial Entertainment	P -	-	
Commercial Recreation, Indoor	P	-	
Market, grocery, or supermarket	P -	-	
Market, specialty food and beverage (beer and wine only)	P		

Market, Liquor	CUP -		
Market, Convenience	P -	-	
Merchandise Sales, New Retail	P -	-	
Restaurant	P -	-	
Winery or Brewery/Tasting Room	P -	-	
Miscellaneous Uses			
Leasing/Lobby Office	P	A	
Recreational Amenities	A -	A	
Outdoor dining	A -	-	

Symbol:
P = Permitted use subject to compliance with all applicable provisions of the Armorlite Lofts Specific Plan.
CUP = Conditional Use Permit.
- = Not allowed.
SMMC = San Marcos Municipal Code.
When a use is not specifically listed, that use is prohibited. However, consistent with SMMC Section 20.250.050 (Unlisted and Similar Compatible Uses), the Planning Director shall have the authority to determine whether the proposed use shall be permitted or conditionally permitted based on the finding that the proposed use is similar to and no more detrimental than a particular use permitted in the Specific Plan or equivalent zone.

3.3 Development Standards

Table 3, Development Standards, provides a list of development standards applicable to all new development within the Armorlite Lofts Specific Plan Area. **Figure 4** provides a visual representation of the Conceptual Site Plan including planning areas which may be included in the Specific Plan. Development standards apply to the building(s) proposed within the Specific Plan Area. The following sections provide detailed standards that include building setbacks, density range, parking standards, height and story limitations, open space requirements, and more.



Conceptual Site & Land Use Plan

Figure 5

Armorlite Lofts Specific Plan

Table 4 Development Standards

Use	Standards	Additional Standards/Notes
Density and Intensity		
Maximum Density	67.6 du-ac & 5,600 SF Retail/Flex space	5,600 SF *Retail/Flex space, 165 dwelling units.
FAR	1.75-2.5	
Maximum Developable Lot Coverage	55-60%	
Maximum Stories & Building Height	5 Stories or 65’	Whichever is less, as measured from the adjacent grade to the top of the tallest roof or architectural feature.
Development Setbacks		
Front (Armorlite Drive)	10’	Measured from lot line to building.
Side	5’	Measured from lot line to building.
Rear	10’	Measured from lot line to building.
Parking (parking space dimensions shall comply with current standards of SMMC 20.340)		
Residential Units	1BR Unit: 1.5 space/unit;1 space shall be covered. 2+BR unit: 2 spaces/unit; 1 space shall be covered Guest parking: 1 space/3 units Bicycle Parking: 1 space/5 units	Require parking to be reduced by 27%, refer to Section 3.3.1.
Retail/FlexNon-Residential uses	1 space/250 SF Bicycle Parking: 5 spaces/5,600 SF	Require parking to be reduced by 27%, refer to Section 3.3.1.
Open Space		
Private Open Space	Minimum 55 SF balcony/unit. Units with ground floor living shall provide a minimum of 250 SF of patio space.	Refer to Section 3.3.2
Common Open Space	An area equal to 15% to 18% of the total site.	Refer to Section 3.3.2
Landscaping	Min. 15% of site total	Refer to Sec. 3.4
Other Standards		
Walls and Fencing		Refer to Section 3.3.3
Signage		Refer to Section 3.4.2

*If utilizing Retail/Flex space as residential a maximum of 6 units would be allowed in addition to the 165 residential du's for a total of 171 dwelling units.
The Specific Plan includes a shorter setback than required in the SMMC. Building code material requirements negate the need for an expanded setback due to noise impacts.
Encroachments permitted per Section 20.300.20 of the SMMC.

3.3.1 Parking

The purpose of this section is to regulate the provision of on-site parking for all residential uses within the planning area. Parking standards have been developed in accordance with the SMMC Section 20.340 Off-Street Parking and Loading.

A. General Requirements

1. The project shall reduce its total required parking by 27% based on Climate Action Plan measure #4 that requires a reduction in project parking when within one half mile of a major transit station.
2. Parking shall only be permitted in designated parking spaces and inside the podium garage.
3. All circulation, ingress and egress, and off-street parking areas shall be surfaced with asphalt or cement concrete paving, designed to withstand repeated vehicular traffic. Other paving material may be used, such as pervious surfaces, subject to the approval of the Planning Director and/or City Engineer.
4. All storm water runoff generated within the Specific Plan area shall be conveyed into the on-site storm water quality and drainage detention facilities prior to discharging into the public storm drain system. The storm drain system shall be provided to the satisfaction of the City Engineer. Storm water runoff is subject to the requirements of the latest National Pollution Discharge Elimination System (NPDES) permit for the San Diego Region and City of San Marcos BMP Design Manual prior to entering the City's separate storm drain sewer system.
5. All private drives, private drive aisles, pedestrian crossings, driveways, and fire lanes shall be striped or otherwise designated to provide safe access and circulation. Pavement markings, signage, and other distinctions shall be maintained in a visible and legible manner.
6. Parking for mail delivery will be coordinated with USPS at final engineering and will identify area for mail truck parking, delivery vehicles, and mail-box locations. Mail delivery spaces shall be made available for time restricted residential parking outside of regular mail delivery hours.

B. Podium and Uncovered Parking

The following standards shall apply to all parking within the Specific Plan area:

1. Each parking space shall maintain a minimum dimension of 9' x 18'.
2. Parking spaces adjacent to a wall or pillar that obstruct door swings shall have a minimum width of 11 feet.

3. Tandem Spaces shall not exceed 45% of the total parking spaces.

C. Guest Parking

The following standards shall apply to all guest parking within the Specific Plan area.

1. Parallel guest spaces shall provide a minimum dimension of nine (9) feet wide by 22 feet long.

2. Compact guest spaces shall be allowed per the guidelines of Section 20.340.060 (i) of the San Marcos Municipal Code and shall have a minimum of 8.5' wide by 16' long.

3. Guest parking spaces shall be evenly distributed throughout the Specific Plan area and designed to occur along private driveways where possible. Apartment building types may cluster parking adjacent to buildings.

4. Guest parking spaces shall be solely used for parking, not for storage; display for sale or lease vehicles; or repair of vehicles, trailers, recreation vehicles, boats, or similar.

D. Non-residential Parking

1. Retail/Flex parking spaces should be located as close as possible to the Retail/Flex space. These parking spaces may be provided within the podium parking or externally within the open-air-parking. These spaces shall not utilize tandem parking.

7. Parking shall not be permitted within the setback area of Armorlite Drive and should be located behind buildings or interior to the Specific Plan area, where feasible, such that parking visibility is minimized from the public right-of-way.

8. To provide shade and reduce heat island effect, rows of new uncovered parking shall be broken up with tree planters provided at a minimum of one (1) tree for every five (5) parking spaces. Tree planters shall have a minimum interior dimension of five (5) feet by five (5) feet. Trees shall be a minimum 24-inch box size and shall be designed to achieve a goal of fifty percent (50%) shade requirement within fifteen (15) yearsof planting. Landscape irrigation shall be provided per the requirements of the City of San Marcos Water Efficient Landscape Standards (WELO).

9. Each unit shall provide a minimum of one (1) secure and weatherproof bicycle parking space. Space may be provided within the residential garage parking, locker, or accessible indoor area.

2. Nonresidential spaces shall have a time restriction to ensure use by customers of commercial space. Time restrictions for these spaces should end at 8 pm and allow overnight parking. Time restrictions should start prior to regular commercial business hours, to ensure commercial parking availabilty.

3. Designated parking spaces for the disabled shall be provided in compliance with state law (Title 24) and the California Vehicle Code (Section 22507.8),

including required number of parking spaces and design requirements.

E. Bicycle Parking

The following standards promote the use of bicycles as an alternative to single occupancy vehicle use in accordance with Specific Plan Objectives #3 and #4:

1. Each unit shall provide a minimum of one (1) secure and weatherproof bicycle parking space or otherwise as required by CalGreen, whichever is more stringent. Space may be provided within the residential parking garage, locker, or accessible indoor area.
2. Provide guest bicycle parking at a ratio of one (1) bike per 5 units. Guest parking shall consist of permanently anchored bicycle racks or other secure bicycle parking in a location readily visible to passers-by. Wave racksare not allowed.

F. Electric Vehicle Parking and Charging

The following standards implement Specific Plan Objectives #3 and #4 and Measure T-2 of the Climate Action Plan to support and promote the use of electric vehicles:

1. A minimum of five percent (5%) of the guest parking spaces required shall be equipped with EV charging stations. Calculations for the required number of spaces shall be rounded up to the nearest whole number.
2. Charging stations/spaces shall not interfere with on-site parking or pedestrian circulation.
3. Charging stations/spaces shall be maintained in functioning order in all respects.
4. Final EV stall locations and quantities will be determined at submittal of Building Permits in accordance with CalGreen requirements.
5. EV charging station calculations shall apply to both covered parking as well as uncovered and/or guest parking.

3.3.2 Open Space

In accordance with SMMC, new multi-family residential developments are required to provide both private and common open space.

A. Private Open Space

Private open space is defined as open space areas intended for the private use of individual dwelling units. Each dwelling unit should provide a minimum of 50 square feet of private open space. If units with ground floor living space are included in the Specific Plan Area they shall provide 250 square feet of patio space. Private open space areas shall be subject to the following requirements:

1. Private open space shall be directly accessible from the interior living space of the unit it is intended to serve.

2. To the extent reasonably feasible, private open spaces shall be located on the same floor as the primary living area to maximize functionality.
3. Private open space shall not be used for storage.

B. Common Open Space

Common area open spaces are provided for the benefit of residents and their guests. Common area open space includes landscaping and recreation areas and amenities.

1. Area equal to a minimum of 15% % of the total site acreage. Total Specific Plan Area shall be used to calculate common open space.
2. Recreational areas may be located on the ground level, the second level, and the rooftop deck area.
3. At least three (3) major recreational amenities shall be provided for the Specific Plan Area and may include similar amenities as the following:
   a. California Room
   b. Courtyard
   c. Coworking Space
   d. Dog Park/Dog Wash Area
   e. Fitness studio
   f. Indoor Lounge
   g. Multi-purpose recreation center
   h. Outdoor Game Area (consisting of a minimum of 2 items from the list below):
      i. Oversized Chess Board
      ii. Cornhole Board Area
      iii. Bocce Ball Area
      iv. Shuffleboard Area
      v. Ping Pong Table
   i. Yoga Workout Area with Artificial Turf
   j. Outdoor Lounge Areas (consisting of a minimum of 2 items from the list below):
      i. Artificial Turf Area
      ii. Cabanas
      iii. Fire Pits

iv. Outdoor BBQ Stations

k. Pool

l. Plaza Area with Tables, Chairs, and Umbrellas

m. Rooftop Lounge with Firepit and Seating

n. Spa

o. Tanning Deck

Other similar amenities may be allowed pending approval by the Planning Director.

4. Amenities should be selected to cater to a diverse range of interests and lifestyles including pet owners, young families, singles and more. Spaces should be provided that offer opportunities to play, socialize, and relax.

5. The minimum number of recreational amenities shall remain available to residents of the project site at all times and any changes to the recreational amenities require the approval of the Planning Director.

3.3.3 Wall and Fence Regulations

Walls, fences, and monuments within the Specific Plan Area are functional boundaries framing outdoor spaces and complementary pieces of landscape design and serve many other purposes. The review of walls and fences shall be an integral part of any site plan, permit, or Site Development Plan review application. Compliance with all wall and fence regulations contained herein shall be required unless otherwise approved by the Planning Director.

1. Walls, fences, and monuments may be used to create partitions between private open space, screen the development from roadways, reduce noise from roadways, and enhance the site design.

2. Retaining walls should not exceed eight (8) feet in height where feasible. Fencing shall not exceed six (6) feet in height. Decorative pilasters may exceed the maximum height by one (1) foot and shall have a maximum of 50' of separation on center. Taller walls or fences for sound attenuation may be allowed upon review and approval of the Planning Director.

3. Walls, fences, and architectural screening elements shall be compatible with the architectural treatments of the buildings.

4. No wall, fence, or landscape element shall interfere with intersection visibility, line of sight, or other safety issues.

    a. Blank walls are prohibited. Where screening or security walls (excluding tubular steel or other "open" fence types) are located within ten (10) feet of public right-of-way, landscaping shall be provided between the wall and the right-of-way to a minimum height of four (4) feet to minimize opportunities for crime and unsafe conditions.

b. Approved materials include wood, glass, vinyl, stone, masonry, brick, block, stucco, and tubular steel. Comparable materials are permitted subject to approval by the Planning Director.

c. Prohibited materials include barbed wire, razor wire, concertina, corrugated metal and plastic, tarps, and electrified wire of any kind or configuration.

d. All retaining walls are subject to the City of San Marcos Municipal Code and Engineering Standards.

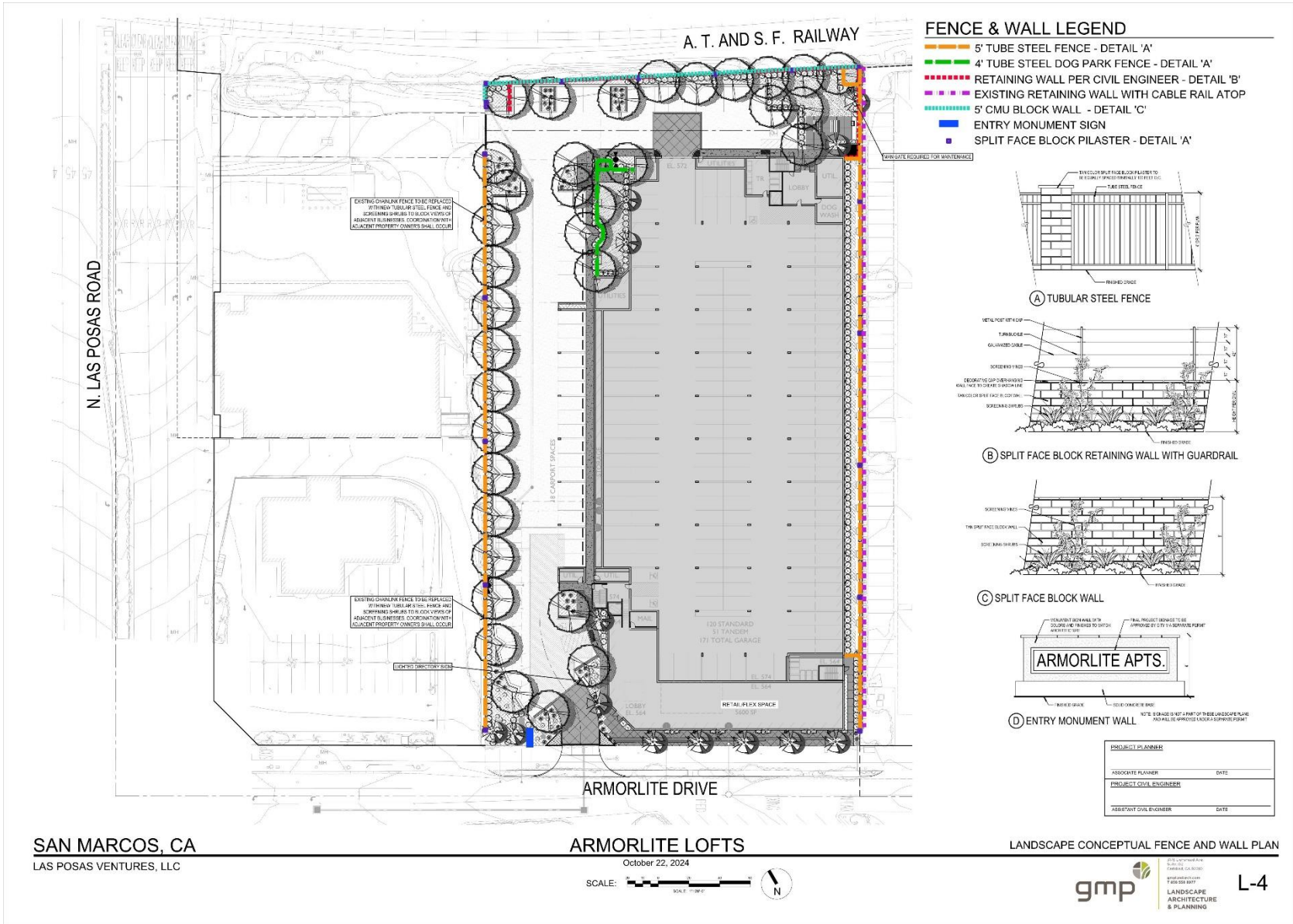
e. Walls shall incorporate the use of landscaping for screening purposes and to deter graffiti.

