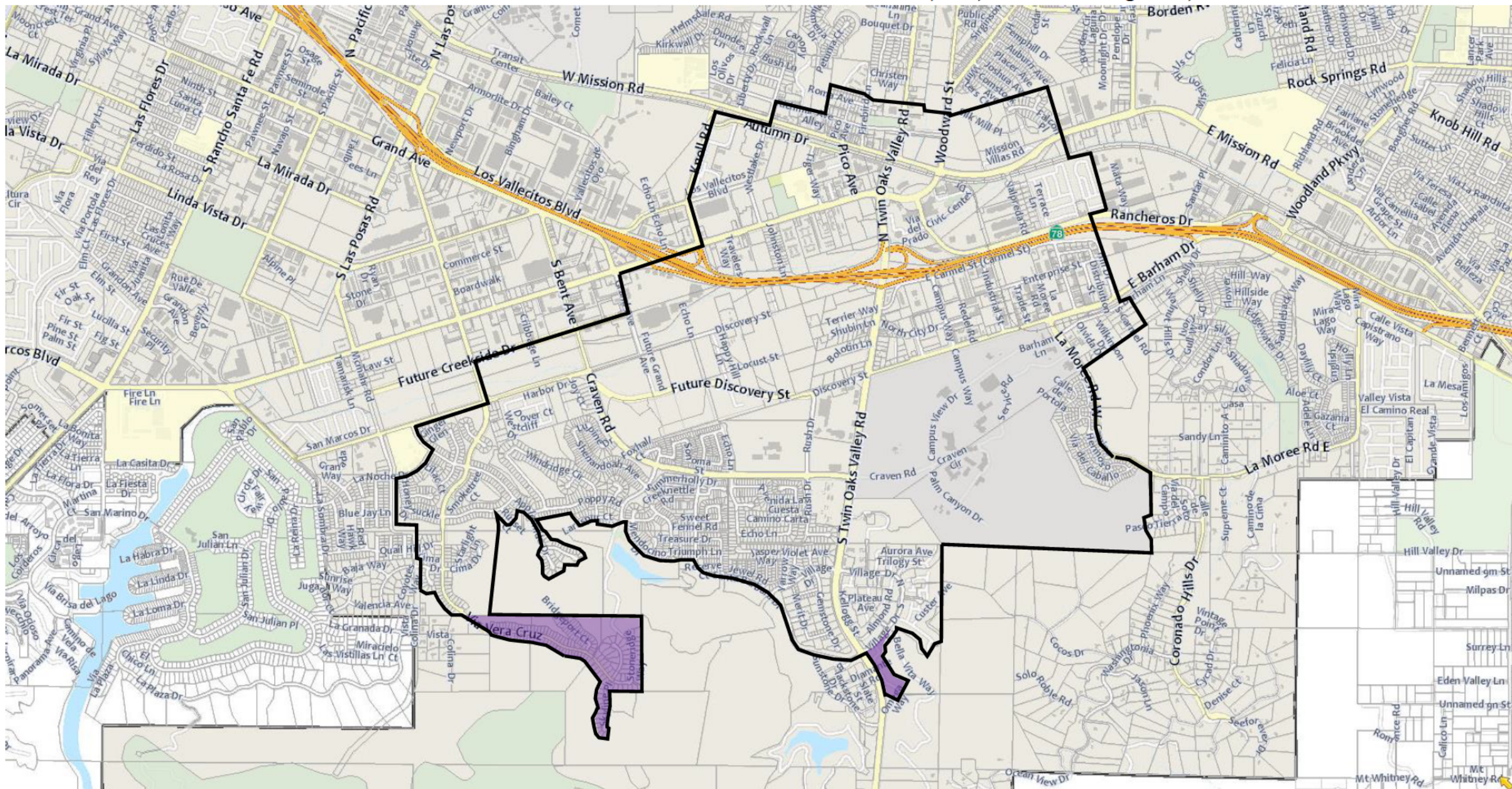




Attachment M

Public Comments and Noticing Radius Map

PUBLIC NOTICE PACKAGE CITY REQUIRED BOUNDARY FOR UVSM GPA, SPA, TSM & SDP - August 18, 2021

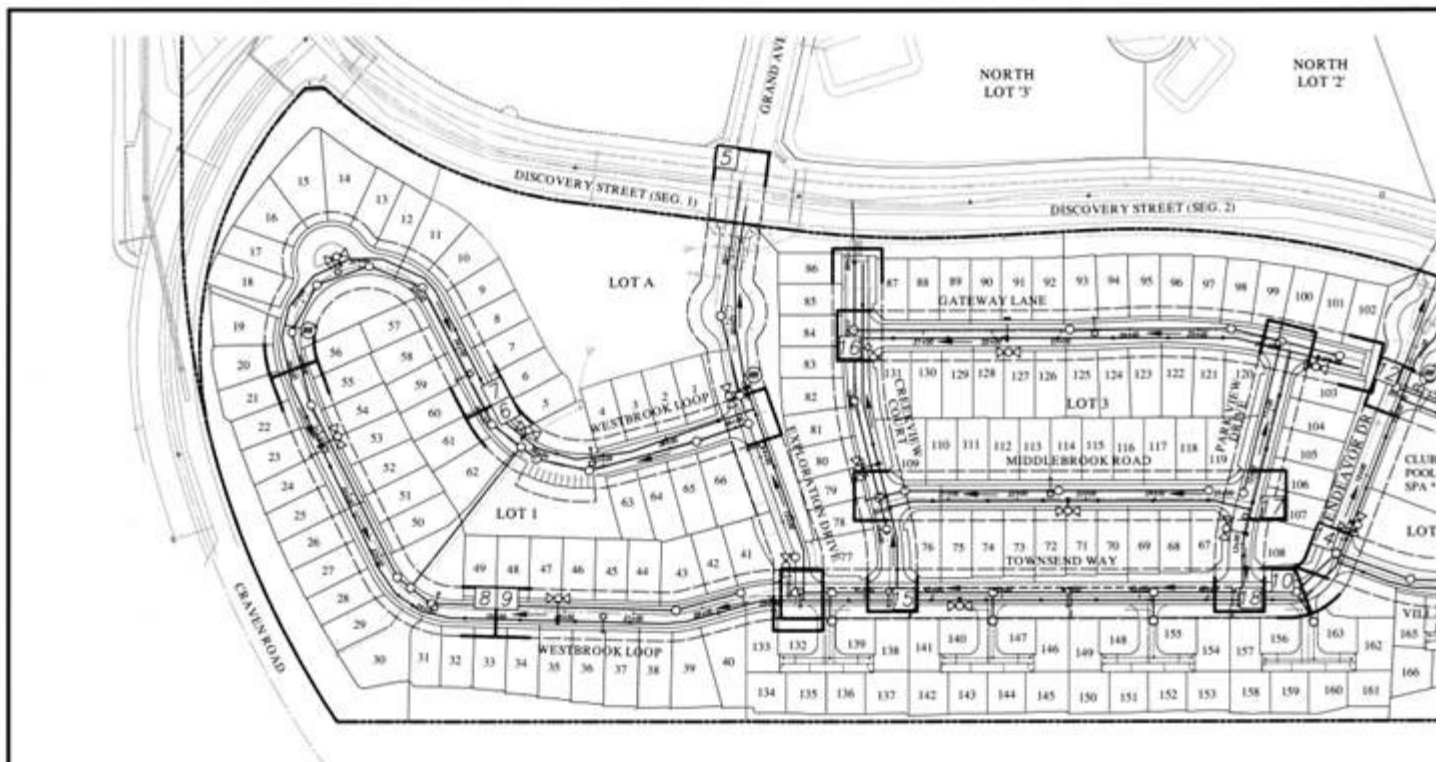


Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, November 4, 2021 5:29 PM
To: Brenda Ball
Subject: RE: Project Number: SP21-0002/GPA21-0005/TSM21-0002/SDP21-0003

