

ORDINANCE NO. 2006 -1274

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SAN MARCOS, CALIFORNIA, AMENDING THE OFF-
STREET PARKING ORDINANCE, CHAPTER 20.83.030 OF
TITLE 20 OF THE SAN MARCOS MUNICIPAL CODE

Case No. TA 06-59
Carmel Street, LLC/Alex Zirpolo

WHEREAS, Carmel Street, LLC/Alex Zirpolo is proposing to amend the Off-Street Parking Ordinance, Section 20.83.030 of Title 20 of the Municipal Code in conjunction with a General Plan Amendment (06-97), Rezone (R06-134), Specific Plan Amendment (SP 87-29(06M#21)), Site Development Plan (SDP 06-319), Tentative Parcel Map (TPM 651) for condominium purposes, located on the south side of Carmel Street, north side of Enterprise Street, east of Industrial Street; and

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

WHEREAS, the Planning Commission did recommend approval to the City Council; and

WHEREAS, on December 12, 2006, the City Council held a duly noticed public hearing on the subject request and considered evidence by City Staff; and

WHEREAS, the City Council did consider a Negative Declaration (ND 06-748) for this project pursuant to the California Environmental Quality Act (CEQA); and

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

- A. The proposed Text Amendment is consistent with the General Plan's goals, policies and objectives in that it will implement Policy 9 of Objective C of the City-wide Land Use Policy Plan by reviewing and updating the City's Zoning regulations.

- B. The City has studied parking standards for medical and dental offices and determined the proposed standard of 5 spaces per 1,000 gross square feet is consistent with established standards and parking demands for these types of facilities.

NOW, THEREFORE, the City Council resolves as follows:

- A. The foregoing recitals are true and correct.
B. Negative Declaration ND 06-748 is hereby approved.
C. Amend Section 20.83.030 of Title 20 of the San Marcos Municipal Code.

The City Council of San Marcos DOES ORDAIN as follows:

SECTION I:

Title 20, Section 20.83.030 of the Zoning Ordinance of the San Marcos Municipal Code is hereby amended as follows:

20.83.30 REQUIRED PARKING SPACES. The number of off-street parking spaces required shall be no less than the following standards. For the purposes of definitions, gross floor area is the area within the surrounding exterior walls of a building or any portion thereof.

USES	SPACES REQUIRED
Medical or dental clinics and medical-professional offices	1 space for every 200 square feet of gross floor area

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

INTRODUCED at a regular meeting of the City Council of the City of San Marcos, California, on the 12th day of December, 2006.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of San Marcos, California on the 9th day of January, 2007, by the following roll call vote:

AYES: COUNCILMEMBERS: MARTIN, ORLANDO, PRESTON, DESMOND

NOES: COUNCILMEMBERS: NONE

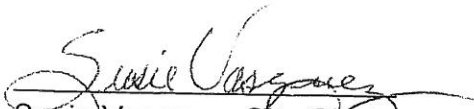
ABSENT: COUNCILMEMBERS: NONE

VACANCY: COUNCILMEMBERS: ONE




James M. Desmond, Mayor
City of San Marcos

ATTEST:



Susie Vasquez, City Clerk
City of San Marcos

APPROVED AS TO FORM:



Helen Holmes Peak, City Attorney
City of San Marcos