Fence and wall types allowed within the Specific Plan Area include tubular steel, living hedge, masonry block, tubular steel, wood, or vinyl privacy fencing. Wall and fencing materials may be substituted with other wall and fence types and materials upon review and approval by the Development Services Department. Generally, walls and fences within the planning areas are designed to function in five (5) ways:

1. Act as aesthetic boundaries for open space
2. Sound attenuation
3. Retaining barriers along roadways or lots,
4. Safety fencing around recreational areas,
5. Privacy fencing between private open space for multi-family dwelling units.

Table 5 Allowable Walls and Fencing Types

Wall and Fence Type	Application
Tubular Steel	Common open space areas
Masonry Block	Sound attenuation/Retaining



Conceptual Fence and Wall Plan

Figure 6

Armorlite Lofts Specific Plan

3.4 Landscaping Regulations

All open space areas shall be landscaped in accordance with the City of San Marcos' Water Efficient Landscape Ordinance (WELO). All required landscaping shall be permanently maintained in a healthy and thriving condition free from weeds, trash, and debris.

1. Landscaping area shall cover a minimum of 15% of the total site area.
2. All vegetation planted within a biofiltration BMP shall conform to the latest adopted City of San Marcos BMP Design Manual.

3.4.1 Lighting Regulations

Lighting fixtures shall be directed and shielded so as not to illuminate surrounding properties and reduce glare and shall comply with the following standards, as verified through a photometric study:

1. Parking areas shall be illuminated to levels that achieve a uniform ratio of three to one (3:1) (average to minimum) and maintain an average of one (1) foot candle, with a minimum of one-half(1/2) foot candle.
2. Perimeter lighting, not affiliated with the lighting of parking lots, shall not exceed one-half (1/2) foot candle at any point along the property line of the subject or adjacent parcel.
3. All lighting shall be shielded and directed downward onto the property.
4. Lighting fixtures and types may vary and are subject to approval by the Planning Director. Acceptable forms of lighting may include:
    a. Bollards Lights
    b. Commercial Signage Lights (subject to City of SMMC 20.320).
    c. Festoon Lights
    d. Monument Lighting
    e. Pole Lights
    f. Tree Accent Lighting

3.4.2 Signage

Signage for Retail/Flex space within the Specific Plan area is subject to the City of San Marcos Sign Ordinance (SMMC Ch. 20.320).

Up to one (1) Monument Sign is permitted for the building entry. The monument shall be for the building and excludes individual commercial/retail tenants who are subject to the Chapter 20.320 of the SMMC. The monument shall be subject to the following requirements:

1. Each monument sign shall not exceed six (6) feet in height. Any accent pilaster(s) may exceed 6 feet in height to one (1) foot.
2. The sign face for each monument sign, exclusive of any decorative pilaster(s) or

sign base, shall notexceed a maximum area of 20 square feet.

3. Monument signs shall be set back a minimum of five (5) feet from any property line, subject toEngineering Division approval.
4. Monument signs shall not interfere with intersection visibility, line of sight or other safety issues.
5. The monument shall incorporate design elements and materials from the building design.

Figure 7 Conceptual Commercial & Residential Signage Locations

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Chapter 4 – Design Standards

4 DESIGN STANDARDS

Overview

The architectural design guidelines contained herein are meant to supplement the development standards outlined in Chapter 3. The design standards and regulations will help ensure a high-quality Specific Plan area designed to complement and enhance the neighborhood. To create successful communities, architectural design must embody methods which are flexible enough to meet the changing needs of the consumer market yet, must also be visually pleasing products complementary to the surrounding community. For those reasons, the proposed architectural style has been presented for inclusion in the Armorlite Lofts Specific Plan Area and was chosen based on its historic popularity with homeowners in California.

The following overview offers a brief description of the look and feel for the Armorlite Lofts Specific Plan architectural style, which could be offered within the Plan area.

4.1 ARCHITECTURAL STYLE

The Armorlite Lofts Specific Plan community is made up of one building with a contemporary/modem architectural style. A description of this style is provided below:

- The architecture incorporated with the Armorlite Lofts Specific Plan Area can be defined as a contemporary/modern architectural style. The proposed architecture for the Specific Plan Area includes elements of asymmetry, minimalist rectangular forms, horizontal compositional elements, expansive windows and doors, and warm rich materials such as stucco and/or stone veneer, metal railings, and more.

The architectural style will be complemented with a color scheme which incorporates warm neutral tones and colors such as creams, whites, tans, grays, and other similar colors and tones which complement the similar developments near the Specific Plan Area.

It should be noted that architecture proposed in the following sections be considered conceptual and subject to modifications. Additional architectural styles not represented in this text should be allowed within the Plan area so long as any proposed architecture is found to be an appropriate design by the City of San Marcos Development Services Department and consistent with design guidelines set forth in the sections below.

4.1.1 Floor Plan Summary

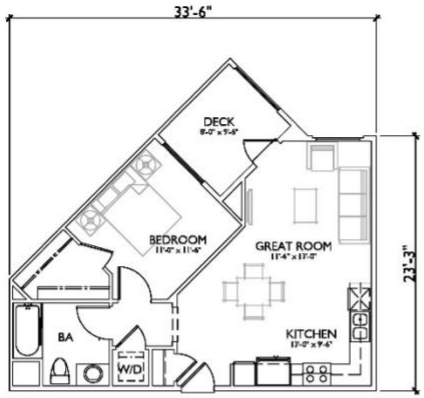
Development within the Specific Plan Area should provide a variety of floor plans and should be selected to provide a range of sizes, bedrooms, and square footage. This variety should be chosen to provide price points that accommodate many different income levels and shall include affordable dwelling units.

4.1.2 Massing and Scale

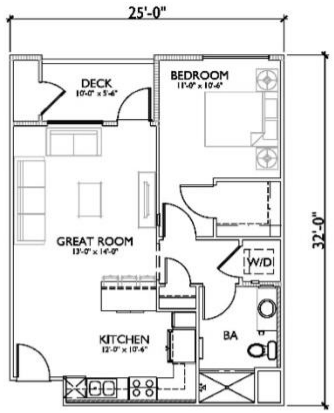
Massing and scale are elements which reflect the visual relationship between building identity and the environment. The composition of design elements for Armorlite Drive should reflect the

mixed-use character of the complete streetscape and should thoughtfully facilitate a pleasing experience when viewing the built environment from a pedestrian perspective, thereby enhancing the visual character of the neighborhood. Incorporation of the following concepts should be considered when designing building and landscape architecture within the Specific Plan Area:

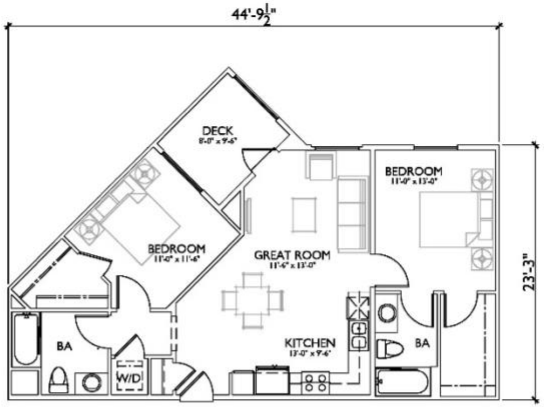
- Utilize building form elements such as place breaks, roof forms, and changes in materials to define individual units.
- Vertically and horizontally articulate building design for both front and rear elevations.
- Avoid long unbroken surfaces on front and rear elevations by providing changes in planes.
- Provide a commercial scale street wall for Retail/Flex space frontage along Armorlite Drive.
- Provide Retail/Flex space fronting Armorlite Drive.
    - Retail/Flex frontage should include expansive windows, stone veneer, and metal awnings.
    - Space above the awnings should be provided for commercial signage.



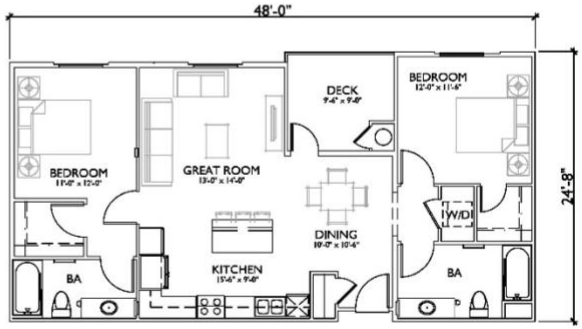
PLAN 1:	1BD/1BA
TOTAL	620 S.F.
DECK	75 S.F.



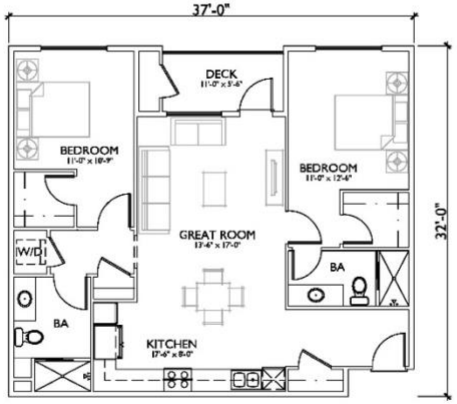
PLAN 2:	1BD/1BA
TOTAL	670 S.F.
DECK	55 S.F.



PLAN 3:	2BD/2BA
TOTAL	875 S.F.
DECK	75 S.F.



PLAN 4:	2BD/2BA
TOTAL	1000 S.F.
DECK	80 S.F.



PLAN 5:	2BD/2BA
TOTAL	1020 S.F.
DECK	60 S.F.

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ARMORLITE LOFTS

JUNE 5, 2023

SCALE: 0 4 8 12

UNIT PLANS

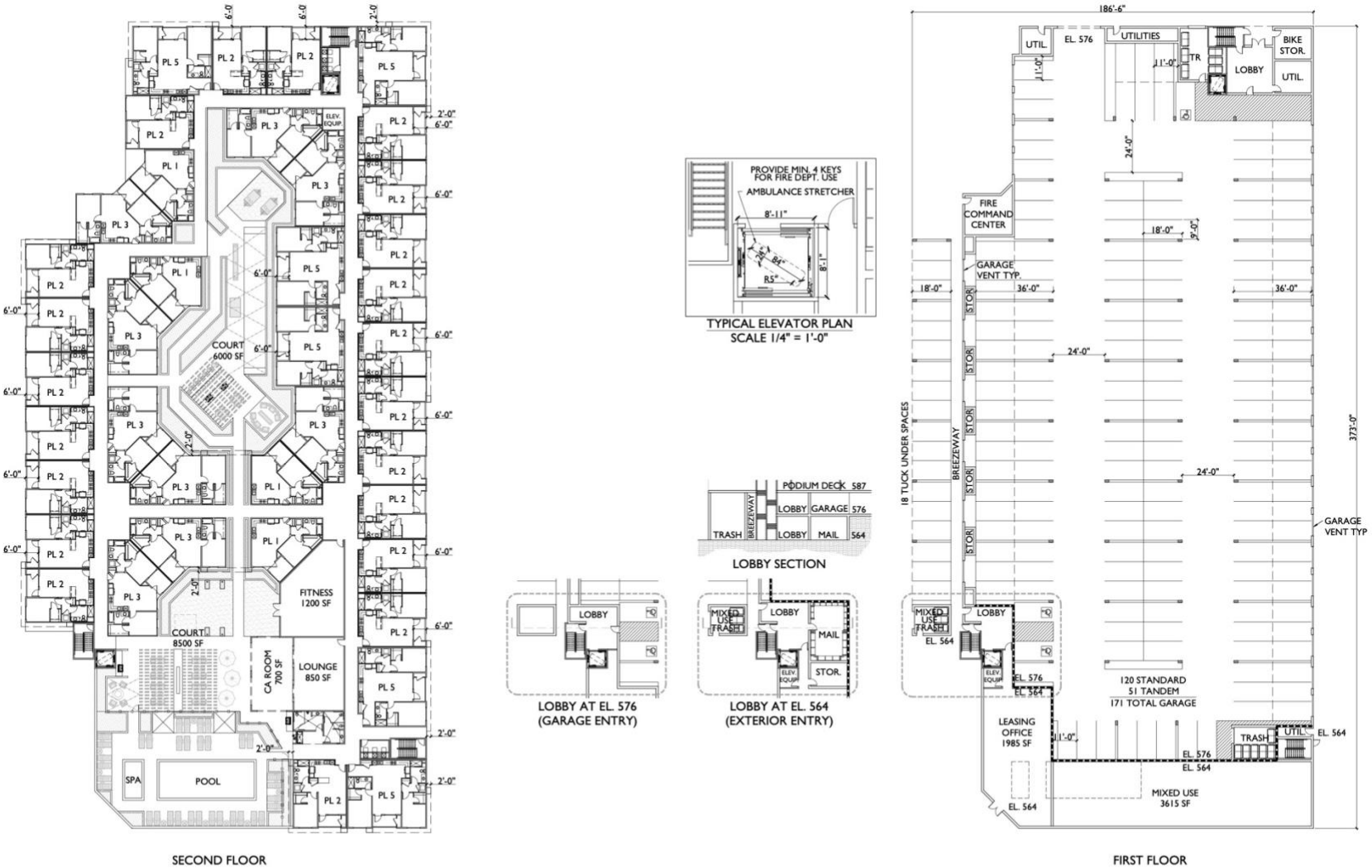
SUMMA ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

Conceptual Floor Plans

Figure 8

Armorlite Lofts Specific Plan



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ARMORLITE LOFTS

AUGUST 9, 2023

SCALE: 0 16 32 48

BUILDING COMPOSITE

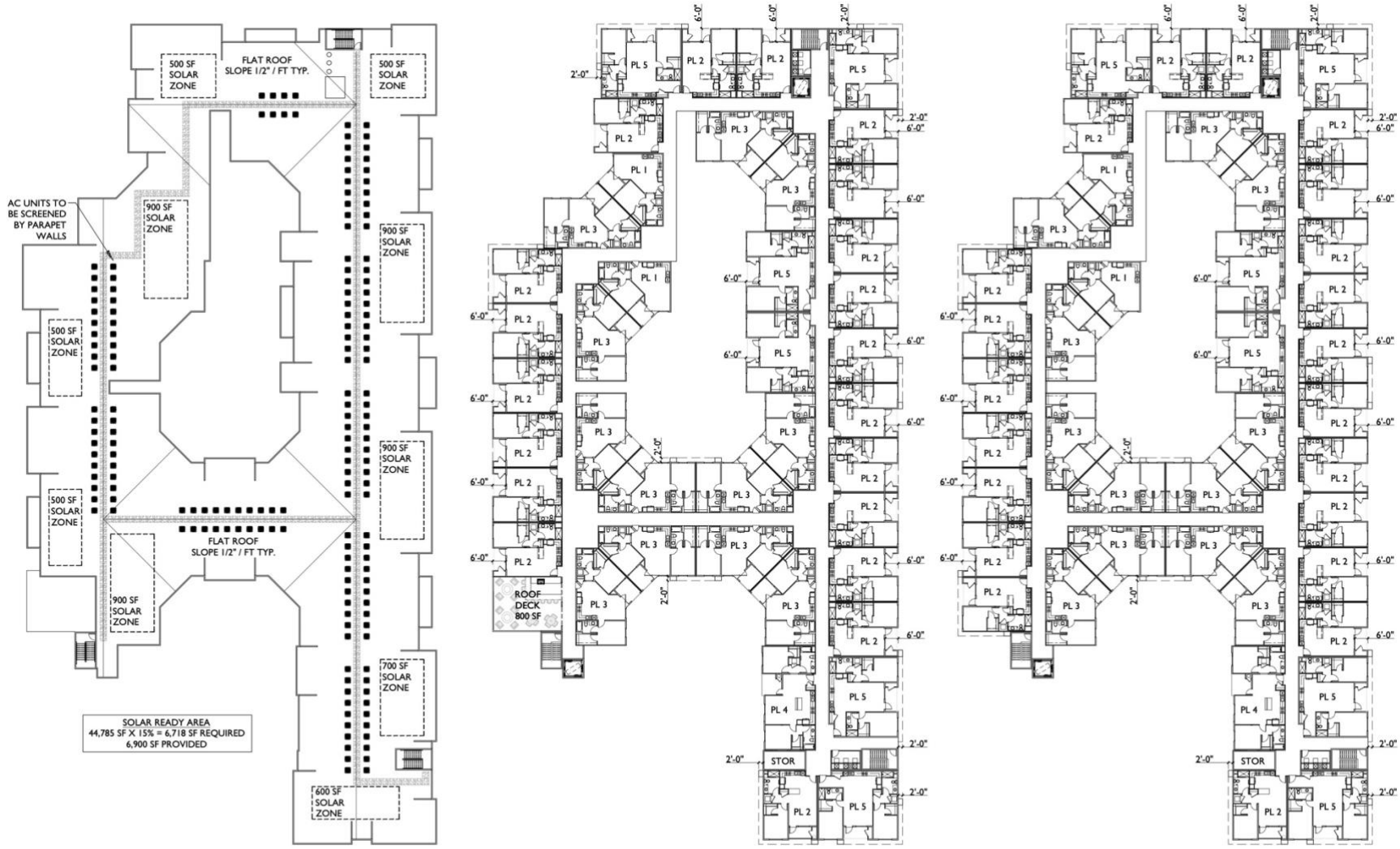
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-4