Hi Brenda,

Thanks for pointing that out. That dashed line represents a continuation of Grand Avenue to the south. Grand Avenue will eventually punch past Discovery but will not reach Echo. This is already an approved street location and will not be revised with the proposed specific plan amendment in which you received the letter. Below is a snapshot of the Fenton South project, which has already been approved as well. As you can see, Grand will end within this development.



If you have any other questions, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

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For real-time updates about the City's response to COVID-19, visit www.san-marcos/covid19. Please refer to the City's website (www.san-marcos.net) for contact information by Department.

From: Brenda Ball [REDACTED]
Sent: Thursday, November 4, 2021 4:17 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Cc: Greg Bal [REDACTED]
Subject: Project Number: SP21-0002/GPA21-0005/TSM21-0002/SDP21-0003

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Art,

We own a home in the vicinity of the University District. I have a question about the map of the Project Area that was on the Public Workshop newsletter that we received.

In the BLUE project area, there is a broken line from Grand Avenue to Discovery. Can you tell me what that means? Such as, what will be happening to Grand Ave? Will it continue to Discovery, or go even further, to Echo by chance?

Thanks for any information you can provide.

Brenda Ball

Pinon, Arthur

From: Veeraiah Bodepudi [REDACTED]
Sent: Wednesday, November 10, 2021 7:37 PM
To: Pinon, Arthur
Subject: Re: Presentation (PDF) on Public workshop on Monday, November 8, 2021 at 6.00 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Art and I appreciate it.
With best regards,
-Veeraiah

Sent from my iPhone

On Nov 9, 2021, at 4:16 PM, Pinon, Arthur <APinon@san-marcos.net> wrote:

[Here's the City presentation.](#)

From: Veeraiah Bodepudi [REDACTED]
Sent: Tuesday, November 9, 2021 2:19 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: Presentation (PDF) on Public workshop on Monday, November 8, 2021 at 6.00 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Art,
I would like to have a presentation as a PDF on November 8th about Public Workshop @ 6 PM.
Thanks for your help.

With Best Regards,
-Veeraiah

Veeraiah Bodepudi
[REDACTED]

<SP21-0002 - Workshop Presentation_11082021.pdf>

Pinon, Arthur

From: Darren Bush [REDACTED]
Sent: Thursday, November 4, 2021 10:56 AM
To: Pinon, Arthur
Subject: Re: UVSM proposed plan

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Hi Art, Thank you.

Best regards,

Darren

Darren L. Bush, M.S.Ed.
Homeowner - [REDACTED],
San Marcos, CA 92078
Cell [REDACTED]
[REDACTED]

On Nov 4, 2021, at 9:40 AM, Pinon, Arthur <APinon@san-marcos.net> wrote:

Hi Darren,

Email received. Your email has been placed in the project file and will be considered by the City in its final decision of the project. As you requested, I've also shared your email with the project applicant so they know about your concern.

If you have any other questions or comments, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
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apinon@san-marcos.net | www.san-marcos.net

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From: Darren Bush [REDACTED]
Sent: Wednesday, November 3, 2021 11:24 AM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: Re: UVSM proposed plan

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Good morning Art, It was a pleasure to speak with you on Monday. I am grateful for your time and the opportunity to provide feedback regarding the current UVSM proposal.

To summarize what I shared when we spoke, I am strongly opposed to the request to increase the allowable building height on this project. A 16-story building of this nature would be totally inappropriate for and inconsistent with the design and feel of the San Marcos community, in addition to the safety concerns which would result.

Perhaps half that height - 8 stories - would be suitable. I have been a San Marcos resident and homeowner for 16 years, and this is the first time that I have felt a strong need to reach out to the City to express my opposition to a proposal. I am very pro-growth but only high quality, sensible, and property-value-enhancing growth, which in my view this proposal does not support. In recent years, I have been very impressed with the quality and character of the continued development of San Marcos toward a more prosperous and beautiful community, but this proposal simply does not support nor enhance that ultimate goal.

I will be closely watching the outcome of this issue and would be happy to provide further feedback to support you and your colleagues' good work in any way if desired.

Have a great day. Thank you!

Best regards,

Darren

Darren L. Bush, M.S.Ed.
Homeowner - [REDACTED]
San Marcos, CA 92078
Cell [REDACTED]
[REDACTED]

On Oct 31, 2021, at 8:04 PM, Darren Bush [REDACTED] > wrote:

Hi Art, I left a voice message for you on Thursday. Would you please call me at your convenience? My cell is 657-243-4880.

Have a good evening, and thank you.

Best regards,

Darren

Darren L. Bush, M.S.Ed.

Homeowner - [REDACTED],

San Marcos, CA 92078

Cell [REDACTED]
[REDACTED]

Pinon, Arthur

From: [REDACTED]
Sent: Wednesday, November 17, 2021 2:06 PM
To: Pinon, Arthur
Subject: Re: Proposed project

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Thank you 😊

> On Nov 17, 2021, at 11:11 AM, Pinon, Arthur <APinon@san-marcos.net> wrote:

>

> Hi Vivian,

>

> Thank you for contacting us. The presentations from the workshop have been uploaded to the City's website and are at the bottom of the page. Please follow the link below:

>

> <https://www.san-marcos.net/departments/development-services/planning/north-city>

>

>

> Thank you,

>

> Art Piñon | Senior Planner

> City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069

> T: (760) 744-1050 x3234 | C: (760) 310-4977 apinon@san-marcos.net |

> www.san-marcos.net

>

> At the current time, public counters at City Hall and Public Works are open from 8:30 a.m. – 4:30 p.m.

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>

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>

>

>

> -----Original Message-----

> From: [REDACTED]

> Sent: Tuesday, November 16, 2021 3:27 PM

> To: Pinon, Arthur <APinon@san-marcos.net>

> Subject: Proposed project

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

> Hi Art,

>

> I'm a homeowner in Discovery hills. I'm interested in more information regarding the proposed project from the November 8th public workshop.

> If you could email the pdf file , I would appreciate it.

> Thank you,

> Vivian GinieI

Mark A. Griffo

[REDACTED]
San Marcos, CA 92078

[REDACTED] Mobile
[REDACTED]

To Whom it May Concern,

My wife and I have lived in San Marcos for 19 years and North County San Diego for over 30 years. We have four married children, and they are now raising their children in this area.

