

# NOTICE OF PUBLIC WORKSHOP

**WHEN:** Thursday, October 5, 2017, 6:30 PM

**WHERE:** Valley of Discovery Room, 1 Civic Center Drive, San Marcos

**PROJECT:** Fenton - Discovery Village South (P16-0037) & Discovery Village North (P16-0005)

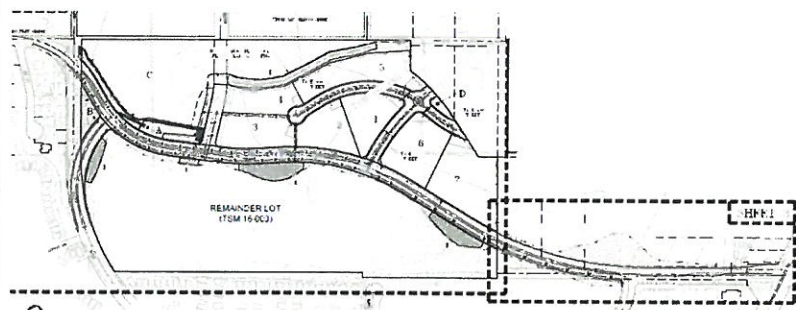
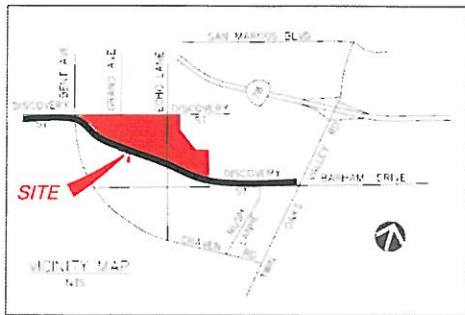
**BACKGROUND:**

In 1991, the City adopted the Scripps Health Care Campus Specific Plan (SHCCSP) on 80 acres. This plan envisioned a hospital, medical office space, mental health center/chemical dependency hospital, a skilled nursing facility, a health education center, child care center, fitness center, and special treatment clinic and research buildings. The total anticipated build out (structures) under the SHCCSP is 1,240,000 square feet and the buildings range in height from one to seven stories. In 2009, approximately 39 acres of the SHCCSP was modified and adopted under the University District Specific Plan anticipating office, commercial, residential, a potential school site, and a future park site. The remaining 41 acres retained the designation as the Scripps Health Care Campus Specific Plan. Below are project descriptions for two (2) new projects:

**(1) Discovery Village North: P16-0005: TSM 16-001, CUP17-004, GV 17-005**

The Applicant is proposing a Tentative Subdivision Map (TSM16-001) with the intent to create new lots for future development on the north side of the future Discovery Street within the University District Specific Plan. Pending the TSM approval, this site could be graded to create building pads, install drainage infrastructure and build roads. A Conditional Use Permit (CUP17-004) is requested to allow the operation of a temporary rock crusher and a Grading Variance (GV17-005) to allow slopes to exceed 20 feet in height. Pending review and approval under a Site Development Plan, this site could potentially construct Office Flats, Townhouse Flats, Freeway Commercial Buildings B, West Creek Park and a potential elementary school per the adopted University District Specific Plan. Discovery Street would be constructed as part of this map from Bent Avenue to Twin Oaks Valley Road.

**TSM16-001 (P16-0005 - Discovery Village North)**

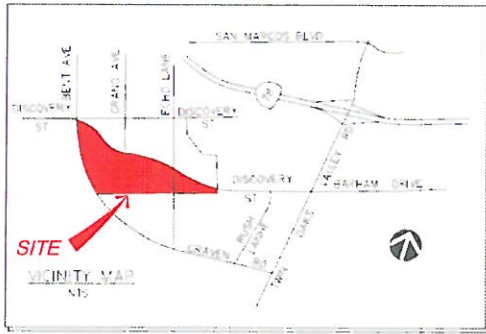




**(2) Discovery Village South: P16-0037: DA 16-001, GPA 17-003, SP 16-002, TSM 16-003, SDP 17-006, GV 17-004, MND 16-001**

The Applicant is proposing to construct up to a maximum of 230 single-family homes on remaining 41 acres within the SHCCSP. In order to proceed with this proposal, the Scripps Development Agreement would need to be rescinded and a General Plan Amendment (GPA17-003) would be required to change the land use from Scripps Health Care Campus Specific Plan to Discovery Village South Specific Plan. A Specific Plan (SP16-002) & Site Development Plan (SDP17-006) to establish the development design standards. A Tentative Subdivision Map (TSM16-003) to establish up to 230 residential lots and a Grading Variance (GV17-004) to allow slopes to exceed 20 feet in height. Under the proposed Discovery Village South Specific Plan, the proposed residential development introduces two housing product types. "Type A" is a compact single-family detached home with two stories (35-foot maximum height). "Type B" is a single-family detached home, designed in a motor court configuration with two-stories (35-foot maximum height). The homes would not be completed until a large portion of Discovery Street is constructed.

**TSM16-003 (P16-0037 - Discovery Village South)**



For more information, please contact Garth Koller, Principal Planner, in the Planning Division at 760-744-1050, extension 3231, or visit the Development Services counter during the week between 7:30 am and 5:30 pm. Note: City offices are closed every other Friday.

**YOUR INPUT IS REQUESTED FOR THIS PUBLIC WORKSHOP; HOWEVER, OFFICIAL DECISIONS WILL NOT BE MADE DURING THIS MEETING. THE DEVELOPER WILL USE INFORMATION FROM THE DISCUSSION TO DETERMINE HOW TO PROCEED WITH THE PROJECT.**