Building Composite – 1st & 2nd Floor

Figure 9

Armorlite Lofts Specific Plan



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ARMORLITE LOFTS

AUGUST 9, 2023

SCALE: 0 16 32 48

BUILDING COMPOSITE

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-5

Building Composite – 3rd & 4th, 5th Floor & Roof Plan

Figure 10

Armorlite Lofts Specific Plan

Building Elevations

Figure 11

Armorlite Lofts Specific Plan

PODIUM DECK - SOUTH

ARMORLITE DRIVE

PODIUM DECK - WEST

ARMORLITE DRIVE

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ARMORLITE LOFTS

AUGUST 9, 2023

SCALE: 0 12 24 36

BUILDING PERSPECTIVES

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-8

Building Perspectives

Figure 12

Armorlite Lofts Specific Plan

4.1.3 Building Materials, Accents, and Colors

Materials and accents are a key factor in defining architectural style, convey a sense of quality, and contribute to the community character. Building color is the unifying component of structures, which creates a sense of variation for the streetscape and builds upon the foundation of the community aesthetic. The following guidelines should be considered when selecting materials and colors:

- Select materials, accents, and colors which are appropriate for the façade and contribute to enhancing the visual theme for the planning area as well as the planning area theme.
- Use materials and colors to accentuate changes in building mass, define units, and complement architectural features.
- Choose complementary colors and materials that enhance neighboring developments to the extent possible considering neighboring land uses and add depth to the community.
- Avoid materials and colors that significantly clash with the surrounding neighborhood.
- Use color palettes to distinguish individual elements of the building and improve the visual interest of streetscapes.
- Appropriate materials include wood, stone or brick veneer, and stucco. Metal accents and trims are acceptable within the planning area.
- Choose colors to achieve a reasonable representation of a particular architectural style and which lend authentiCity to the final product.
- Accent materials and colors should complement the palette of the main structure.

4.2 Open Space Design

Overview

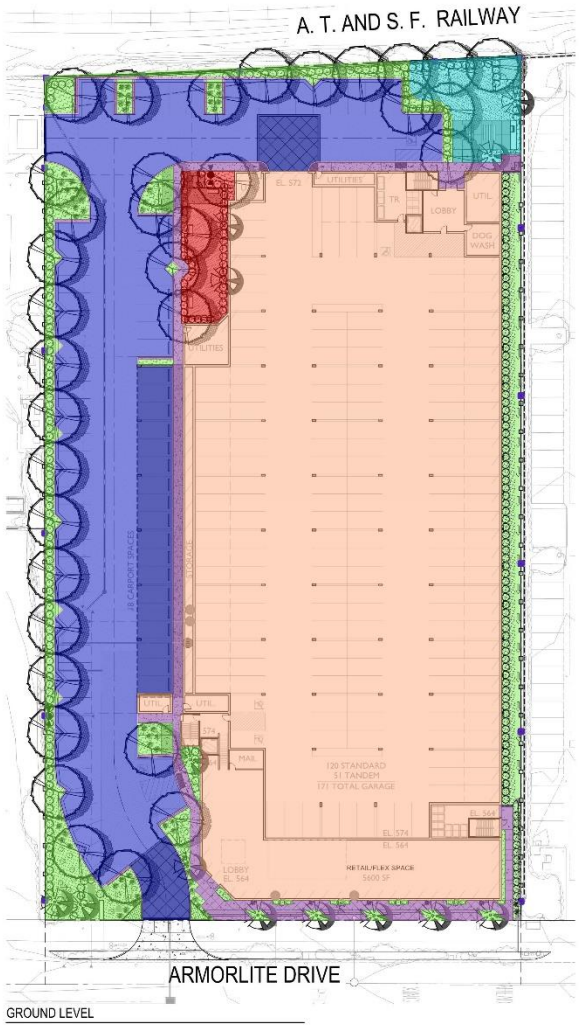
Open space is a critical component of the Specific Plan and is provided in several forms to improve the quality of the Specific Plan area. The open space component of this Plan provides recreational opportunities and a landscape theme to enhance the living experience for residents and visitors. Including these guidelines will contribute to a well-balanced Specific Plan Area and ensure open space is designed and implemented in an orderly manner.

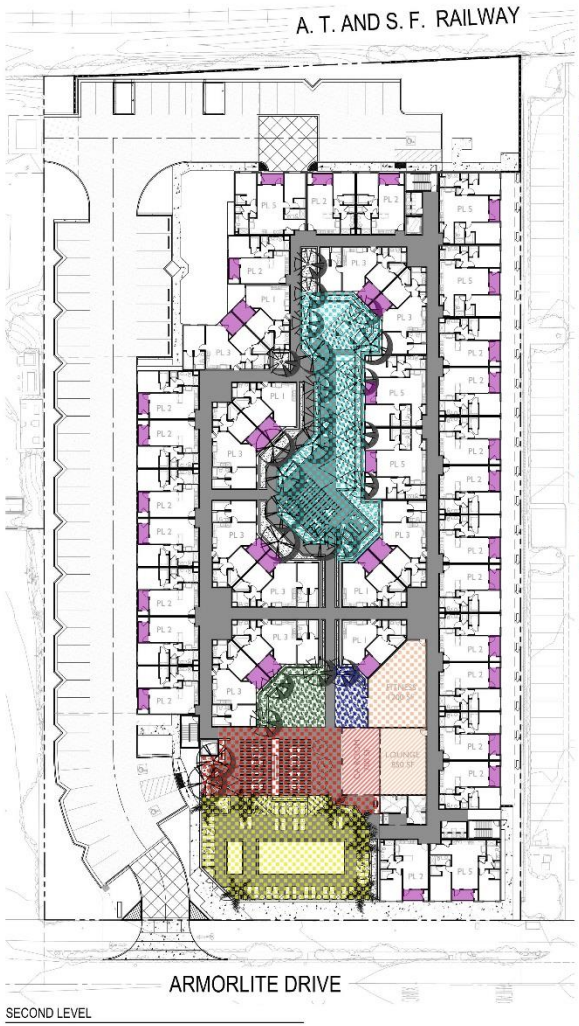
4.2.1 Open Space Categories

Figure 10, Conceptual Open Space Plan identifies the categories of open space provided within the Specific Plan area as well as their locations and the extent of each open space area. Open space within the Armorlite Lofts Specific Plan area has been divided into three (3) sub-categories of open space to help identify the rules regulating implementation of each type of open space: landscaping, private open space, and recreational open space.

Table 6 Open Space Summary

Type of Open Space	Max. Total Provided (Acres or SF)
Landscaping	16,006 SF
Private Open Space	10,431 SF
Recreational Open Space	20,938 SF
Total	**47,375 SF**





PROVIDED OPEN SPACE - GROUND LEVEL				
SYM.		AREA DESCRIPTION	AREA (SF)	AREA (SF)
	COMMON O.S.	LANDSCAPE	10,701	
		HARDSCAPE	5,305	
		DOG PARK	1,876	
		PASSIVE PARK	2,314	
		COMMON DRIVEWAY		28,118
		BUILDING FOOTPRINT		58,236
		TOTAL AREA	20,196 SF (0.441 AC)	86,354 SF (2.006 AC)
			TOTAL SITE AREA	106,550 SF (2.447 AC)

PROVIDED OPEN SPACE - SECOND TO ROOF LEVELS			
SYM.		AREA DESCRIPTION	AREA (SF)
	COMMON OPEN SPACE	POOL AREA	4,309
		OUTDOOR LOUNGE	2,544
		GAME AREA	1,012
		YOGA AREA	505
		COURTYARD	4,828
		CA ROOM	700
		INDOOR LOUNGE	850
		FITNESS ROOM	1,200
		ROOF DECK	800
	PRIVATE O.S.	2nd LEVEL (PATIOS)	2,503
		3rd LEVEL (PATIOS)	2,661
		4th LEVEL (PATIOS)	2,661
		5th LEVEL (PATIOS)	2,606
		TOTAL AREA	27,179 SF (0.442 AC)
		TOTAL O.S. AREA	45,061 SF (0.882 AC)

PROJECT PLANNER
ASSOCIATE PLANNER DATE
PROJECT CIVIL ENGINEER
ASSISTANT CIVIL ENGINEER DATE

SAN MARCOS, CA
LAS POSAS VENTURES, LLC

ARMORLITE LOFTS
October 22, 2024
SCALE:

LANDSCAPE OPEN SPACE CALCULATIONS

gmp LANDSCAPE ARCHITECTURE & PLANNING

L-8

Conceptual Open Space Plan

Figure 13

Armorlite Lofts Specific Plan

4.2.1.1 Landscape Open Space

Landscape open space for the project should complement the building architecture and enhance recreational open space. Required landscape area is included within the open space calculations referenced in table 3. Landscaping may include elements such as water quality basins, turf areas, planters, streetscape planting areas, and recreation open space.

4.2.1.2 Private Open Space

Each dwelling unit included within the Specific Plan area will be provided with private open space. If a ground floor is proposed in development within the Specific Plan Area, then those units would require a total of 250 square feet of private open space provided in the form of a patio. For units located on the second story and above, a minimum of 50 square feet of private open space shall be provided.

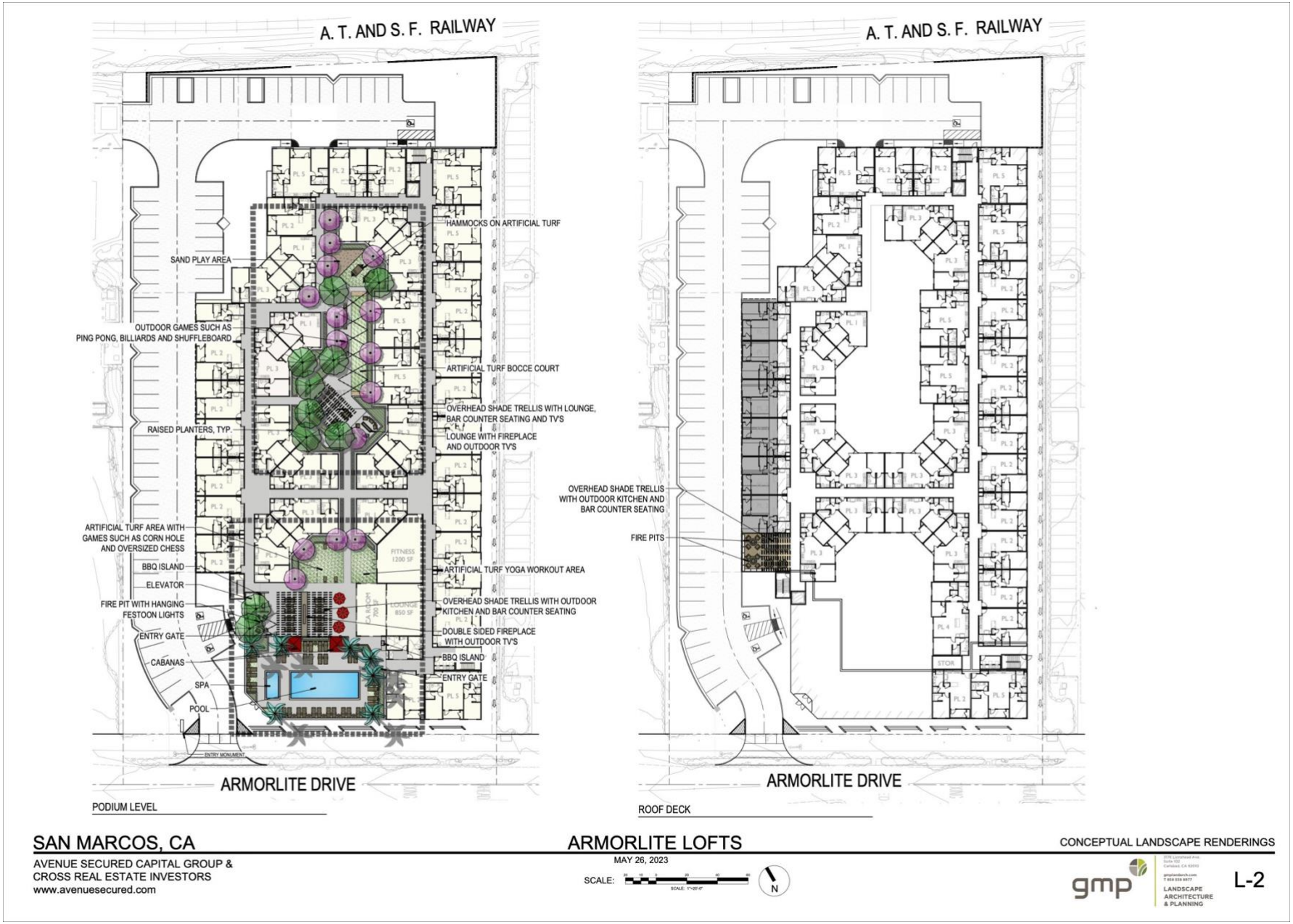
4.2.1.3 Recreational Open Space

This category of open space is within the developed footprint of the building within the Specific Plan. The nature of the building for the Specific Plan Area lends itself to recreation areas which are situated within the building or within outdoor areas located on decks above grade. Recreation areas within the Specific Plan shall provide at least three major amenities and should cater to residents of all ages. A list of comparable recreation amenities can be found in Section 3.3.4.

4.3 LANDSCAPING

Along with architecture, landscaping helps form an identity and theme for development. Landscaping must be carefully considered to complement architecture with the objective of creating an attractive neighborhood, which is both functional and water efficient. To ensure the development of an attractive and cohesive community, the following landscape guidelines have been provided. Landscape concepts for the project can be seen on **Figure 14 through Figure 16**. Developers and/or builders will use the following information on the design, materials, lighting, and themes, which shall be incorporated into the Armorlite Lofts Specific Plan Area. Although provided, the following information should be considered conceptual in nature. Minor changes may be necessary due to changing material guidelines, design theme modifications, or changes to State or local regulations. Final landscape design shall require a Landscape Permit, approved by City of San Marcos Development Services Department. The project shall comply with the City's Water Efficiency Landscape Ordinance (WELO).

Figure 14 Conceptual At-Grade Landscape Plan



Conceptual Recreation Area Landscape Plan

Figure 15

Armorlite Lofts Specific Plan

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ARMORLITE LOFTS

MAY 26, 2023

SCALE:

CONCEPTUAL LANDSCAPE RENDERING ENLARGEMENTS

gmp LANDSCAPE ARCHITECTURE & PLANNING

Recreation Area Concepts

Figure 16

Armorlite Lofts Specific Plan

4.3.1 Plant Material Guidelines

The Conceptual Plant Palette provided below in **Table 6** is intended to provide developers and/or builders of the Armorlite Lofts Specific Plan Area with guidelines for landscape plantings of locations such as entries, streetscapes, biofiltration basins, and common open space areas. Plan materials selected for the project area should be chosen based on a multitude of factors and should strengthen the overall character of the community.