We are thrilled to see the momentum of growth in this beautiful city. As with any thriving city, there must be accelerated expansion to accommodate all those moving here. We absolutely love the atmosphere of North City and the amazing architecture of each new project. North City is a much needed and great addition to our city, and we are looking forward to the completion of the future plans. As we see an increase in families, students and industries moving to San Marcos, we must continue to build. Each phase has been expertly planned with excellence, beauty, and foresight for the generations to come. We wholeheartedly endorse each new project. As this community continues to grow and build, we will become a city of excellence and great influence. We fully support the new project and application that is at hand. Let's build and become a thriving community for ourselves and for our children's children.

**Best Regards,
Mark and Deborah Griffo**

Pinon, Arthur

From: Pinon, Arthur
Sent: Tuesday, November 30, 2021 8:01 AM
To: Mark Griffo
Subject: RE: Letter on Future Growth of San Marcos, Ca

Hi Mark,

Thank you for providing your comment. Your letter will be placed in the file and will be considered by the decision makers on the project. If you have any questions or additional comments, please feel free to reach out.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

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From: Mark Griffo <[REDACTED]>
Sent: Monday, November 22, 2021 9:29 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: Letter on Future Growth of San Marcos, Ca

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To Whom it may concern:

Please see attached. Thank you!

Mark Griffo
[REDACTED]

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Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, November 18, 2021 5:30 PM
To: Stacy Griser
Subject: RE: Comments on SP21-0002

Hi Stacy,

Thank you for submitting your comment on the project. This email will be placed in the file and considered by the Planning Commission and City Council in making decision on the project. We appreciate you taking the time to let us know your concerns.

If you have any questions, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
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apinon@san-marcos.net | www.san-marcos.net

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From: Stacy Griser [REDACTED]
Sent: Thursday, November 18, 2021 4:53 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: Comments on SP21-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I attended the meeting the other evening regarding the proposal to change the general plan to allow a 16-story building instead of the previously approved 12-story building.

A 16-story building is wrong for San Marcos. Kaiser is only 8-9 and it already dominates the landscape. Even a 12-story building seems out of character for our City. When I drive up Twin Oaks I expect to see Double Peak and when I look out my windows, I want to see the sun setting over the hills, not a giant building. I imagine a single taller building is cheaper to build than two shorter buildings but at what cost to our beautiful scenery?

Will this proposed 16-story building then become the norm? I moved to San Marcos because it was a quiet suburban community, not to be surrounded by high-rises. I understand the justification for a taller building is to

have additional "open space" but that seems ludicrous considering they're taking away the open space that's already there in an attempt to build this "lively walkable downtown area."

The developer repeatedly commented how they had reduced the number of trips associated with these changes while not acknowledging that it is still adding trips to our already crowded roads. My husband carools to work but I still have to drive the 78 each day to drop him off to meet his ride. Getting on the 78 is a nightmare from 3:00 until well after 6:00 each day, and the college has not yet returned to full capacity. I didn't see any plans to improve infrastructure. With this, the hospital, and the other homes being added off Craven the congestion will soon be out of control.

At best is it naive to think people who live in North City will not add to the already congested roads or that parking will not become an issue. Where was the information regarding public transportation? Is the Sprinter to be expanded? Will there be more busses or local shuttles added?

Why is so little of the new housing for low-income families? The developers have surely made enough profit and the City enough tax revenue from the already completed projects to be able to increase the number of units for low-income. What's the point of all this growth if young people can't afford to live here?

In summary, I strongly oppose the general plan being changed to allow for the construction of a 16-story building. I also object to even a 12-story building.

Sincerely,

Stacy Griser

Pinon, Arthur

From: Pinon, Arthur
Sent: Tuesday, December 14, 2021 11:11 AM
To: Melissa Jerome
Subject: RE: UDSP Amendment

Hi Melissa,

Thank you for taking the time to provide your support for the project. This email will be placed in the project file and considered by the project decision makers (Planning Commission and City Council). If you have any questions or additional comments, please feel free to contact me directly.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

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From: Melissa Jerome [REDACTED]
Sent: Monday, December 13, 2021 8:48 AM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: UDSP Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I wanted to express my support in the future plans for the growth of North City. As a resident who lives less than 10 minutes away from North City, it will bring so much more value to the area. I am looking forward to more restaurant and retail offerings specifically.

Thank you!

Melissa Eileen Jerome

Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, January 27, 2022 1:02 PM
To: Greg J
Subject: RE: North City - University District, Specific Plan Amendment

Hi Greg,

I apologize for this email not going to you sooner – I just realized I forgot to hit send on my response

Thank you for contacting the City of San Marcos with your input on the project and appreciate your concerns regarding the building height.

No decisions have been made on the project and the proposal is still under review. At the bottom of the [North City webpage](#) are the workshop presentations from the City and applicant. Other than the workshop, no public conversations have occurred on the project.

If you have any other questions, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

At the current time, public counters are CLOSED. The City remains open for virtual business via email and phone from 7:30 am to 5:30 pm on Monday through Thursday and closed every other Friday ([click here](#) to view the scheduled closures).

For real-time updates about the City's response to COVID-19, visit www.san-marcos.net/covid19. Please refer to the City's website (www.san-marcos.net) for contact information by Department.

From: Greg J [REDACTED]
Sent: Tuesday, January 18, 2022 3:12 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: North City - University District, Specific Plan Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr Pinon.

I was not able to attend the public workshop on 11/8 to lend my voice.
<https://www.san-marcos.net/departments/development-services/planning/north-city>

I bought my modest condo in 2004 and have lived here since. I love it for it's sweeping views of the valley.

I am certainly in favor of developing the properties in question but I have concerns about increasing the story limit/height for buildings in this area, especially on top of that little hill. They will be the highest landmark in the area and the only thing some of us will see, effectively blocking views of mountains across the valley. Are these the buildings you want to be the icons of San Marcos? Is this the first thing you want people to see as they pull into our little town?

Can you please provide a link to any decisions that have been made or further conversations on this matter? I wasn't able to find any outcomes or public discussions regarding this issue on the website, I'm probably overlooking it.

Thank you,

Gregory Jones

[REDACTED]

San Marcos, CA 92078

[REDACTED]

Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, February 24, 2022 8:10 AM
To: Pamela Lindamood
Subject: RE: Meeting with Darren Levitt

Hi Linda,

Thank you for contacting the City of San Marcos with your comment on the North City project. This email will be placed in the file and considered by the decision makers on the project. Should you have any additional comments or questions, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

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From: Pamela Lindamood [REDACTED]
Sent: Wednesday, February 23, 2022 5:58 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: Meeting with Darren Levitt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Art,
I had the pleasure of meeting with Darren Levitt today regarding my curiosity and concerns surrounding the University District Project. I wanted you to know that Darren gave graciously of his time to help alleviate my initial concerns regarding their request of the city to raise the height limits on this project. His presentation was professional, he patiently answered my questions, and I left feeling better about the long term direction of this project and the positive impact it could have on our city. I will remain engaged as this project moves forward and I appreciate the diligence the city has shown to manage growth and work with their building partners.

Sincerely,
Pam Lindamood

Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, February 24, 2022 5:47 PM
To: Raffi Mangassarian
Subject: RE: North City

Mr. Mangassarian,

Thank you for contacting the City of San Marcos with your comment on the [North City](#) project. Your comment will be placed in the project file and included as part of the packet reviewed by the decision makers on the project. If you have any questions or additional comments, please feel free to contact me directly.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
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apinon@san-marcos.net | www.san-marcos.net

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From: Raffi Mangassarian [REDACTED]
Sent: Thursday, February 24, 2022 5:33 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: North City

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Art,

I am in support of this project and the proposed changes to the building height limits. This project will better define the skyline of San Marcos and provide much needed housing, entertainment and services to the residents in the surrounding area, and to those commuting on HWY 78. Project is well thought out, well designed, and I hope this gets built as proposed with high-end materials, beautiful facades, and differing elevations. This will become the vibrant urban core that San Marcos has long dreamed of. Great project!

Raffi Mangassarian

--

Please let me know if you have any questions.

Thank you,

Raffi Mangassarian

Cell: [REDACTED]

Pinon, Arthur

From: Pinon, Arthur
Sent: Tuesday, October 26, 2021 5:19 PM
To: LindaM
Cc: Lynch, Dahvia; Farace, Joseph
Subject: RE: Urban Villages San Marcos Project #
SP21-0002/GPA21-0005/TSM21-0002/SDP21-003

Hi Linda,

Thank you for contacting the City of San Marcos with your comment on the project, we appreciate your input. This email will be placed in the project file and considered as part of the City's project review. Please visit the website below to stay informed on how the application review is progressing.

<https://www.san-marcos.net/departments/development-services/planning/north-city>

If you have any questions or additional comments, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

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From: LindaM [REDACTED]
Sent: Monday, October 25, 2021 1:08 PM
To: Pinon, Arthur <APinon@san-marcos.net>; Jones, Rebecca <RJones@san-marcos.net>; Jenkins, Sharon <SJenkins@san-marcos.net>
Subject: Urban Villages San Marcos Project # SP21-0002/GPA21-0005/TSM21-0002/SDP21-003

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Please document this as opposition to the Applicant's amendments to delete vital connections as part of their plan. Please ensure the project is required to construct the pedestrian bridge from UDSP area west of Twin Oaks Valley Rd to the area south of Barham Drive over Discovery Street. Pedestrian access is vital to the liveability of the community when connecting attractions/commercial to homes and our universities. Also, please ensure the SR 78 bridge connecting UDSP area to Johnson Way also remains as a developer

requirement. As you know, the traffic is worsening as development continues to occur in San Marcos and the more access points there are the less of a vehicular impact there will be. This development is large enough to be able to handle these two improvements.

San Marcos is rapidly developing. Please take the time to enhance development projects with connectivity throughout.

Please let me know what else I can do to voice my opinions on this and influence the City's decision.

Thank you,
Linda Marabian



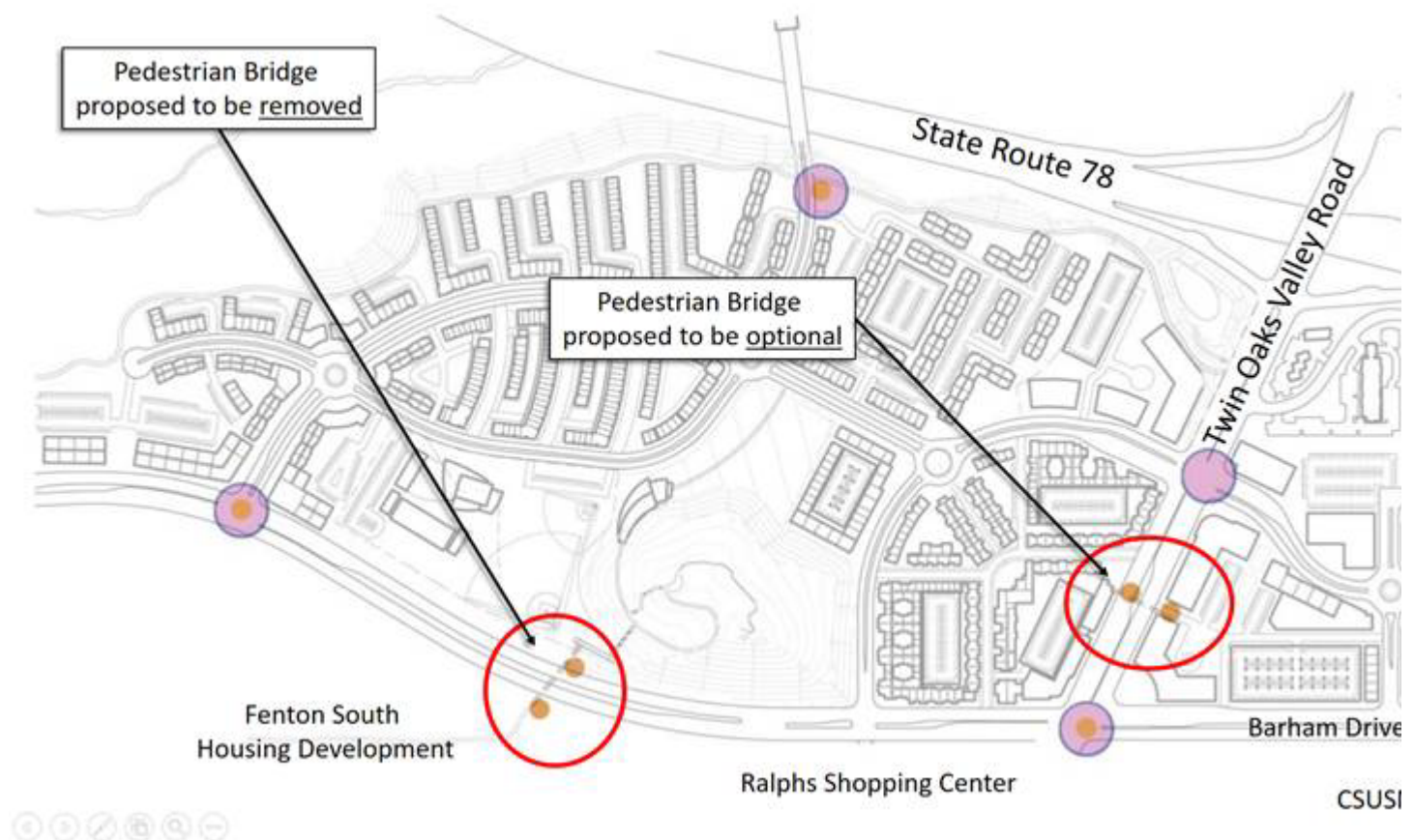
Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, November 4, 2021 9:21 AM
To: Bob Nenow
Subject: RE: UDSP Pedestrian Bridge

Mr. Nenow,

Thank you for contacting the City with your inquiry. The proposed pedestrian bridge changes are as follows:

Removal of a pedestrian bridge connecting future knoll park to the area is south of future Discovery Road is proposed to be removed. While the planned pedestrian bridge at Twin Oaks Valley Road is proposed to be optional, depending on future development. The proposed changes will not affect the area south of Barham Drive or the CSUSM campus. Unfortunately, I'm not aware of any plans to install a pedestrian bridge directly connecting the Ralphs shopping center to CSUSM.