Planting within the Specific Plan Area will conform to the City of San Marcos' requirement to utilize draught tolerant and California native plant palettes when designing and implementing landscaping on all projects in the City of San Marcos. In addition, plants selected for stormwater quality basins will need to comply with the latest adopted City of San Marcos BMP Design Manual. Landscaping within the Plan area has been designed to use specific plants in certain areas of the landscaping. These plants and the applicable planting areas are defined in **Table 6**.

All plants and trees included on the Armorlite Lofts Specific Plan Plant Material Guidelines have been chosen for their appropriateness to the Specific Plan Area theme, local climate tolerance, soil conditions, and level of maintenance intensity. The selected plants are well suited to the local soils and have proven to flourish within the project area's climate and are consistent with the City of San Marcos Water Efficient Landscape Ordinance (WELO). The following guidelines should be applied to all plant materials selected for residential land use planting within the planning area:

- The plant materials selected should be tolerant of a wide range of temperatures and require very little water consumption.
- No non-native invasive plant species shall be used per the California Exotic Pest Plant Council List A-1 and California Invasive Plant Council (Cal-IPC).

This Plant Material Guidelines should be considered fluid and subject to change, with final approval determined by the City of San Marcos Development Services Department. Should changes be necessary to the Plant Material Guidelines, the newly selected plants and trees should be similar in tolerance and water usage to the conceptual list provided. If those requirements are met, any proposed changes to the Plant Legend shall be considered minor. Details on any proposed changes to the Plant Legend are provided in Chapter 9, Specific Plan Administration.

Table 7 Conceptual Plant Palette

	Botanical Name	Common Name
PARKING LOT TREES		
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	PISTACIA CHINENSIS	CHINESE PISTACHE
	PODOCARPUS GRACILIOR	FERN PINE
	RHUS LANCEA	AFRICAN SUMAC
	ZELKOVA SERRATA	JAPANESE ZELKOVA
	X CHITALPA TASHKENTENSIS	CHITALPA
POOL AREA PALMS		
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
	SYAGRUS ROMANZOFFIANA	QUEEN PALM
MEDIUM SITE TREES		
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE STANDARD
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE
	PARKINSONIA ACULEATA	MEXICAN PALO VERDE
SMALL ACCENT TREES		
	ALOE BAINESII	TREE ALOE
	CERCIS CANADENSIS	EASTERN REDBUD
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	LAGERSTROEMIA INDICA	CRAPE MYRTLE
MEDIUM SHRUBS		
	CARISSA MACROCARPA	NATAL PLUM
	CISTUS X 'SUNSET'	SUNSET ROCKROSE
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS SAGE
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET
	MYRTUS C. 'COMPACTA'	DWARF COMMON MYRTLE
	RHAPHIOLEPIS I. 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE
	WESTRINGIA FRUTICOSA	COAST ROSEMARY

	Botanical Name	Common Name
VERTICAL SHRUBS		
	PITTOSPORUM T. 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI
	PODOCARPUS M. 'MAKI'	MAKI YEW PODOCARPUS
MEDIUM ACCENT SHRUBS		
	AGAVE SPECIES	AGAVE
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA
	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH
	CISTUS X PURPUREUS	ORCHID ROCKROSE
	LANTANA CAMARA	LANTANA
	PHORMIUM SPECIES	NEW ZEALAND FLAX
	RHAPHIOLEPIS I. 'JACK EVANS'	JACK EVANS INDIAN HAWTHORN
	RHAPIS EXCELSA	LADY PALM
	RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT
SMALL ACCENT SHRUBS		
	ALOE SPEICES	ALOE
	CLIVIA MINIATA	BUSH LILY
	DIANELLA SPECIES	FLAX LILY
	DIETES G. 'VARIEGATA'	STRIPED FORTNIGHT LILY
	GAURA L. 'SO WHITE'	SO WHITE GAURA
	HEMEROCALLIS X	HYBRID DAYLILY
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA
	PITTOSPORUM T. `VARIEGATA`	VARIEGATED MOCK ORANGE
	STRELITZIA REGINAE	BIRD OF PARADISE
VINES		
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE
	DISTICTIS X 'RIVERS'	ROYAL TRUMPET VINE
	MACFADYENA UNGUIS-CATI	CAT'S CLAW CREEPER
ACCENT GRASSES		
	CAREX PANSA	MEADOW SEDGE
	LEYMUS CONDENSATUS	GIANT WILD RYE
	LOMANDRA L. PLATINUM BEAUTY	PLATINUM BEAUTY LOMANDRA
	MUHLENBERGIA SPECIES	DEER GRASS

	Botanical Name	Common Name
GROUNDCOVER - PERIMETER		
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM
	ROSMARINUS O. `PROSTRATUS`	DWARF ROSEMARY
	SENECIO MANDRALISCAE	BLUE CHALK STICKS
GROUNDCOVER - PODIUM COURTYARD		
	SENECIO MANDRALISCAE	BLUE CHALK STICKS
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE

4.3.2 Signs and Entry Monuments

Exterior-illuminated monuments may be included within the Specific Plan Area and if included shall accent the overall landscape design and provide focal points within the development as well as the entrance to the Plan area. The following design guidelines shall be adhered to when designing monuments.

- The Monument should include materials compatible with the proposed structures and the surrounding built environment and should be incorporated into landscape features and landscape design.
- A variety of materials may be used to design the monument. Some of these materials may include tile, stucco, stone or brick veneer, metalwork, draught tolerant shrubs and trees, or other draught tolerant vegetation.
- Monuments may include accent lighting.
- Entry monuments shall be limited to a maximum of 6' in height and setback a minimum of 5' from any property line and should not conflict with line-of-sight for vehicular turn motions. Any accent pilaster(s) may exceed the 6' height by up to one (1) foot.
- CityPrecise details for entry monuments shall be provided with plans submitted for the construction of monuments.

4.3.3 Lighting

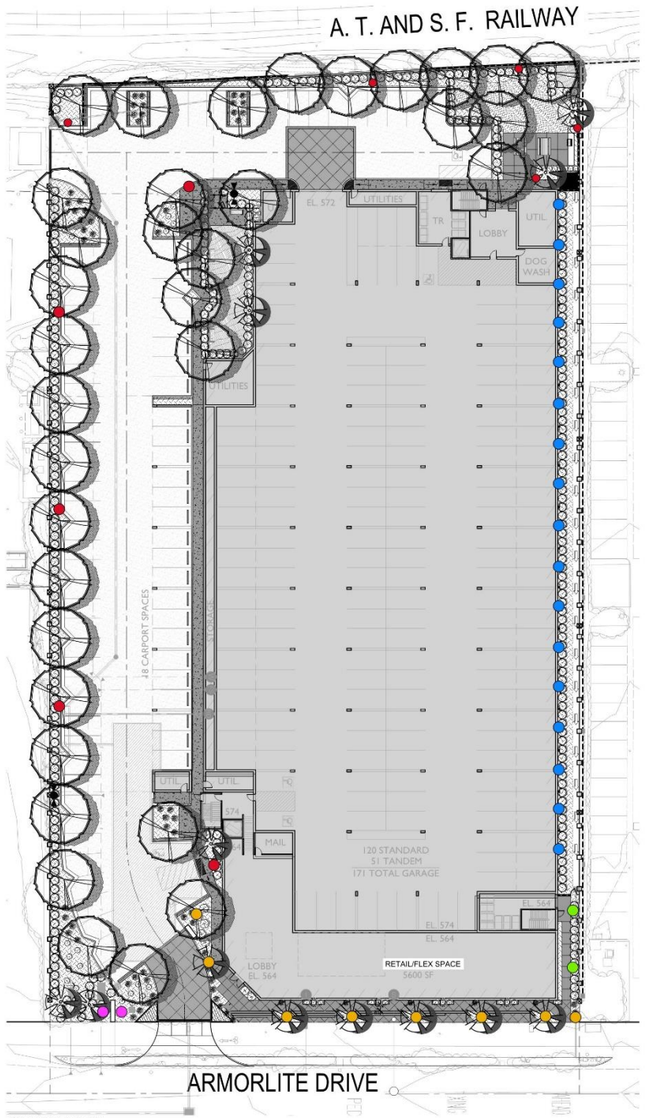
Lighting within the Specific Plan Area shall be used to accent landscaping and provide safety and accent lighting for structures. The following guidelines shall be incorporated into all lighting plans:

- All lighting within the Plan area shall be energy efficient, architecturally appropriate fixtures designed to minimize glare, conflict, and light pollution, while providing illumination levels that create a safe environment for both vehicles and pedestrians.
- All areas of any proposed building(s) shall be aptly lit to coincide with their relevant use and activities.
- Driveway or street lighting will be full cut-off fixtures and will utilize house-side shields to reduce light trespass and prevent light pollution.
- Lighting using the highest efficiency fixtures and lamps are preferred.

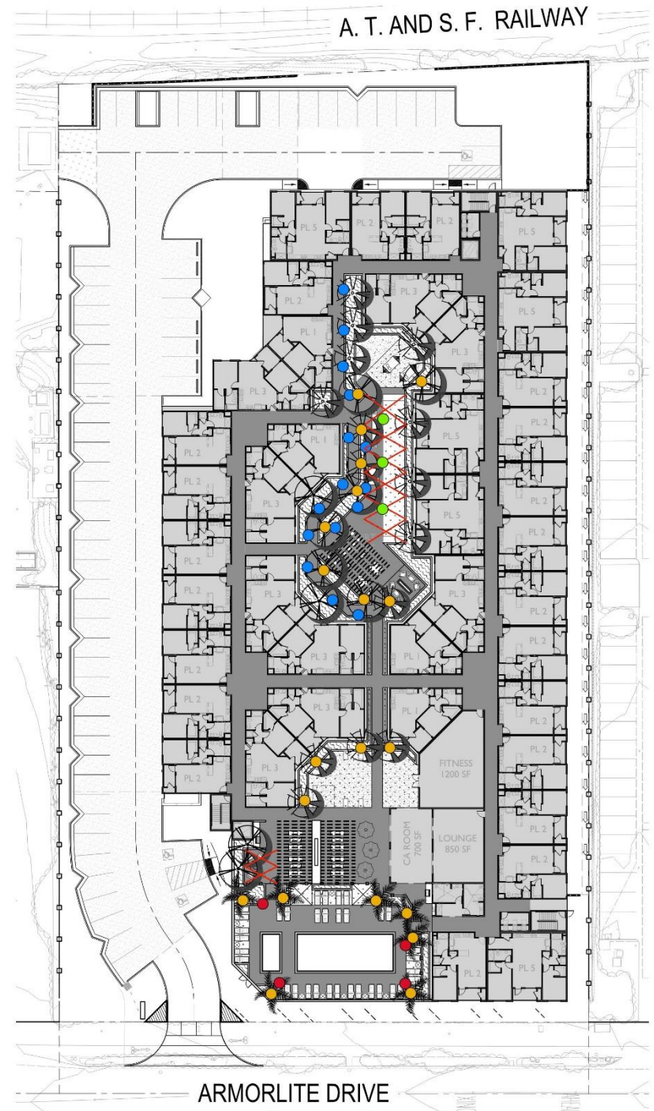
Common area lighting within the Plan area will be used to enhance and complement the character of the development.

- Lighting shall be varied and appropriate for each use within the common areas of development.

Conceptual lighting fixtures and locations are illustrated in **Figure 17**. During the construction drawing phase, the builder(s) will submit drawing details providing light fixtures (cut sheets) to the City of San Marcos for conformance with the lighting ordinance and standards herein.



GROUND LEVEL

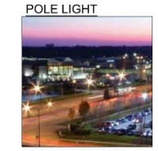


SECOND LEVEL

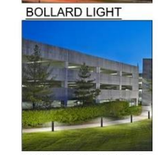
LIGHTING LEGEND

- POLE LIGHT
- BOLLARD LIGHT
- LOUVERED RECESSED WALL LIGHT
- MONUMENT UPLIGHT
- TREE ACCENT UPLIGHT
- FESTOON LIGHTING

POLE LIGHT



BOLLARD LIGHT



MONUMENT UPLIGHT

TREE ACCENT UPLIGHT

RECESSED LOUVERED WALL LIGHT

FESTOON LIGHTING

LIGHTING NOTES:
ALL LIGHTING SHALL BE PERMANENT FIXTURES THAT ARE UL TESTED AND APPROVED. THE DESIGN OF THE LIGHTING SHALL BE DONE SO THAT MAIN ENTRANCES, FOCAL POINTS AND GATHERING AREAS ARE ILLUMINATED TO ENHANCE EACH SPACE. FIXTURES LOCATED ON THE BUILDINGS AND WITHIN THE LANDSCAPE ARE INTENDED TO ILLUMINATE EMERGENCY EGRESS PATHWAYS TO MEET ALL LOCATE CODES AND REQUIREMENTS. LIGHT POLLUTION IS A MAJOR CONCERN AND APPROPRIATE WATTAGES AND ACCESSORIES SUCH AS CUT-OFF SHIELDS WILL BE UTILIZED TO MINIMIZE LIGHT TRESPASS INTO UNWANTED AREAS. ALL LIGHTING SHALL COMPLY WITH THE CITY OF CARLSBAD LAND DEVELOPMENT CODE AND OTHER APPLICABLE GUIDELINES.

PROJECT PLANNER	
ASSOCIATE PLANNER	DATE
PROJECT CIVIL ENGINEER	
ASSISTANT CIVIL ENGINEER	DATE

SAN MARCOS, CA
LAS POSAS VENTURES, LLC

ARMORLITE LOFTS
October 22, 2024

SCALE: 20 10 0 20 40 60
SCALE: 1"=20'-0"

N

LANDSCAPE CONCEPTUAL LIGHTING PLAN

gmp
3176 Lionshead Ave
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

L-5

Conceptual Lighting Plan

Figure 17

Armorlite Lofts Specific Plan

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5 CIRCULATION PLAN

Overview

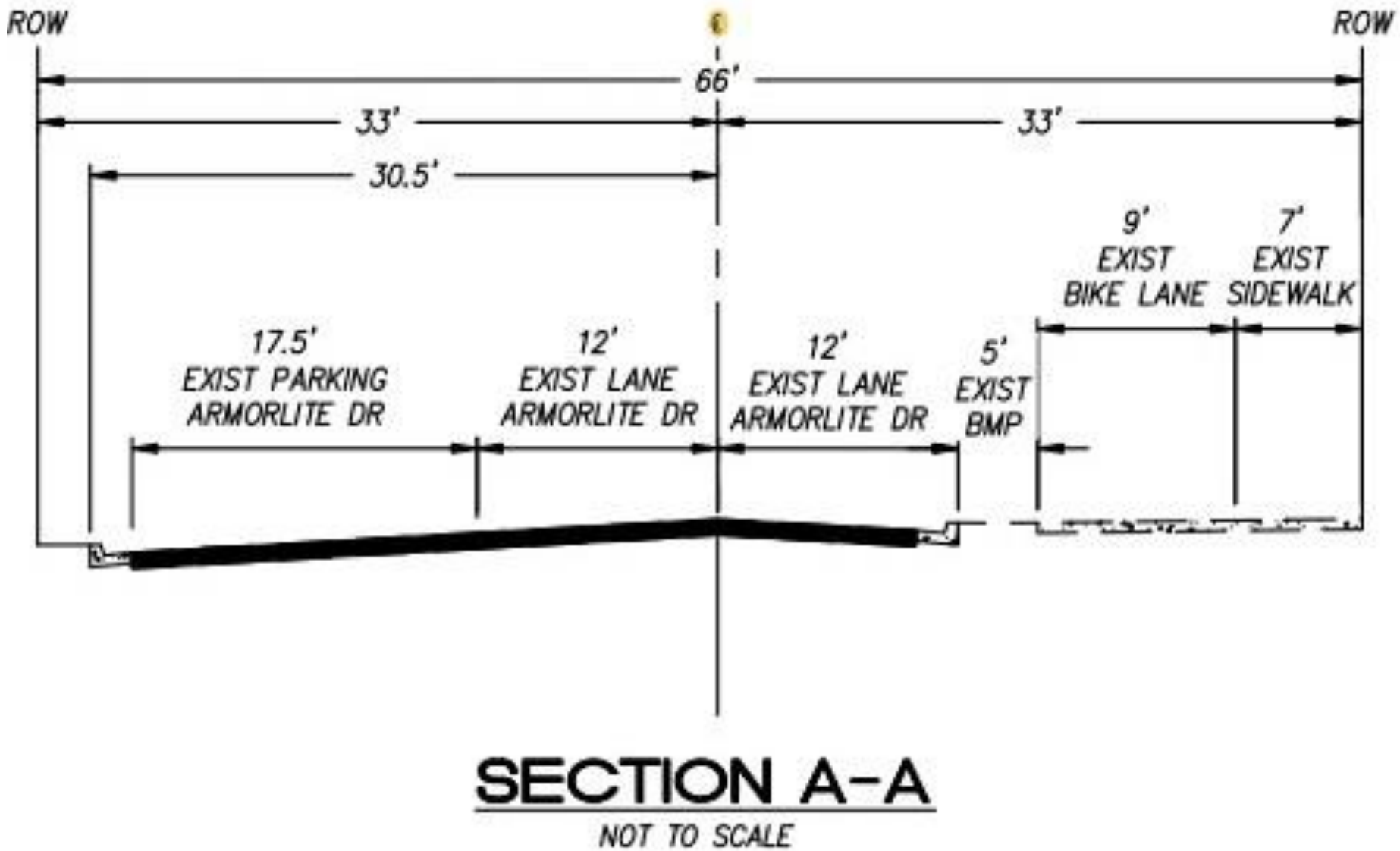
The Circulation Plan is an integrated component of the Specific Plan and facilitates an interconnected mobility system for bicycles, pedestrians, and vehicles. The Circulation Plan provides developers with the blueprint for designing safe and efficient movement within the Specific Plan Area, secondary access, and emergency vehicle access, connections to existing roadways adjacent to the Plan area, and access to regional arterial and highway networks. A minimum 24-foot width private internal driveway provides connection to internal parking and emergency vehicle access. Two (2) access points are provided for the Specific Plan Area. A main driveway located on Armorlite Drive is provided for daily use by residents and visitors to the Retail/Flex spaces. The second access is an emergency access and is located at the northwest corner of the Specific Plan Area and accessible through the AT&T lot (APN 219-162-61-00). Section 5.2 describes the details of driveway design. **Figure 20** displays the Circulation Plan concept.