If you have any additional questions, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977

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From: Bob Nenow [REDACTED]
Sent: Wednesday, November 3, 2021 8:42 AM
To: Pinon, Arthur <APinon@san-marcos.net>; City Hall General Email <CityHall@san-marcos.net>
Subject: UDSP Pedestrian Bridge

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Good morning Mr Pinon

I'm writing you regarding a pedestrian bridge for the UDSP.

A couple years ago I wrote the city council requesting the consideration of a pedestrian bridge from the Ralph's shopping center to Cal State SM. The purpose was to reduce the amount of foot traffic crossing Twin Oaks. The vehicle traffic flow is seriously impeded by the cross walk activity that occurs at the 3 intersections of the Ralph's shopping center. I was told a pedestrian bridge was already in the works. What we got was a pedestrian bridge that connects Block C (2nd floor no street access) across Barham. Pedestrian traffic remains largely street level crosswalk. This bridge offers no relief to Twin Oaks pedestrian traffic and has no access to street level pedestrians.

A light reading of the plan changes I see a new pedestrian plan is in the works, but I cannot determine where it will be. I read that the approved plan has a change request for the pedestrian bridge.

Can you provide details on where this new pedestrian bridge(s) will be, and what pedestrian traffic it is intended to service?

Sincerely,
Bob Nenow

[REDACTED]
San Marcos
[REDACTED]

Sent from [Mail](#) for Windows

Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, November 4, 2021 9:37 AM
To: Bob Nenow
Subject: RE: UDSP Twin Oaks traffic impact

Mr. Nenow,

Thank you for contacting the City with your comment on the project. Your comment, as well as your comment on the pedestrian bridge sent in an earlier email, will be placed in the project file and considered as the City processes the project.

A traffic study is currently being prepared for the project and will address traffic impacts as result of the project and required mitigation for those impacts (i.e. street improvements, etc.). The conclusion of the traffic impact study will be considered by the City's Planning Commission and City Council at the end of the process. To stay informed on how the project is progressing, please feel free to follow the link below:

<https://www.san-marcos.net/departments/development-services/planning/north-city>

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

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From: Bob Nenow <[REDACTED]>
Sent: Wednesday, November 3, 2021 9:17 AM
To: Pinon, Arthur <APinon@san-marcos.net>; City Hall General Email <CityHall@san-marcos.net>
Subject: UDSP Twin Oaks traffic impact

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Dear city planners.

I'm writing to inquire to the thoughtfulness of traffic-impact of the continued development of North City San Marcos. Have you tried to drive from the San Elijo Village to Highway 78 during 2pm and 8am commuter hours? The backup is horrendous. The traffic light at Schoolhouse is RED to San Elijo Road flow far too often and far too long for the San Elijo Road traffic serviced at this intersection.

The backup on Twin Oaks accessing FWY 78 is one of the worst in the county **before** these new plans go into effect.. Twin Oaks and San Elijo roads are nice names for what is basically a highway from Carlsbad to San Marcos and Escondido with two school stops and a college.

Building more freeway access lanes to FWY 78 and adding lanes to the 78 would only make the backup at the i15 even worse than it is already. Light Rail needed to happen years ago, and for the future would not offer relief for years! This area cannot support additional traffic from the development being built in this already highly congested area of the county. SANDAG's commuter plan is not sufficient to service this growing commuter rich traffic.

Build the infrastructure first!

Sincerely,

Bob Nenow



San Marcos CA 92078

Sent from [Mail](#) for Windows



SAN DIEGO NORTH

Economic Development Council

April 26, 2022

Eric Flodine
Chairman
Planning Commission
City of San Marcos
1 City Center Drive
San Marcos, CA 92069

Delivered electronically to gjackson@san-marcos.net

RE: University District's Specific Plan Amendment.

Dear Chairman Flodine:

On behalf of the San Diego North Economic Development Council (SDNEDC) I am writing to express our strong support the 2021 proposed amendment to the University District Specific Plan.

Over the four years I have been with the Council I have had many conversations that have revolved around the North City project and the promise it holds for creating for San Marcos and all of North County a vibrant center of gravity. Home to 1.1 million people, North County lacks a true regional gathering spot. The suggested amendments to the University District Specific Plan will help realize that vision.

There are several positive changes being proposed:

Increased open space through thoughtful height additions: Increasing some of the building heights will result in more open space on the ground plane, where most of our community members will engage with one another and experience the offerings of the community. This will enhance the character of the project and our neighborhood. Well designed community spaces that invite the public in create the opportunity for “creative collisions” between people and help to create a sense of place.

Enhanced pedestrian connections: Since 2009 it has become even more imperative to encourage more pedestrian uses and create activity at ground level. By converting Mid City Lane to a public paseo and increasing building heights we can create a more pedestrian friendly community.

Increased visual presence: The University District is viewable from Highway 78, the vital connection for North County. By allowing for increased height there is the opportunity to create a visually stunning beacon and iconic community for San Marcos and all of North county.

Enabling unique and different housing options: Increasingly heights will also create varying types of residences that do not exist in the marketplace. For example, building up would allow for single floor apartments and condominiums attractive to "empty nesters" who are interested in remaining in North County but no longer want to care for a multi-story single family home.

Leveraging proximity to CSUSM: The University District's location adjacent to the growing Cal State University San Marcos campus is the appropriate location for the kind of development proposed in the amendment.

No increase in Traffic: It is our understanding that while the proposed amendment increases heights it actually leads to a decrease in the traffic that would be generated from the currently approved specific plan. That is because of the reduction in the amount of "big box" retail and that there is no increase in the overall number of housing units being proposed. We also understand that the removal of the Johnston Lane/SR 78 Bridge will not have a detrimental impact on what ultimately upsets most residents - access to and access once on SR 78. With the reduction in uses (primarily less retail space, no Scripps Hospital, a reduction in the future of the Creek District), it is our understanding that a bridge of this magnitude (\$70m+ of taxpayer dollars) could be spent more wisely to improve existing roadways.

SDNEDC believes that we have one opportunity to build this development correctly. We believe that in 50 years time, approval of this amendment will be looked upon as one of the smartest investments we have made in North County. Please contact me if you have any questions or if I can provide information that would help the Commission with its decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Erik Bruvold', written in a cursive style.

W. Erik Bruvold
Chief Executive Officer

Pinon, Arthur

From: Kamron Palizban [REDACTED]
Sent: Tuesday, December 14, 2021 10:56 AM
To: Pinon, Arthur
Subject: Re: A Note of Support for North City's UDSP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Art! I hope you found the email helpful.