5.1 EXTERNAL ROADWAYS AND ENTRIES

One (1) external roadway fronts the Specific Plan area. Armorlite Drive is located adjacent to the south boundary of the Specific Plan area, North Las Posas Road is closest cross street and is located one parcel over to the west. Armorlite Drive's roadway characteristics are described in greater detail in the following sections.

5.1.1 Armorlite Drive

Armorlite Drive is currently a complete street and includes two (2) travel lanes, parking along the south side of the street, a chicane traffic control element, landscaped parkway as storm water quality facilities, sidewalk, and off-street bicycle facilities. Armorlite Drive is fully improved, however any changes to the improvements including curb cuts, driveways, and replacement of storm water quality facilities in the right-of-way would require improvement plans reviewed and approved by the City Engineer and permitted with a City-issued right-of-way permit.



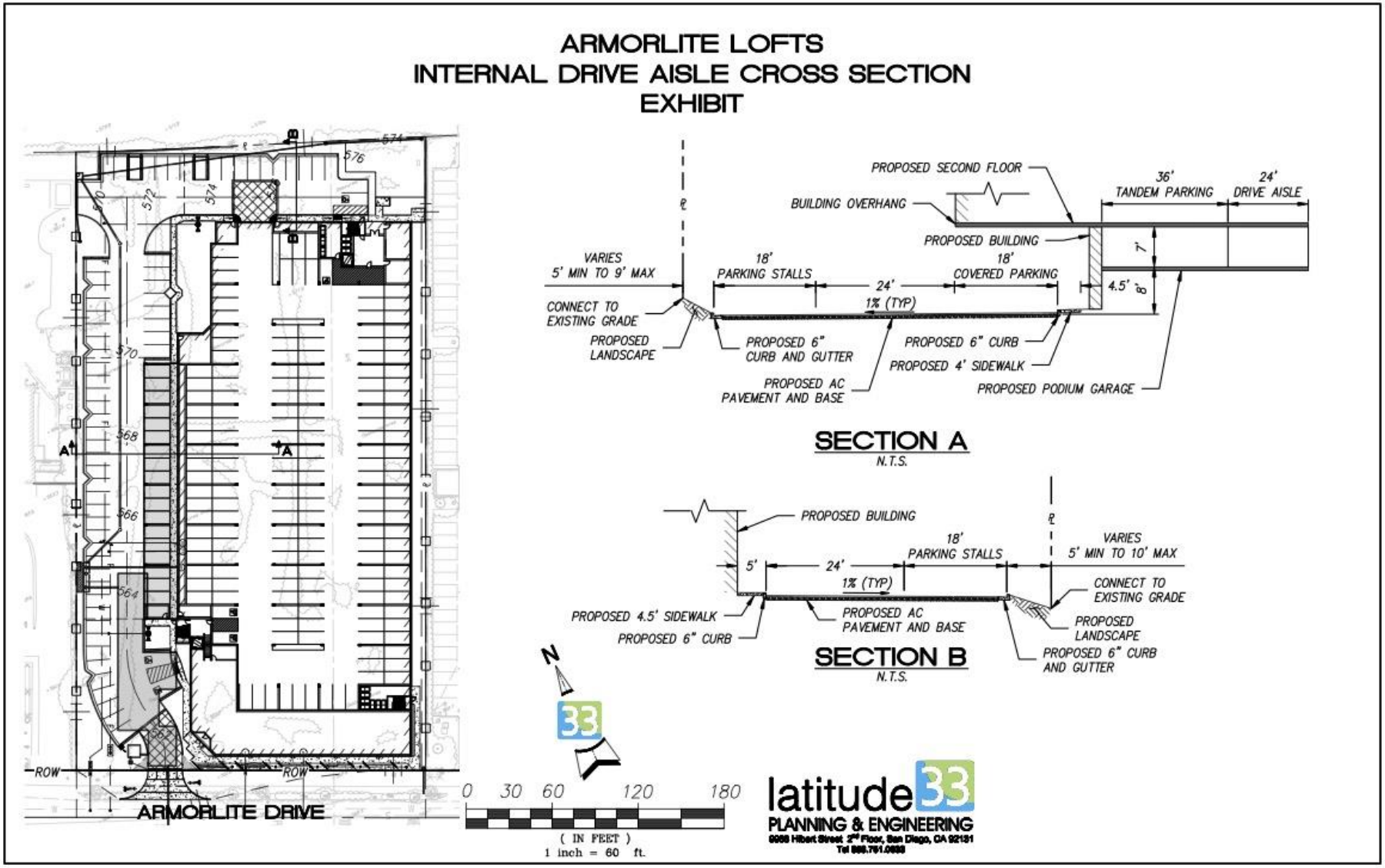
Armorlite Drive Cross Section Figure 18

5.2 Internal Circulation

The internal circulation system for the Armorlite Lofts Specific Plan area consists of a combination of private internal driveways and walkways designed to safely accommodate the level of vehicle, bicycle, and pedestrian traffic generated by the residential land use included within the Plan area. The Conceptual Circulation Plan exhibit identifies the locations of the internal sidewalk and drive aisles designed for the Specific Plan area. The following exhibits and sections provide details and standards for any proposed roadway systems.

The Planning Areas within the Specific Plan boundary effectively have three (3) interconnected circulation components. The main driveway entering the Specific Plan Area takes access from Armorlite Drive at approximately the southwest corner of the Specific Plan Area. The driveway circulates to the north and east connecting to the podium garage entry on the north side of the proposed building. An emergency only driveway connection is included at northwest corner of the Specific Plan Area through the AT&T site and will be equipped with an approved fire department entry system such as a Knox entry box. Driveways in the Specific Plan area will provide a minimum of 24' of paved driving surface measured curb-to curb.

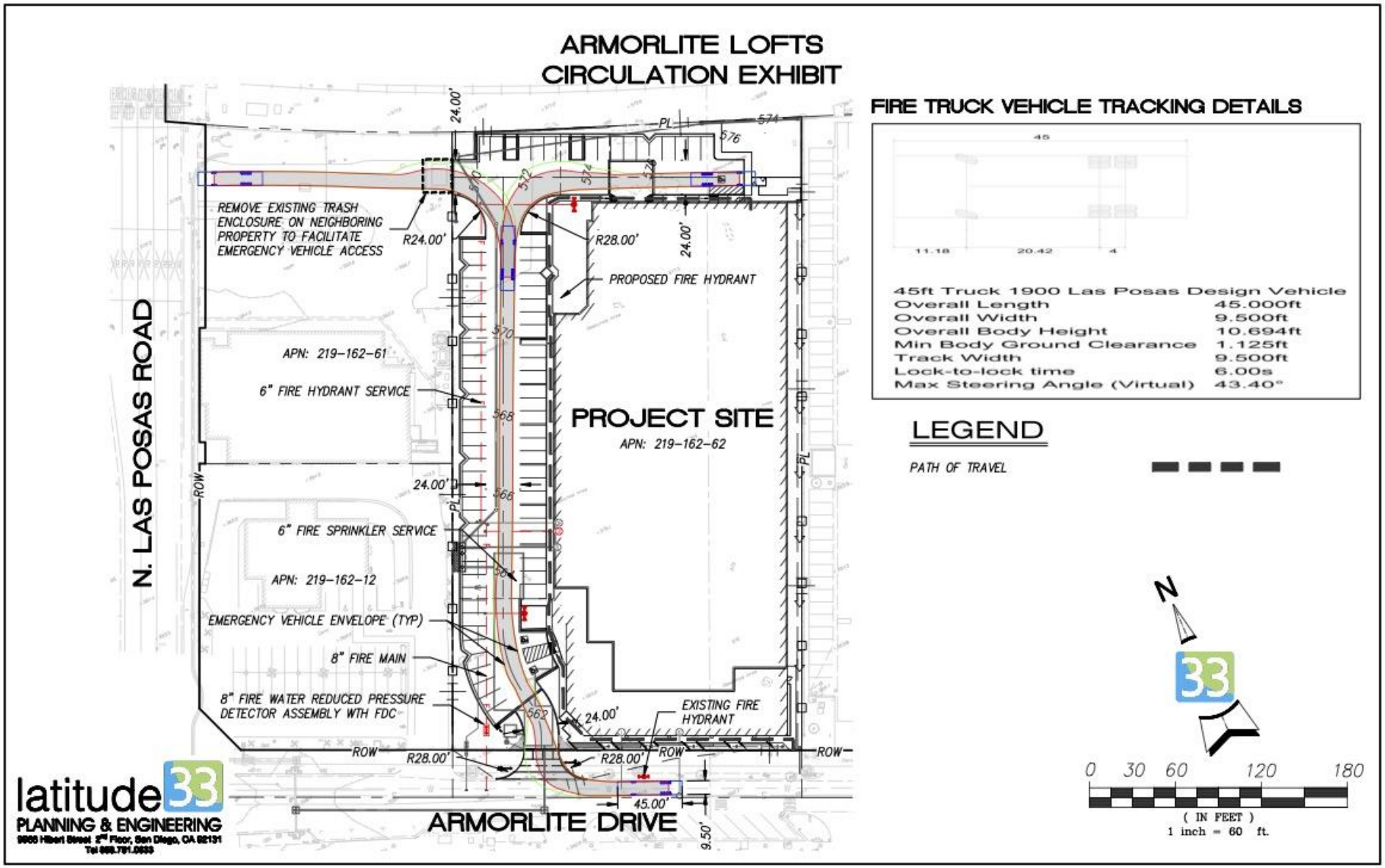
Pedestrians and bicyclists can access Armorlite Drive at the main entry of the primary building for the Specific Plan Area. At a minimum, one (1) ADA-compliant sidewalk from the building shall connect to the Armorlite Drive complete street bicycle and pedestrian trail system for safe pedestrian and bicycle travel through the area. ADA path of travel shall be accessible via a walkway at the main point of entry to the proposed building and accessible to the Armorlite Drive complete street bicycle and pedestrian trail system.



Internal Driveway Cross Section

Figure 19

Armorlite Lofts Specific Plan



Conceptual Circulation Plan

Figure 20

Armorlite Lofts Specific Plan

5.3 Emergency Vehicle Access

The Armorlite Lofts Specific Plan must be able to provide adequate facilities and access for emergency responders to deliver emergency and safety services to the community. The California Fire Code, along with local fire agency authorities, administers the rules and regulations on fire access design. At a minimum, the Planning Area must present a design which affords fire and emergency responders suitable fire access roads dimensions and surfaces (Chapter 5, § 503.1 through 503.4 of the California Fire Code), an adequate number of emergency rated entrances to the community (Appendix D, § D106 of the California Fire Code), and entryway gate access for first responders (Chapter 5 of the California Fire Code, §503.6). All points of entry to the Specific Plan area have been designed to meet the requirements of the California Fire Code and local ordinances (**Figure 20**). Any gated entry into the Specific Plan area must include a Knox type entry, opticon sensor, bollards, or another emergency entry device as recommended and approved by the City of San Marcos Fire Department.

5.4 Local and Regional Connectivity

As noted in Chapter 2, the Armorlite Lofts Specific Plan Area is regionally connected to San Diego County and north to Riverside County through Interstate 15 via Highway 78. An existing system of expressways, arterial highways, and local roads such as Armorlite Drive link the Specific Plan Area to the City of San Marcos' circulation system and ultimately to Highway 78. These connections allow for convenient and rapid access to and from the Specific Plan Area to other communities, shopping centers, and employment centers thereby relieving some stress residents would otherwise feel with limited transportation route options.

5.5 Pedestrian, Bicycle, and Public Transit Options

Alternate forms of transportation help alleviate many modern congestion problems for municipalities while also reducing strain on environmental resources such as greenhouse gas emissions, thereby improving environmental conditions such as air quality. The City of San Marcos' General Plan includes policies and goals for new development to meet so they are in conformance with local and state climate and transportation goals.

The Specific Plan area provides storage and parking for bicycles and provides connections to established bicycle paths. A sidewalk connection is provided in the form of a concrete pathway from the building to an off-street bicycle path located adjacent to the building frontage on Armorlite Drive. That bicycle path offers City-wide connections as well as regional connections to the Inland Rail Trail bicycle path on Mission Road.

Retail/Flex Space

The following section will provide information on available alternative transportation options and how this Specific Plan incorporates those options to conform to agency policy.

BREEZE bus service is provided by North County Transit District (NCTD) and includes 30 routes between Oceanside and La Jolla, as far east as Escondido. The Palomar College Transit Center includes a variety of Breeze bus routes and is located approximately 400 feet from the Specific Plan Area. The bus station serves NCTD routes 304, 305, 347, 445, 604, and 645. These routes connect to other transit centers

within the system and provide connectivity to all major destinations and other transit systems within North County, connections to South County transit systems, and the greyhound bus station in Escondido.

The Palomar College Transit Center also provides two (2) platforms at the train station with access to the SPRINTER hybrid Train. The SPRINTER is operated by North County Transit District (NCTD), offering service to commuters every 30 minutes. The line extends between Oceanside and Escondido and provides connections to three (3) commuter rail lines at the Oceanside Transit Center: The NCTD Coaster, Metrolink Orange County and Inland Empire-Orange County Lines, and Amtrak's Surfliner regional rail line

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Chapter 6 – Infrastructure Plan

6 INFRASTRUCTURE PLAN

Grading, Utilities, and Infrastructure Overview

The Grading and Utilities Plan provides the description of the infrastructure necessary to support the proposed land uses within the Armorlite Lofts Specific Plan Area. This section will discuss in detail the distribution, capacity, size, and extent of grading, utilities, and other infrastructure which must be constructed and installed to facilitate a safe and efficient mixed-use community. Information will be provided for grading and the following utilities: water, wastewater, stormwater drainage and detention, electricity and natural gas, and telephone and cable services. **Table 9** identifies the utility providers anticipated for the Specific Plan Area.