On Mon, Dec 13, 2021 at 8:54 AM Pinon, Arthur <APinon@san-marcos.net> wrote:

Mr. Palizban,

Thank you for taking the time to provide your support for the project. This email will be placed in the project file and considered by the project decision makers (Planning Commission and City Council). If you have any questions or additional comments, please feel free to contact me directly.

Sincerely,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977

apinon@san-marcos.net | www.san-marcos.net

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From: Kamron Palizban <[REDACTED]>
Sent: Sunday, December 12, 2021 3:13 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: A Note of Support for North City's UDSP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Howdy Art,

I'm emailing you about my support for the North City (UDSP) project as a proud, lifelong resident of San Marcos. I recently read about [the amendment](#) to the plan and I think it's another step in the right direction.

A bit about me and what I do:

I was born in San Diego to a family of immigrants — one side escaping revolution in Iran and the other escaping economic depression in Argentina. I grew up in San Marcos my entire life, learning at San Marcos schools and watching the town I grew up in go from a rural suburb to a city on the cusp of something greater.

I run operations at [Invisible Technologies](#) (a company I co-founded in 2015). The company was founded in San Diego and we spent the first few months working from homes in our local neighborhoods of Oceanside, San Marcos, and Encinitas. We now have over 900 team members working across the world, with offices in San Francisco and New York. I still run our operations (of over 800 folks) from San Marcos - working at the Union Cowork in San Marcos' North City. I bounce around the States and across the world for work, but regularly find myself back in my hometown when I need time to focus.

My vision for San Marcos:

San Marcos (at the center of North County) has the potential to be a **paradise**: urban meets nature, a synthesis of metropolis and nature. This paradise is not suburbia, the mid-point between urban and rural, rather, it is both extremes simultaneously living in harmony.

- **The argument against suburbia** - There are hundreds of suburbs across the United States serving as quick and comfortable solutions for housing expanding populations. The problem? There is (nearly)

nothing special about them. Each suburb is almost identical to the next. They were built with a formula and the result is (predictably) formulaic and repetitive. Humanity was not destined to live formulaic and repetitive lives. Another suburb in the sea of suburbia that is consuming our country is not the answer to civic success: a happy population with a growing economy.

- **Cautions against urbanization** - As I know many residents feel the same way, it is also important that San Marcos doesn't turn into "just another city". Cities tend to be uncomfortable. While they tend to lead to a growing economy, they lack a happy population. It's important that San Marcos is a *different* city - a city that compliments nature, rather than fights it. The likes of Los Angeles and New York have long done away with nature and are just meshes of steel and concrete now; even San Diego itself is more a mess of urbanization than a beauty on the coast. San Marcos will need visionaries to chart out a path to paradise and champions to ensure we don't veer off course.

These are lofty words for a small city like ours. It's not something that will happen overnight. It's a vision for a future that will take 50 to 100 years to create. However, the work going on with the likes of North City and the UDSP are the best examples of steps we can take to get there.

On the amendment for the UDSP specifically, I'm a big supporter of it. I drive to North City every day to go to work going south on Twin Oaks to get there. Every day I drive over the bridge over Mission Road and see the beautiful hills of San Elijo peak over the horizon. As I drive farther up the bridge, I see CSUSM and North City nestled beautifully under them. I've heard hypothetical concerns from folks close to the approval process that the big expansion of building height will ruin San Marcos's beauty. I couldn't disagree more. Relatively speaking, the buildings will still be small compared to the high hills of San Marcos. And the density and walkability that North City creates for the city will be one that compliments nature - rather than continuing an expansion of roads and a sea of cookie-cutter houses.

I come at you with pride in making San Marcos something **special**.

But also with humility to ensure San Marcos continues to have **the warmth of Home**.

Do my words resonate with you? Or am I crazy in my vision?

Onwards,

Kamron Palizban

VP, Operations @ [Invisible](#)



Dear Mr. Pinon,

Regarding the project known as North City, 484 units + 73 units, please give me the (human) name at Urban Villages San Marcos and his/her phone and email please.

Could you also email a link to the plans? Where is this project on the entitlement process?

Thank you for your time, I look forward to your reply.

Sincerely,

Mar Robbarts



Pinon, Arthur

From: Liz Santos [REDACTED]
Sent: Friday, April 22, 2022 1:56 PM
To: Pinon, Arthur
Subject: Re: Unanswered questions

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Good afternoon, Art,

Thank you for the prompt responses. Understood.

And we are not proposing considerations at this time.

Thanks,

Liz

From: Pinon, Arthur <APinon@san-marcos.net>
Sent: Thursday, April 21, 2022 5:52 PM
To: Liz Santos [REDACTED]
Subject: RE: Unanswered questions

Hi Ms. Santos,

Thank you for contacting us. Here are the responses below:

1. How does removing or making the Bridges optional impact the circulation or mobility elements of the Specific Plan?
Currently, a traffic study is being prepared to see if the bridges are needed based on the proposed density changes. The traffic study will analyze how the project will impact the area from a traffic standpoint if the bridges are removed and whether any additional traffic impacts would occur that weren't captured in the original traffic study for the University District. Whether or not there will be an additional impact is still to be determined as the traffic study has not yet been finalized.
2. How does "annexing" the Carmel parcel into the Specific Plan impact the mobility and circulation element of the Specific Plan?
Because the proposed density changes are not anticipated to generate more traffic than what was originally anticipated for the University District, inclusion of the Carmel street parcels

aren't anticipated to pose any additional traffic impacts. Trip generation rates will remain or be less intense but will only cover a larger area.

3. What is the alternative streamlined process being proposed for a development standard to be changed?

Currently, the specific plan is structured so that any deviation to a development standard (i.e. building setback, etc.) requires either an administrative amendment or a formal amendment to the specific plan be granted. For example, if a required setback for a building is 5 feet and the developer needs to go 3 feet, instead of granting an exception they would need to go through the process of changing the development standard all together and amend the specific plan. In an effort to provide flexibility for architectural design within the specific plan area, we're exploring the possibility of including a development standard deviation process. The deviation would allow for a deviation to certain development standards and would only be granted if the deviation results in a better project than what the strict application of the specific plan would allow. This process isn't yet final but it's a process the City is considering.

4. As it relates to new building height limits, has there been discussion with the resident Architect, Safdie Architects, on roof dog house requirements for buildings not as tall? Is this imposed on projects that are not as tall? Has the city proposed solutions / thoughts of this within the project?

We have not discussed roof dog house requirements with the applicant. Is this something you would like the City to consider?

If you have any other questions, please let me know.

Thank you,

Art Piñon | Senior Planner

City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069

T: (760) 744-1050 x3234 | **C:** (760) 310-4977

apinon@san-marcos.net | www.san-marcos.net

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From: Liz Santos [REDACTED]

Sent: Thursday, April 21, 2022 5:02 PM

To: Pinon, Arthur <APinon@san-marcos.net>

Subject: Unanswered questions

Good Afternoon, Art,

Hope all is well. Sea Breeze had their first workshop which I had a representative present, but they failed to notify us when the 2nd workshop was to take place and I just found out it occurred a few weeks ago.

I have remaining questions that have yet to be answered. Because of the lack of notification, I am addressing them to the city, you specifically since you are the Specific Plan Amendment's point of contact. I also understand the City and I are working through other arrangements on our property; however, we would like to continue to document our inquiries on the development overlay changes and receive feedback as we continue to move forward in a positive direction.

The questions are:

1. How does removing or making the Bridges optional impact the circulation or mobility elements of the Specific Plan?
2. How does "annexing" the Carmel parcel into the Specific Plan impact the mobility and circulation element of the Specific Plan?
3. What is the alternative streamlined process being proposed for a development standard to be changed?
4. As it relates to new building height limits, has there been discussion with the resident Architect, Safdie Architects, on roof dog house requirements for buildings not as tall? Is this imposed on projects that are not as tall? Has the city proposed solutions / thoughts of this within the project?

Thank you

Liz Santos

Pinon, Arthur

From: David Schneider [REDACTED]
Sent: Thursday, October 28, 2021 12:58 PM
To: Pinon, Arthur
Subject: Re: North City Amendment comment

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Art,

Thanks for the detailed response. You're right on the point, taller buildings are something to ensure the developer considers, particularly long term. That said, I love seeing this University develop into a major education center in North County.

On Thu, Oct 28, 2021 at 12:52 PM Pinon, Arthur <APinon@san-marcos.net> wrote:

Hi David,

Thank you for your input and bringing up your lighting concern. We'll be sure that both the construction lighting for the project, as well as the permanent/final lighting for the project complies with the City's lighting standards and architectural standards in the University District Specific Plan. The City is still reviewing night renderings and a photometric study for the project but overall, lighting is required to be shielded and directed away from adjacent residential uses, with well-defined cutoffs, and shall not be a nuisance to surrounding land uses. This requirement not only applies to this project but all projects within the University District Specific Plan Area. Lighting is a focus in reviewing these taller buildings and we will bring up the concern with the developer.

We look forward to seeing you at the workshop and appreciate your input. If you have any other questions, comments, or concerns, please feel free to reach out to me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977

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From: David Schneider [REDACTED]
Sent: Sunday, October 24, 2021 9:46 AM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: North City Amendment comment

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Art,

I received the notice and will look forward to the workshops. Overall, I like the concept and can support higher buildings near the University. With that said, seeing the Kaiser Hospital go up, one area of concern is the light both during construction and after completion. The Kaiser hospital sometimes is lit very bright at night but I'm sure it will be dark sky compliant. I'm hoping this is a focus area for these tall buildings. I'll be interested to hear from the developer on this control measure.

David



May 19, 2022

Eric Flodine
Chairman
Planning Commission
City of San Marcos
1 City Center Drive
San Marcos, CA 92069
Delivered electronically to gjackson@san-marcos.net

RE: University District's Specific Plan Amendment.

Dear Chairman Flodine:

On behalf of the San Marcos Chamber of Commerce Board of Directors, I am writing to express the Chamber's strong support for the 2021 proposed amendment to the University District Specific Plan.

The Chamber has somewhat of a unique perspective of this project. Not only do we see the benefits it will bring to the vibrancy and future to San Marcos, but we see it as our home. Three years ago, the Chamber, seeing the benefits of the North City project, became the first tenant/member of Union Cowork. We have engaged with residents who frequent the weekly Farmers Market on North City Drive and business leaders who meet at our office. We have experienced a "wow" factor from these individuals, and they are unanimously impressed with the high quality of vision and existing construction of North City.

They see, as I do, the value of North City's continued growth and opportunities to bring the community together in their existing and planned public plazas and paseos, including social gathering spaces and greenways.

The proposed University District Specific Plan Amendment expands on the North City principle of putting the pedestrian first, through several positive changes:

Increased open space through thoughtful height additions: Increasing some of the building heights will result in more open space on the ground plane. This will enhance the character of the project and our neighborhood, as well designed community spaces invite the opportunities for "creative collisions" and increase public engagement.

Enhanced pedestrian connections: Each year, the importance of increased pedestrian use and outdoor activity is encouraged at all levels of City and social engagement. Creating activities at ground level is a highlight of prosperous communities and by converting Mid City Lane to a public paseo and increasing building heights, North City will further create a more pedestrian friendly community.

Increased visual presence: The University District is viewable from Highway 78, the vital thoroughfare of North County. By allowing for increased height, there is the opportunity to create a visually stunning beacon and iconic community symbol recognizable to all of North County, and significant to San Marcos.

Enabling unique and different housing options: The increased height of the multifamily opportunities also creates varying types of residences that do not exist in our local marketplace. The financial requirements of

building with height default to a range of unity types that attract a range of users; from empty nesters seeking a change from their single family home, to young families focused on engaging with a walkable community, to retirees in need of nearby comforts and amenities, to single professionals eager for immersing themselves in a vibrant community and lifestyle.

Leveraging proximity to CSUSM: The University District's location adjacent to the growing Cal State University San Marcos campus is the perfect and appropriate location for the range of proposed development, leveraging the blossoming talent pool and youth within CSUSM's graduating classes and the pending office/workforce companies that will no doubt plant their roots within the North City development to take advantage of a CSUSM partnership and North City's lifestyle and residential amenities.

No increase in Traffic: It is our understanding that the proposed amendment leads to a further decrease in the traffic since even the previously approved UDSP amendment many years ago. The reduction of "big box" retail square footage, a reduction in the future of the Creek District, coupled with zero increases to the overall number of housing units being proposed, results in a reduction of the originally proposed trip count in and out of the community.

We also understand that the removal of the Johnston Lane/SR 78 Bridge is a positive (not negative) impact to local transportation pathways and will additionally be a cost savings to all parties involved. It is our assertion that the resources to construct a bridge of this magnitude (\$70m+ of taxpayer dollars) would be better utilized for other positive services.

The San Marcos Chamber of Commerce strongly advises that the community should encourage and assist the North City project to be constructed with the future in mind. The dynamic change and evolution of San Diego County and specifically North County and San Marcos must be thoughtful and built with a strong infrastructure to ensure that San Marcos continues its tradition as a sought-after community. Smart investments that help to transform our community for the better is symbolic of the determined leadership that has made San Marcos the "place to be"!

Please contact me if you have any questions or if I can be of any help to the Commission with its decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Rungaitis".

Rick Rungaitis
CEO
San Marcos Chamber of Commerce

Pinon, Arthur

From: Pinon, Arthur
Sent: Friday, May 20, 2022 1:05 PM
To: Rick Rungaitis; Jackson, Gina; Sangster, Tess
Subject: RE: San Marcos Chamber

Mr. Rungaitis,

Thank you for the attached letter. This letter will be included into the Planning Commission and City Council packets as a public comment. If you have any questions, please let me know.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

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From: Rick Rungaitis <rick@sanmarcoschamber.com>
Sent: Friday, May 20, 2022 12:49 PM
To: Jackson, Gina <GJackson@san-marcos.net>; Sangster, Tess <TSangster@san-marcos.net>; Pinon, Arthur <APinon@san-marcos.net>
Subject: San Marcos Chamber

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Good Afternoon,

Please see attached letter to be entered in June's Planning Commission Meeting.