Table 8 Utility Providers

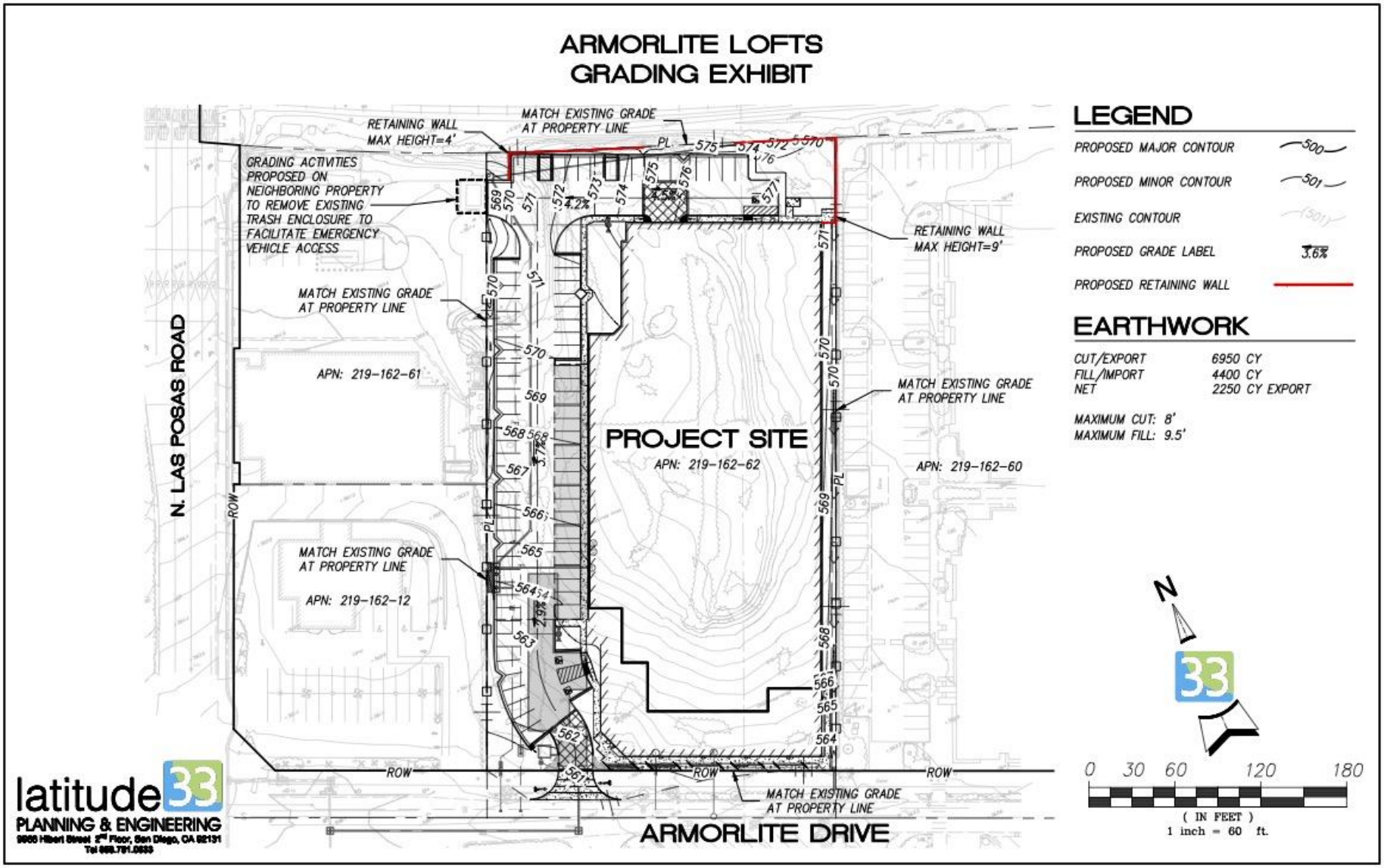
Utility	*Provider*
Water	Vallecitos Water District
Sewer	Vallecitos Water District
Stormwater Drainage & Detention	Property Owner?
Natural Gas	San Diego Gas & Electric
ElectriCity	San Diego Gas & Electric
High Speed Internet /Telecommunications	Cox Communications

The design, distribution, capacity, size and extent of utility infrastructure, facilities, and service improvements is dependent upon the increased population resulting from development of new Retail/Flex space and housing within the Specific Plan area. According to the 2020 Census, the estimated average number of persons-per-household is approximately 3.17. This means if the maximum of 165 dwelling units are constructed as identified within this Specific Plan the City can expect approximately 524 new residents for the City of San Marcos. The following chapter explains how the Specific Plan will accommodate these additional residents through the provision of additional utilities, services, and facilities.

6.1 GRADING

The site is currently populated with natural habitat and has pockets of disturbed area and mounds toward the middle of the parcel with rocky material. Grading operations will begin by clearing and grubbing the Planning area in compliance with the Certified EIR and prepare the site for construction. The site has significant rock and may require heavy equipment or other measures to remove rocky materials in preparation of grading building pad areas. The building pad area(s) will be mass graded with an approximate total of 6,950 cubic yards of cut/export and 4,400 cubic yards of fill/import. The maximum cut depth is anticipated to reach approximately 8' with maximum fill depth anticipated to reach 9.5'. Approximately 235 linear feet of retaining walls are proposed throughout the site with a maximum wall height of 8'. Spoils from foundations and trenching will be handled separately from the cut and fill material described in this section. Final and precise grading will include grading internal

roads, lot(s), and landscape areas to finish grade elevations with final surface, hardscape, and planting installations and preparation of the soil for any foundations for proposed building(s).



Conceptual Grading Plan

Figure 21

Armorlite Lofts Specific Plan

6.2 Stormwater Drainage and Treatment

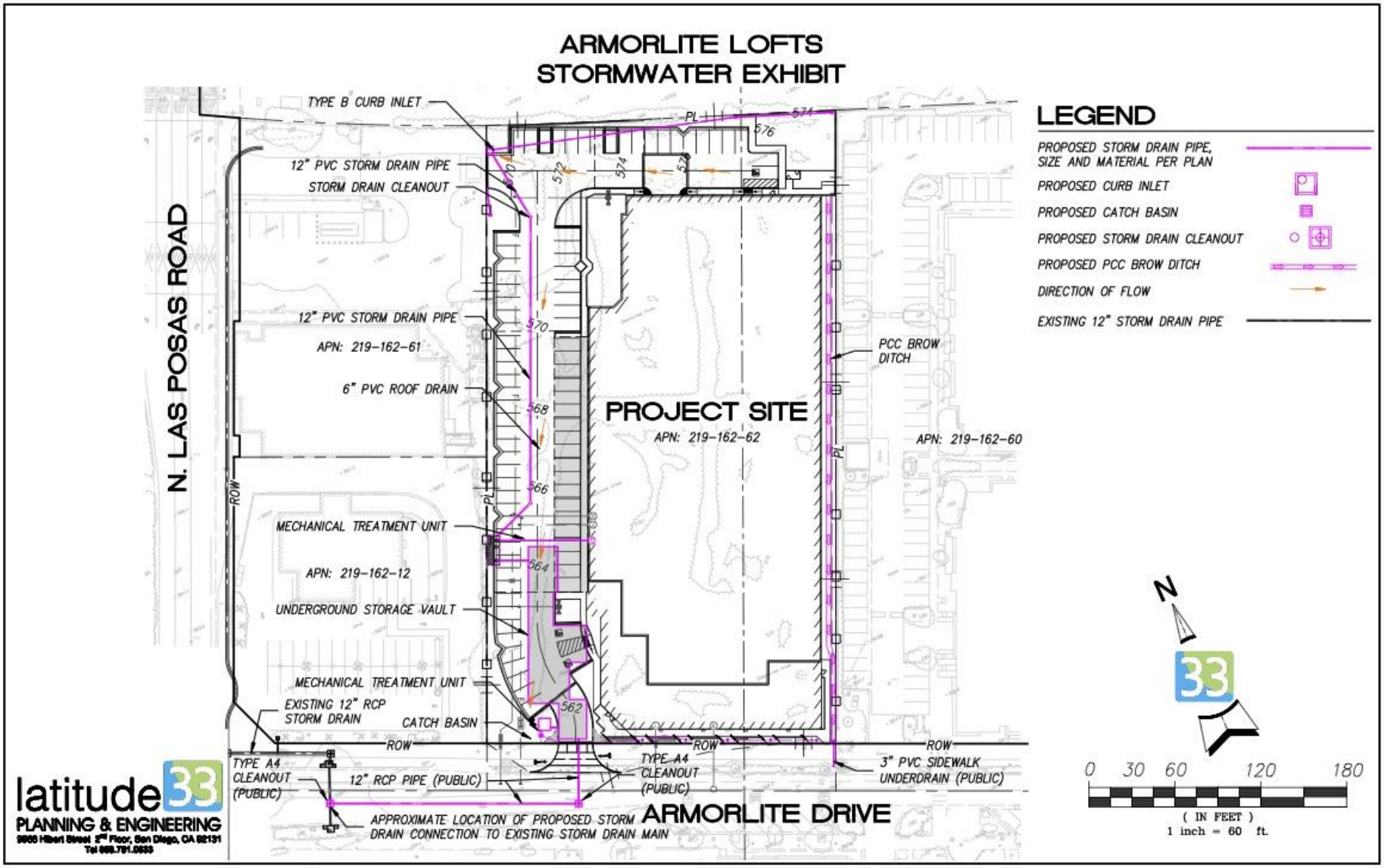
Statewide rules and regulations require stormwater runoff generated by the proposed development to be appropriately captured and conveyed into treatment systems, so that the development does not increase pollutants and erosion to the downstream receiving water body. Additionally, City standards require stormwater runoff generated by the proposed development to be captured and detained for a 100-year storm event so that stormwater flows onto adjacent properties or properties downstream, does not result in erosion, flooding, and damage. The Specific Plan area has carefully considered stormwater flows and conceptually designed to direct all surface runoff to stormwater quality pollutant control BMPs and detention vaults in the private drive aisles. Stormwater for the site is anticipated to flow in a westerly and southerly direction. Stormwater flows at the north portion of the Specific Plan Area will be collected into a curb inlet and conveyed to a stormwater quality pollutant control BMP and underground storage vault via a storm drainpipe. Surface flows on the western portion of the Specific Plan Area will flow south to a catch basin where it will be treated in another storm water quality pollutant control BMP and discharged to the underground storage vault. Building stormwater runoff will flow to a roof drain connecting to the storm drainpipe conveyed to the storm water quality pollutant control BMP and underground vault. After the stormwater is detained in the underground storage vault, it is discharged at a controlled flow rate into public storm drain main in Armorlite Drive. After the stormwater is detained in the underground storage vault, it is discharged at a controlled flow rate into a proposed Cleanout located in Armorlite Drive. Approximately 170' of proposed public storm drain will then send the treated runoff further downstream where it will ultimately tie into the existing public storm drain system via proposed Pub Type A Cleanout in Armorlite Drive.

6.3 Water Supply

Water service for potable Retail/Flex space, residential use, and fire service to the Specific Plan Area will be provided by Vallecitos Water District (VWD). The Specific Plan Area will utilize an existing eight (8) inch ACP water main line located in Armorlite Drive for potable water and fire protection. Three connections are proposed for the Specific Plan area. Figure 20 provides the anticipated locations for these connections. The project anticipates one potable water connection and one connection for fire service line at the southwestern corner of the Specific Plan Area. A fire hydrant is proposed adjacent to the northwest portion of the building and an existing fire hydrant is located along the ROW of Armorlite Drive. A landscape irrigation connection is also proposed approximately at the center of the project's southern property line along Armorlite Drive.

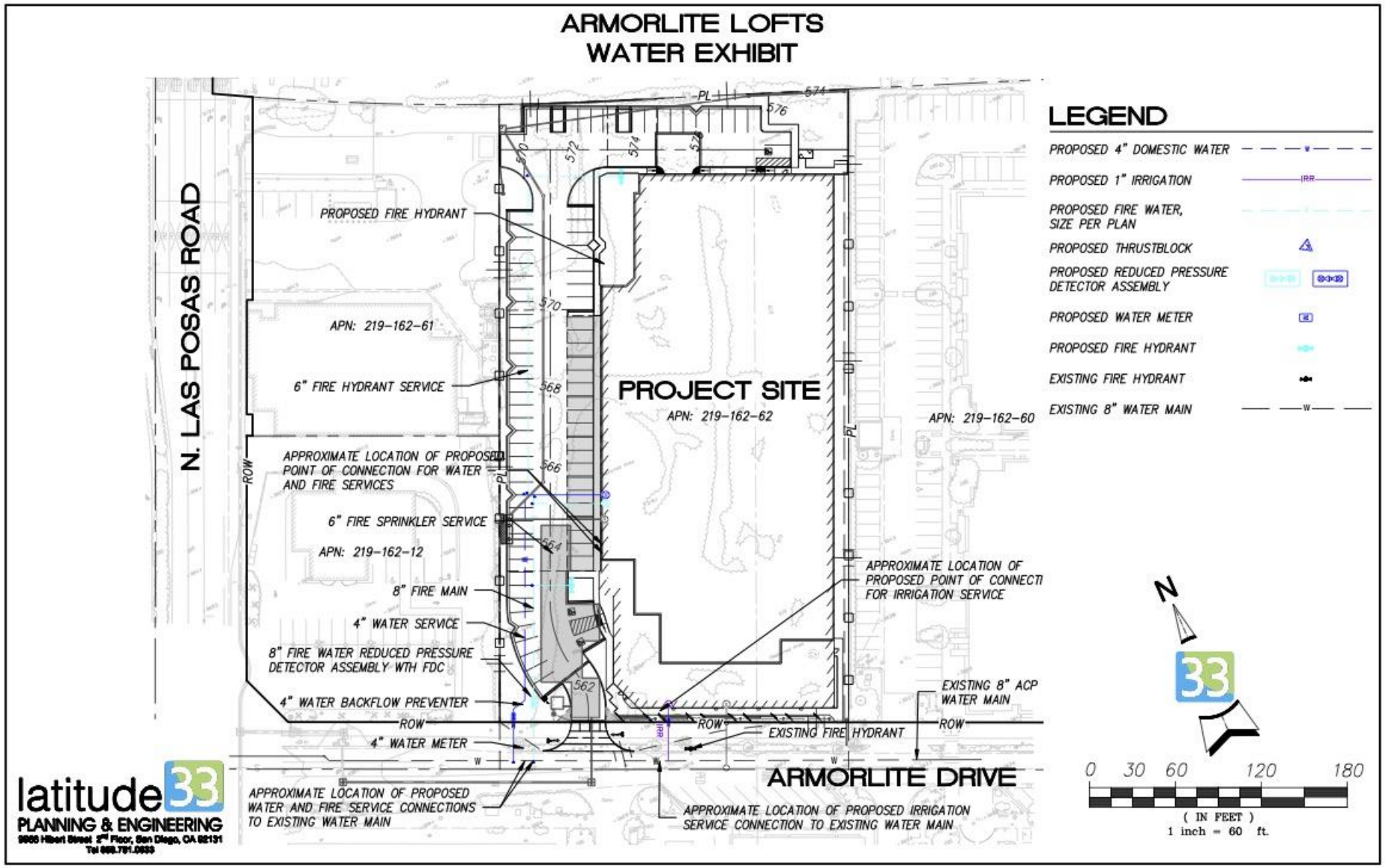
6.4 Wastewater

Wastewater service for the mixed-use development will be provided by VWD. A single sewer connection located at the southern property line is proposed to connect to an existing eight (8) inch gravity sewer main in Armorlite Drive..



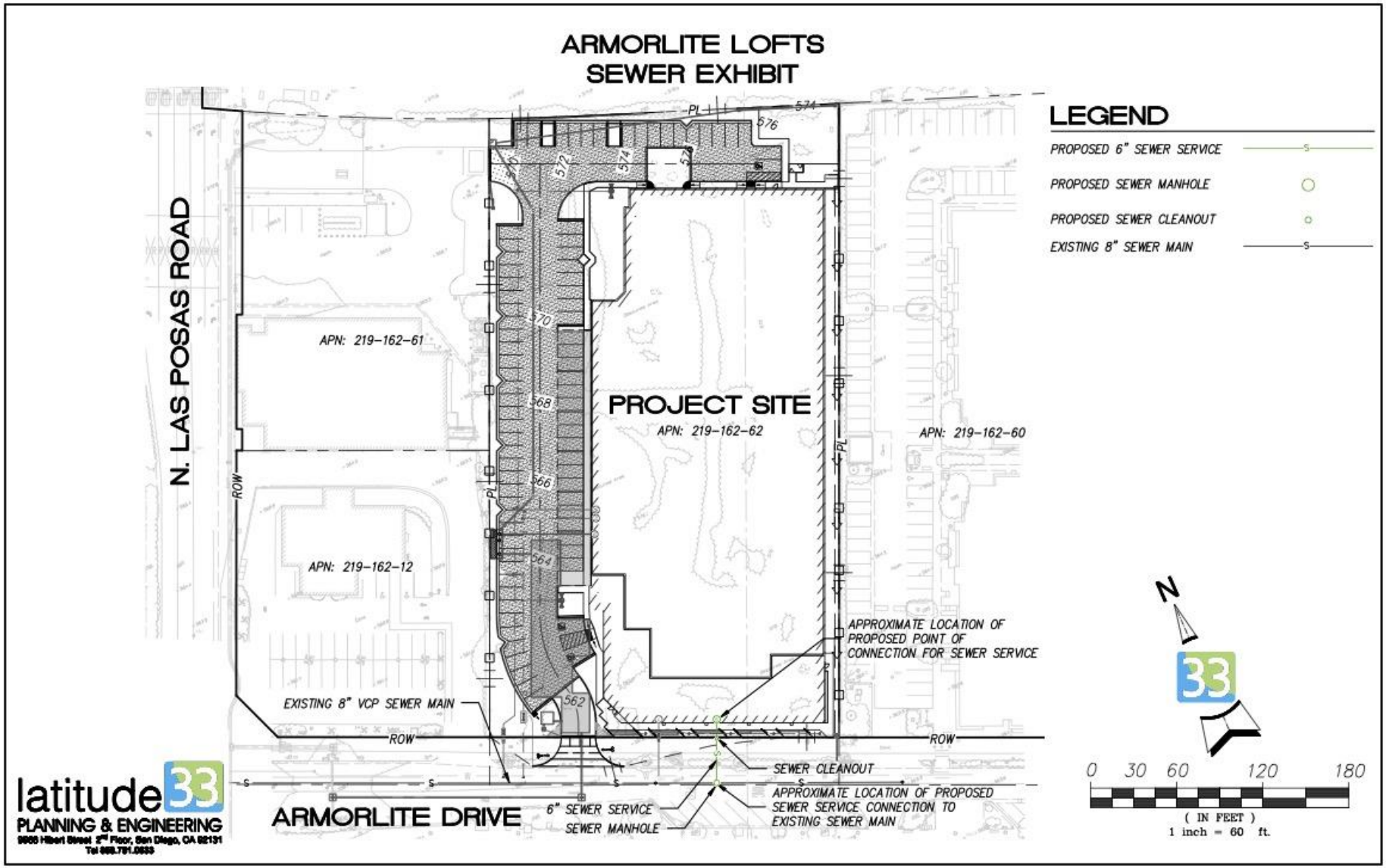
Conceptual Stormwater Facility Distribution Plan Figure 22

Armorlite Lofts Specific Plan



Conceptual Water Infrastructure Distribution Plan Figure 23

Armorlite Lofts Specific Plan



Conceptual Wastewater Infrastructure Distribution Plan Figure 24

Armorlite Lofts Specific Plan

6.5 Dry Utilities

Dry utilities include electricity, gas, and telecommunications infrastructure for the land uses included in this Specific Plan. Electricity and natural gas may provide the source for heat and air conditioning and power generation for homes and recreation facilities within the development. Photovoltaic power generating systems or other alternative energy generation systems as approved by the planning department shall be permitted within the Specific Plan area to supplement electricity and to help reduce or offset the projects carbon emissions. Any alternative energy program must be compliant with State and local regulations and ordinances. The following provides a description of the dry utility system distribution throughout the Specific Plan area.

6.5.1 Electricity

Electrical service distribution systems proposed for the Armorlite Lofts Specific Plan area shall be provided by San Diego Gas and Electric (SDG&E). Developers of the Armorlite Lofts Specific Plan Area will be required to hire a contractor to provide all trenching, backfill, substructures, conduits, and transformer pads necessary for electrical utility installation work. Should SDG&E find installation of extra facilities is required for system reliability, it shall be the responsibility of the developer to perform the related work mentioned in this section. SDG&E shall be responsible for the installation of necessary cables, connectors, and pad-mounted equipment as required. Any proposed above-ground transformers and electrical facilities that solely service the Specific Plan area will be placed on-site and not within the City's right-of-way. Final utility equipment design will be coordinated with a utility consultant, the City, and SDG&E.

In accordance with the current Building Code, the building(s) will be equipped with photovoltaic panels to supplement energy generation and consumption. In addition, dwelling units will include energy conservation features such as spray foam insulation, thermal breaks, low-e windows, advanced thermostats, energy star appliances, and sealed insulated ducts. Homes will be Energy Star Certified to meet EPA standards. All new projects in California are required by the CalGreen Building Code to install photovoltaic systems to help offset impacts to air quality and reduce greenhouse gas emissions. The total solar panels required for the site are determined by the Air Quality and Greenhouse Gas analysis produced for the project's environmental document. Solar panels may be placed on the roof of the building or on other areas as required to meet the minimum power generation thresholds as determined by the CalGreen Code and the Air Quality and Greenhouse Gas report.

6.5.2 Gas

SDG&E maintains a gas distribution system within Armorlite Drive. If the project utilizes gas utilities, the gas lines will be extended to the developable area within the Specific Plan Area through the same joint trench alignment as electric, cable, and telephone facilities. It is likely that either a three (3) inch or four (4) inch pipeline will be utilized to deliver gas to the project site.

6.5.3 Telecommunications

High speed internet, cable, and telephone services will be provided through Cox Communications, AT&T, or another telecommunications provider with infrastructure in the area. Cable connections will be stubbed to the property at the time of construction of dry utilities. Residents will be able

to choose to connect to high-speed internet, cable, and telephone via several packages offered through the telecommunications provider.

7 Public Services and Facilities Plan

7.1 Introduction to Public Services and Facilities

The Armorlite Lofts Specific Plan Public Services and Facilities Plan focuses on those services and facilities related to the Specific Plan Area, which are required to provide a safe, healthy, and well-rounded community. This section will provide details on the scope of services and facilities needed to provide comprehensive development while minimizing impacts to existing service providers and infrastructure including districts and schools for children of the Plan area, community facilities, police and fire protection, and finally solid waste disposal. Details on the financing and maintenance of public services and facilities the developer must provide can be read in Chapter 8.

The US Census Bureau has compiled information related to the average number of people per household. Based on the 2020 census, the average population of households within San Marcos equates to approximately 3.17 persons. If the maximum of 165 units proposed in the Plan area are constructed, it would accommodate approximately 524 residents within the City of San Marcos. The impacts and contributions those additional residents have on public services and facilities are explained in more detail below.

7.1.1 Schools

This section of the Armorlite Lofts Specific Plan will identify the school districts and individual schools which school age children residing within the Plan area will attend. The San Marcos Unified School District will provide educational instruction for children residing within the Specific Plan Area. The following institutions have been identified as the primary education providers to the Plan area. Elementary and middle school students residing in the Armorlite Lofts Specific Plan Area will attend La Mirada Academy School (K-8) located at 3697 La Mirada Drive. La Mirada Academy is located approximately 0.75 miles southwest of the Specific Plan Area. All high school students living within the Specific Plan Area will attend San Marcos High School which is located approximately 1.35 miles south of the Specific Plan Area at 1615 West San Marcos Boulevard. Based on SMUSD's most recent student generation rates the project would be expected to generate approximately 34 K-8 school age children, and 13 high school age children to the schools identified in **Table 10**.

Table 9 Schools

School	Address
La Mirada Academy K-8	3697 La Mirada Dr, Ca 92078
San Marcos High School	1615 W San Marcos Blvd. San Marcos, Ca 92078

The applicant and/or builder for the Armorlite Lofts Specific Plan will offset its expected increase in students through monetary contributions in the form of school district development fees paid to the San Marcos Unified School District.

7.1.2 Parks, Recreation, and Open Space

The Armorlite Lofts Specific Plan incorporates Common open space, and landscaped open space as a component of the land use concept. A total of 46,311 square feet of open space is distributed throughout the Specific Plan Area. Per the City's Municipal Code, which is consistent with the Quimby Act, a total of 5 acres of public park space is required for every 1000 residents generated by a proposed project or the developer can opt to pay in-lieu fees. The applicant/developer has the option to pay the in-lieu fee as opposed to the development or dedication of new public park space to the City of San Marcos. Those fees are used by the City to construct new public park space and recreation facilities or to maintain existing public park and recreation facilities. Mission Sports Park is located approximately a quarter mile east of the project site. Bradley Park is located less than a mile southwest of the Specific Plan Area and Las Posas Park is located less than a mile north of the Specific Plan Area.

7.1.3 Library Services

The Armorlite Lofts Specific Plan is served by the San Diego County Library System. The San Marcos branch is located at 2 Civic Center Drive and is approximately two miles from the Plan area and is one Sprinter stop from the Specific Plan area. The San Marcos branch offers a variety of services to the public including book and music rentals, computer access, as well as literary programs and other programs beneficial to the community. Additional library resources are provided to the public through the two colleges located in San Marcos. Palomar Community College, located at 1140 West Mission Road, is a short distance from the Plan area and provides free access to materials with valid picture identification and proof of current mailing address. California State University San Marcos (CSUSM) is approximately one mile from Armorlite Lofts Specific Plan and two Sprinter stops from the Specific Plan Area. Purchase of an annual Community Borrower Card for $30.00 allows public access to privileges at CSUSM.

7.1.4 Fire Protection

The Armorlite Lofts Specific Plan is located within the San Marcos Fire Protection District boundary. The San Marcos Fire Department (SMFD) will provide fire protection for urban and wildland fires and emergency services to the entire Plan area. SMFD services San Marcos with four stations, the closest of which is Fire Station One located at 180 West Mission Road approximately 1.38 miles from the Specific Plan Area. Fire Station One houses an engine, truck, brush engine, ambulance, and Battalion Chief. The Armorlite Lofts Specific Plan is surrounded by existing development and not at risk from wildland fire threats.

7.1.5 Police Protection

Police protection for the Armorlite Lofts Specific Plan shall be provided by the County of San Diego Sheriff's Department. The County Sheriff provides contract law enforcement services to the City of San Marcos through the station located at 182 Santar Place located within City limits. The station's location is approximately one mile from the Specific Plan area and provides services to San Marcos and the surrounding unincorporated areas. Community law enforcement services are provided year-round, 24 hours a day. The Sheriff's Department offers a variety of services to help keep the community safe. Deputies are responsible for general patrol services including traffic enforcement, suppression of drug activities, and response to theft and gang-related crimes. The San Marcos station has the only ASTREA (Sheriff's Aviation) landing pad in the County aiding

ground units and extending the range deputies can patrol. Additional services to the community include detective units responsible for crime investigations, the Community Oriented Policing and Problem Solving (COPPS) program assigned to investigate community quality of life issues, crime prevention units, crime analysis, and senior volunteers, as well as various administrative services. Child Protective Services, Adult Protective Services, and Juvenile Probation all operate out of the San Marcos Station. Together, these services offer the Armorlite Lofts Specific Plan comprehensive law enforcement to help maintain community safety.

7.1.6 Solid Waste Disposal

Solid waste collection and recycling services to the Specific Plan Area shall be provided by EDCO Waste & Recycling. Non-recyclable waste, including general trash and green materials, is collected and transported to the Sycamore Sanitary Landfill in Santee. Recyclable materials are transferred to the Escondido Resources Recovery Transfer Station for further processing. Household hazardous waste can be disposed free of charge for residents of San Marcos at the Vista HHW Collection Facility at 1145 E. Taylor Street or the Poway HHW Collection Facility at 12325 Crosthwaite Circle.

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Chapter 8 – Facilities Financing Plan

8 Facilities Financing Plan

Introduction to Facilities and Financing Plan

This section describes the various options for financing the required improvements for the Armorlite Lofts Specific Plan. A detailed financing plan should be prepared to ensure improvements to the Specific Plan Area are implemented in a successful manner and within an orderly timeframe. The financing plan will establish specific methods of financing to achieve the goals and policies set forth in this Chapter.

Financing mechanisms for improvements shall be timed with any proposed phasing of the Specific Plan Area, established conditions of approval, and site plan and/or design review approval. The following descriptions provide information on possible methods which could be employed to finance improvements for the Specific Plan Area. It should be noted there may be other sources not listed below which would fulfill any mandates for the financing of improvements.

8.1 Methods of Financing for Public Improvements and Services

The developer or builder shall be responsible for their fair share of financing construction of any public improvements as well as the entirety of private infrastructure improvements required to support development within the Armorlite Lofts Specific Plan. Improvements may include, but not limited to, construction of internal and adjacent streets, water lines, sewer lines, and storm drains, and electrical and gas power delivery systems. The applicant and/or builder can use a combination of financing mechanisms to achieve the required construction and maintenance of facilities and improvements; however, the applicant and/or builder shall be ultimately responsible for all fair share costs identified with implementation of development within the Armorlite Lofts Specific Plan area, including but not limited to, costs associated with infrastructure construction, compliance with any mitigation measures identified within the EIR, conditions of approval of project entitlements, or any other associated requirements which may need to be fulfilled. It is anticipated that the developer will construct all required public improvements. It is also anticipated that any long-term maintenance of public improvements or facilities will be maintained through CFD's.

8.1.1 Developer Funded Options

Many of the onsite facilities to be constructed will be financed and constructed entirely by the applicant and/or builder. Some examples of these types of improvements are onsite private driveways, utility connections from main trunk lines, water and sewer infrastructure upgrades should they be necessary to accommodate the project, and storm drain facilities. In the case of electrical connections, the applicant and/or builder may be required to use the electricity providers' construction crews or contractors provided from an approved list determined by the energy provider. In those cases, correspondence will occur between the parties to establish the funding method, at a cost to the applicant and/or builder, to finance those improvements.

8.1.2 Special Assessment Districts

Special assessment districts may be used by the City of San Marcos to pay for improvements within a defined area so long as the property owner votes to allow the assessment to proceed. Once an approval vote has been made, the City has the authority to form the special assessment

district by the authority of the Improvement Act of 1911, and the Municipal Improvement Act of 1913. The property owners will bond to pay for improvements such as streets, storm drains, sidewalks, landscape and lighting, water and sewer services, and other similar public improvements.

8.1.3 Community Facilities Districts and Mello-Roos

The City of San Marcos may use a Community Facility District (CFD) and require Mello-Roos to finance public improvements for the Specific Plan Area. The Mello-Roos, Community Facilities Act of 1982 allows the City to establish special districts and to levy special taxes and issue tax exempt bonds to finance those improvements. Mello-Roos do not require municipalities to show any specific special benefit to assessed properties, therefore they may be used to finance a broad range of general improvements such as police and fire facilities, libraries, parks, and any improvements which may benefit specific properties.

8.1.4 Other Funding Sources

The applicant and/or builder may secure other sources of funding to construct and maintain public and private facilities such as government grants, private developer coalitions, or various bonds not specifically mentioned above.

8.2 Financing of Public Improvements and Services

The orderly development of the Specific Plan Area requires the procurement of sufficient funding for public facilities and services. The following summaries provide details on financing of facilities and services for the Armorlite Lofts Specific Plan required to be available at the time of need. The sections described below will provide information on specific financing options and implementation methods for facilities and service within the Specific Plan Area.

8.2.1 Circulation Improvements

The Armorlite Lofts Specific Plan includes a comprehensive circulation plan, which includes private circulation improvements and may be required to provide public road improvements, public utility upgrades or other infrastructure improvements. Development within the Specific Plan Area is contingent upon the financing and maintenance of both private drive aisles and external public road improvements, public streetscape improvements, and any mitigation measures for transportation impacts identified in the transportation analysis produced for the EIR.

Improvements to public roads, rights-of-way, landscaped medians, additions of traffic signals and/or intersection alignments, and landscaping adjacent to the project's frontage identified by the City of San Marcos will be financed and constructed by the applicant and/or builder.

8.2.2 Fire, Paramedics & Law Enforcement Services and Facilities

Fire and Paramedic Services and Facilities

The Armorlite Lofts Specific Plan is within the San Marcos Fire Protection District. To offset impacts to fire, paramedic services and facilities the applicant and/or builder will pay fees to the City of San Marcos. Service to the Specific Plan Area shall be provided by the San Marcos Fire Department (SMFD). The applicant and/or builder will pay its fair share contribution to the City of

San Marcos' CFD 2001-01 for fire service to the Specific Plan Area. Annual fees for this district may be assessed with increases in fees as determined by the City.

Law Enforcement Services and Facilities

The County of San Diego Sheriff's Department, under contract with the City of San Marcos, will provide police protection services to the Armorlite Lofts Specific Plan. The Armorlite Lofts Specific Plan applicant and/or builder shall pay its fair share contribution to the City of San Marcos' CFD 98-01IA1 for law enforcement service. Annual fees for this district may be assessed with increases in fees as determined by the City.

8.2.3 Schools

The Armorlite Lofts Specific Plan is located within the San Marcos Unified School District (SMUSD). Impacts to SMUSD will be mitigated by a per square foot fee paid by the applicant and/or builder to the school district and based on total Retail/Flex square footage and total residential dwelling unit square footage.

8.2.4 Recreational Facilities, Parks, and Open Space

All categories of open space located within the Armorlite Lofts Specific Plan, including common-area open space, parks, water quality features, and any biological preserved areas, will be financed and constructed by the applicant and/or builder. Maintenance responsibilities of recreational facilities, parks, and open space are described in section 6.4. The applicant and/or builder will pay Public Facilities Fees to offset the project's impact to City-owned parks and recreation facilities.

8.3 Operations and Maintenance of Public Improvements and Private Facilities

Maintenance of open space, recreational facilities, water quality features, private streets, public streets, water and sewer systems, and landscaping of public rights-of-way are important components to the image of Armorlite Lofts Specific Plan and the functionality and safety of stormwater movement. This Section will define each entity responsible for maintenance of public improvements and private facilities which will have a prolonged impact on the Specific Plan Areas appearance.

There are several options for funding operation and maintenance of public and private facilities and landscaping. The developer or apartment management company shall be required to fully finance the operation and maintenance of private facilities. These areas include, but are not limited to, common area open space, onsite landscaping, parks, pool facilities, onsite roadways or driveways, and water quality basins and associated facilities. Operation and maintenance responsibilities are defined in detail below.

- Private parks and common area facilities maintenance within Armorlite Lofts Specific Plan shall be the responsibility of the Armorlite Lofts Specific Plan ownership/management organization.
- Maintenance of common area landscaping within the Armorlite Lofts Specific Plan shall be the responsibility of the Armorlite Lofts Specific Plan ownership/management organization.
- Private driveways, landscaping, monuments, and gates shall be maintained by the Armorlite Lofts Specific Plan ownership/management organization.

- All private stormwater and stormdrain systems within the Specific Plan Area will be maintained by the ownership/management organization.
- Public water and sewer systems will be maintained by VWD. All private water/sewer systems within the Armorlite Lofts Specific Plan will be maintained by the ownership/management organization.
- Maintenance of landscaping, lighting, and storm drain systems, in public right-of-way easements along public streets shall be the responsibility of the City of San Marcos with an assessment paid to the City of San Marcos by the property owner.
- Public street maintenance shall be the responsibility of the City of San Marcos.

Table 10 Financing and Maintenance Responsibilities

Improvement	Installation/Financing Responsibility	Long-term Maintenance Responsibility
Common Area landscaping	Developer	Ownership/Management Group
Private Open Space	Developer	Ownership/Management Group
Private Recreational Facilities	Developer	Ownership/Management Group
Private Streets	Developer	Ownership/Management Group
Public Improvements to Armorlite Dr.	Developer	City of San Marcos
Public Landscaping in rights-of-way	Developer	CFD 98-02
Private Storm Drain Systems	Developer	Ownership/Management Group
Public Storm Drain Systems	Developer	City of San Marcos
Public Water	Developer	Vallecitos Water District
Public Sewer	Developer	Vallecitos Water District
Private Water	Developer	Ownership/Management Group
Private Sewer	Developer	Ownership/Management Group

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Chapter 9 – Specific Plan Administration

9 Specific Plan Administration

9.1 Overview

This chapter of the Armorlite Lofts Specific Plan is essential to establishing a thorough review process for proposed discretionary entitlements and other processes which may become necessary within the Specific Plan area. Upon adoption by ordinance, the Armorlite Lofts Specific Plan will serve as zoning for the property. The rules, regulations, and processes outlined within this chapter govern the City of San Marcos' implementation of development within the Specific Plan area. This section provides a detailed description of the mechanisms needed for implementation of the Specific Plan and should be the primary document consulted when questions arise concerning future development or development changes within the Specific Plan area. It is intended that the City of San Marcos review actions requiring ministerial or discretionary approval within this area to ensure the rules and procedures described herein are implemented in a consistent manner with all City rules, regulations, and policies.

9.2 Implementation

Subsequent approvals needed to implement this Specific Plan are anticipated to include a site development plan, conditional use permit (rock crusher), grading permit, , improvement plans, right-of-way permit(s), landscape permit, and building permit(s). Once the requisite entitlements and permit approvals are acquired, the project is anticipated to be constructed in two (2) phases.

Phase one, grading, involves preparing the site for vertical construction. This phase consists of clearing and grubbing the site of all vegetation in conformance with the certified EIR, grading the land to redefine the shape of the property and bring elevation to within a few inches of the final design, installation of wet and dry utilities, roadway improvements, and finish grading to shape the final contours and establish building pads. Phase one is anticipated to be completed within six months after grading permit issuance.

The second phase would involve vertical construction which entails pouring foundations and sidewalks, construction buildings, and installing landscaping and amenities. Phase two is anticipated to be completed within one year after the completion of Phase one.

If developed onsite, affordable dwelling units may be financed, developed, and constructed via a variety of methods. Federal, State, and local grants may be sought to contribute to the financing of development and construction of dwelling units. In addition, private loans may also be sought to finance the development and construction of dwelling units. Financing may also take the form of a public-private partnership. Affordable units will enter into a recorded deed restriction upon construction to ensure units maintain their affordable status.

9.3 Administration

Future development within the Specific Plan area may be subject to further review and subsequent ministerial and discretionary permits and approval from the City of San Marcos Development Services Department. Application, fee, and processing requirements shall be in accordance with the City's regulations, unless modified by this Specific Plan. Applications for subsequent development projects or public improvements and other activities will be reviewed by the Development Services Department using established procedures to determine consistency with the Armorlite Lofts Specific Plan, its conditions of

approval, and applicable development standards, design standards, and mitigation measures identified during the environmental review process.

Review and analysis of a subsequent project permit(s) may trigger conditions of approval that the City determines to be reasonably necessary to ensure the project's application and or plans achieve compliance with this Specific Plan. The City may approve or conditionally approve applications that meet the requirements of the Specific Plan. Procedures to amend the Armorlite Lofts Specific Plan are also detailed in this section, should the applicant or City staff determine modifications to the Specific Plan text, exhibits, and/or project are needed during development of the project.

9.4 Specific Plan Authority

California Government Code §65450 in conjunction with the City of San Marcos Zoning Ordinance Chapter 20.535, authorizes the City's legislative body to prepare and adopt Specific Plans. The Armorlite Lofts Specific Plan is to be adopted by Ordinance by the San Marcos City Council and used as the primary guiding document for review of all subsequent discretionary entitlements within the confines of the planning area. As a regulatory document, successful implementation of a development project within the Specific Plan area is contingent upon meeting the land use and associated design, development, and infrastructure standards, and other policies outlined herein. Any proposed development and design activities within the Armorlite Lofts Specific Plan area must be consistent with the established parameters of this document. Should any requirements contained in the Armorlite Lofts Specific Plan conflict with the City of San Marcos Municipal Code, the Armorlite Lofts Specific Plan shall be the primary document used to resolve the conflict.

9.5 Responsibility for Administration

Several entities may/shall be responsible for the administration and enforcement of the Armorlite Lofts Specific Plan. As discussed in Section 9.3 above, the City of San Marcos' Development Services Department is the primary agency responsible for the implementation, administration, and enforcement of the Armorlite Lofts Specific Plan. The homeowner's association or other comparable group established for the Armorlite Lofts Specific Plan shall be responsible for the enforcement of private property and open space easement requirements pursuant to standards identified herein as well as any covenants, conditions, and restrictions (CC&R's) developed separately from this Plan.

9.6 Severability

If any section, subsection, sentence, clause, phase, or portion of this Specific Plan, or any future amendments or additions, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan or any future amendments or additions.

9.7 Ambiguity

If ambiguity arises concerning the appropriate classification of a particular use or regulation within the meaning or intent of this Specific Plan based on established or unforeseen circumstances, including technological changes in processing or application of materials, the Planning Director shall have the authority to interpret the regulation based on understanding of the Specific Plan. Applicants may appeal the Planning Director's interpretation to the Planning Commission for review and interpretation, which shall be final; thereafter, such interpretation shall govern.

9.8 Substantial Conformance

The Planning Director may determine whether a project or use is in substantial conformance to the adopted Specific Plan subject to the findings below. Appeals of the Planning Director's determination may be made to the Planning Commission in the manner prescribed by section 20.535 of the Municipal Code.

1. The proposed activity or use is substantially consistent with this Specific Plan and its purpose and objectives, as set forth in Sections 2.1 and 2.2 of this Plan. An activity that conforms to the allowable uses and development standards of Chapter 3, Land Use and Development Standards, shall be deemed consistent with this specific plan.
2. The proposed activity or use substantially complies with adopted mitigation measures and conditions of approval.
3. Land use, circulation pattern and community design concepts are generally consistent with this Plan however, any reduction or relocation of the development footprint, dwelling units, or subdivision of lots, and associated improvements, shall be permitted onsite, provided no new significant environmental impacts not considered in the EIR are created as a result of the reduction or relocation.
4. Uses that are not specifically listed but are similar to those listed in **Table 2**may be considered in substantial conformance.
5. The proposed activity does not exceed the maximum 165 dwelling units and 5,600 SF of Retail/Flex space identified for the site in the EIR, except as pertains to accessory dwelling units or as may otherwise be permitted by state or local law (e.g., density bonus).
6. The boundaries of the Specific Plan are not expanded.

The Planning Director or their designees shall make a determination of substantial conformance prior to the issuance of any permits or approval of plans. No written determination is required provided plans submitted to the City for approval exhibit substantial conformance with the Armorlite Lofts Specific Plan. Plans found not to be in substantial conformance shall not be approved and shall be revised or a Specific Plan amendment shall be required.

9.9 Minor Deviations to Permits/Approvals

Land use approvals and permits are required to implement the Specific Plan, as described in Section 9.2 above. To provide flexibility in the development and permitting process, minor deviations to approved plans and discretionary permits may be authorized by the Planning Director without amending the Specific Plan or said permits/approvals, provided that the minor deviations continue to comply with the provisions of this Specific Plan. Such Minor Deviations are considered administrative and ministerial and include the following:

1. Modifications, reductions, or reconfigurations to the site plan, architecture, landscape treatments, wall and fence design, lighting, and signage which are generally consistent and compatible with the plans contained herein and provide an equal or superior design aesthetic and quality.
2. Changes in the location, size, or type of common area amenities.

3. Final facility sizing and alignment for water, sewer, and storm drain improvements (with concurrence from the City Engineer).
4. Removal of unnecessary utility infrastructure or design changes to utility infrastructure (with concurrence from the City Engineer).
5. Adjustment to the grading, alignment, width, or grade of public streets or private driveways within the Specific Plan area that are generally consistent with the Specific Plan and the exhibits herein (with concurrence from the City Engineer and Fire Department).
6. Transfer or reduction of dwelling units and/or Retail/Flex space provided the total maximum number of 165 residential units and 5,600 S.F. of Retail/Flex space is not exceeded.
7. Minor refinements to the boundaries and area calculations.
8. Deviations that are of a similar magnitude to those listed above, which are deemed minor by the Director and conform to the objectives of this Specific Plan.

Minor deviations shall be limited to actions that will not:

1. Constitute a substantial change in the permit.
2. Adversely affects adjacent property or adjacent property owners.
3. Violate any Specific Plan Objectives (Section 2.2) or Development Standards (Table 3). Compliance with these limitations is shown by meeting the standards above.

Deviations resulting in one (1) or more of the following shall not be authorized as a minor deviation:

1. Increase of land/site coverage by more than twenty percent (20%) by any increase in building size or number of structures.
2. An increase of more than twenty percent (20%) of the:
   - Size of any building or structure or of the total land area covered by any building or structure.
   - Building/structure height or depth over development standards.
   - Area of any slope.

9.10 Specific Plan Amendments

Amendments to the Specific Plan may be necessary throughout the life of the project. Amendments may be processed either administratively through the Planning Director's review (minor) or through the Planning Commission (formal) as described below. The applicant may submit an application to the City of San Marcos' Development Services Department, which may include maps, text, and or technical studies describing the nature and intent of proposed modifications. Upon submittal, the Planning Director or their designees will make a determination as to the applicability of the amendment process. No amendment shall be approved that is not consistent with the General Plan.

9.10.1 Minor Administrative Amendments

Minor Administrative Amendments include minor changes to the Specific Plan that may be reviewed and approved by the Planning Director for the City of San Marcos. Minor amendments are considered ministerial and do not require a public hearing. Minor amendments may include the following:

1. Correction or revisions to text to resolve ambiguity, pursuant to Section 6.7.

2. Additions, deletions, or modifications to Table 2: Allowable Land Uses, which are consistent with the objectives of the Specific Plan, provided the density, intensity, and vehicle miles travelled (VMT) are not significantly increased and within the scope of the certified EIR.
3. Modifications to design guidelines for architectural and open space features, materials, landscape treatments, wall and fence design, lighting, and signage which are consistent and compatible with the surrounding area and neighborhood.
4. Revisions, modifications, and reconfiguration to the site plan that are generally consistent with the Specific Plan and the exhibits herein and do not result in any of the following:
    a. An increased number of residential units or an increase or decrease of more than 10% of the Retail/Flex area.
    b. Conflicts with final conditions of approval in City issued permits, regulations, and approvals or as issued by other agencies with jurisdiction over the project.
    c. Expansion or contraction of the outer geographic boundaries of the Specific Plan, except for minor refinements to the boundaries and area calculations.
    d. Deviations from Table 1: Distribution of Allowable Uses of more than 20%.
5. Transfer of dwelling units provided the total maximum units do not increase.
6. Reduce the number of affordable units provided.
7. Minor modifications to the Specific Plan that do not increase the approved densities of the Plan.
8. Modifications to the Specific Plan that are of a similar magnitude to those listed above, which are deemed minor by the Planning Director and conform to the objectives of this Specific Plan.

Should the Director determine a proposed revision does not meet the criteria for a Minor Amendment, a Formal Amendment shall be required. The Director may delegate their administrative decision to the Planning Commission. The applicant may also appeal the Planning Director's decision to the Planning Commission in accordance with the appeals procedures set forth in the SMMC.

9.10.2 Formal Amendments

If no mechanism can be applied from the defined parameters listed previously in this chapter or as determined by the Planning Director, a formal amendment to the Specific Plan shall be required. The City of San Marcos shall process all formal Specific Plan Amendments in accordance with the SMMC. Additional environmental review may be required unless the proposed changes do not warrant additional environmental review in accordance with CEQA.

9.11 Environmental Review

The Environmental Impact Report (EIR) certified concurrently with the Armorlite Lofts Specific Plan shall serve as the primary environmental document for all subsequent discretionary entitlements within the Armorlite Lofts Specific Plan area. Pursuant to Government Code Section 65456, any residential development project, including any subdivision, or any land use permit that is undertaken to implement and is consistent with a specific plan for which an EIR has been certified is exempt from the requirements of CEQA. Subsequent determinations of the level of environmental review for discretionary approvals will be determined by the City of San Marcos on a project-by-project basis in accordance with the California Environmental Quality Act (CEQA) Guidelines.