Regards,
Rick

Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, October 28, 2021 12:27 PM
To: Brad Stephenson
Subject: RE: Notice of public workshop

Hi Brad,

Thank you for the correction. You are correct, it is Johnston Way and we will correct and update all exhibits. We appreciate you bringing this to our attention.

Sincerely,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

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From: Brad Stephenson [REDACTED]
Sent: Friday, October 22, 2021 5:29 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: Notice of public workshop

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Fyi. The notice sent out for SP21-0002/GPA21-0005/TSM21-0002/SDP21-0003 appears to have a typo...

Johnson Lane => Johnston Lane

Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, December 9, 2021 5:40 PM
To: Lenore Wilkas
Subject: RE: North City

Hi Lenore,

Thank you for your comment on the North City project. This message will be placed in the file and will be considered by the Planning Commission and City Council, the decision maker on the project. If you have any questions or additional comments, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

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From: Lenore Wilkas [REDACTED]
Sent: Thursday, December 9, 2021 4:02 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: North City

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a local Realtor, I must comment on how North City is progressing and send along a loud Whoopee! We need to build up. We need housing and the best way to get it is to build up rather than always outward. The idea that San Marcos will build a 12-story apartment building is exciting. I'd rather see us build it as a condo tower, but if that's not in the plan at this time, it should be part of the revisions coming. Both apartments and condos are necessary for our community to continue to grow.

Cordially,

Lenore

Lenore Wilkas
Coldwell Banker-Vista Village
150 Main Street, Ste 3 - Vista, CA 92084

760-407-2100 - Direct
650-867-2909 - Mobile
lenore@wilkasgroup.com
DRE# 01343201
www.WilkasGroup.com

Director, California Association of Realtors
Director, North San Diego County Realtors

Your specialist in Divorce Real Estate



CURLAN, LTD.
132 W. TH STREET
NATIONAL CITY CA 91950
February 9, 2022

Art Piñon, Associate Planner
City of San Marcos
1 Civic Center Drive
San Marcos CA 92069

Dear Mr. Pinon,

I am writing this letter to voice my concerns regarding the proposed height increases in the most recent San Marcos University District Specific Plan Amendment ("District"). In reviewing the plan, it appears to me that a disproportionate share of the additional height allowances has been allocated to properties that are owned by Seabreeze, while other properties within the District have received little or no additional height increases. The additional height allowances are significant and valuable to all, and objectively it seems like a more equitable distribution would be more appropriate.

As you know I and my family own the Sid's Carpet Barn property at 285 E. Carmel Street, via Curlan, Ltd., and the contiguous property next door at 263 E. Carmel Street, via Carmel-Z LLC, which is currently unoccupied. The two parcels combine to create a 1.25 acre land parcel at the corner of E. Carmel and Industrial Street, fronting Highway 78. These properties are currently for sale as a future development site within the University District, so the District's height limits are of significant concern to me.

Ideally, I would like my property to have the highest height limit possible, but I understand that some guidelines must be applied. What I do not want is to have my property's value somehow limited because of a lopsided distribution of development rights that benefit one owner within the District without equitable benefits to all of the property owners.

I would appreciate it if you would consider my concerns and forward them to the City Council, the Mayor, and any other decision makers in the process. I am available if you or anyone else at the City would like to discuss this matter further. Thank you for your time.

Sincerely,


Allan Zimar

Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, April 28, 2022 4:58 PM
To: Allan Ziman
Cc: Frederick, Marc @ CBRE San Diego Capital Markets (Marc.Frederick@cbre.com)
Subject: RE: 263-285 E Carmel St. San Marcos Ca

Hi Allan,
I just sent you a link to the materials via [wetransfer.com](#).

Thanks,
Art

From: Allan Ziman <allanz@sidscarpet.com>
Sent: Thursday, April 21, 2022 8:25 AM
To: Pinon, Arthur <APinon@san-marcos.net>
Cc: Frederick, Marc @ CBRE San Diego Capital Markets (Marc.Frederick@cbre.com) <marc.frederick@cbre.com>
Subject: RE: 263-285 E Carmel St. San Marcos Ca

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Art. Please send me the link referred to below in your email. Any update on the density issue by the City planning?

Allan Ziman
Sid's Carpet Barn, Inc.
132 W. 8th St.
National City, CA 91950
619-742-9571 cell
www.sidscarpet.com

From: Pinon, Arthur <APinon@san-marcos.net>
Sent: Wednesday, February 16, 2022 3:05 PM
To: Allan Ziman <allanz@sidscarpet.com>
Cc: Frederick, Marc @ CBRE San Diego Capital Markets (Marc.Frederick@cbre.com) <marc.frederick@cbre.com>
Subject: RE: 263-285 E Carmel St. San Marcos Ca

You're more than welcome to review the submitted materials. I expect to receive it by early next week. Please contact me then and I'll send you a link to everything.

Art

From: Allan Ziman <allanz@sidscarpet.com>
Sent: Wednesday, February 16, 2022 2:51 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Cc: Frederick, Marc @ CBRE San Diego Capital Markets (Marc.Frederick@cbre.com) <marc.frederick@cbre.com>
Subject: RE: 263-285 E Carmel St. San Marcos Ca

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Will we get a chance to review this resubmittal once you receive it? Thanks for the update.

Allan Ziman
Sid's Carpet Barn, Inc.
132 W. 8th St.
National City, CA 91950
619-742-9571 cell
www.sidscarpet.com

From: Pinon, Arthur <APinon@san-marcos.net>
Sent: Wednesday, February 16, 2022 2:50 PM
To: Allan Ziman <allanz@sidscarpet.com>
Cc: Frederick, Marc @ CBRE San Diego Capital Markets (Marc.Frederick@cbre.com) <marc.frederick@cbre.com>
Subject: RE: 263-285 E Carmel St. San Marcos Ca

Hi Allan,

No updates to provide since we last spoke. Waiting on a resubmittal from the applicant.

Thanks,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

Public Counters at City Hall and Public Works are open from 8:30 am to 4:30 pm Monday-Thursday, and every other Friday. For real-time updates about the City's response to COVID-19, visit www.san-marcos.net/covid19.

From: Allan Ziman <allanz@sidscarpet.com>
Sent: Wednesday, February 16, 2022 2:23 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Cc: Frederick, Marc @ CBRE San Diego Capital Markets (Marc.Frederick@cbre.com) <marc.frederick@cbre.com>
Subject: RE: 263-285 E Carmel St. San Marcos Ca

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Art. Just following up in regards to our last email to you. What, if anything, has transpired to date regarding this issue? Thanks

Allan Ziman
Sid's Carpet Barn, Inc.
132 W. 8th St.
National City, CA 91950
619-742-9571 cell

From: Allan Ziman
Sent: Wednesday, February 9, 2022 8:22 AM
To: Pinon, Arthur <APinon@san-marcos.net>
Cc: Frederick, Marc @ CBRE San Diego Capital Markets (Marc.Frederick@cbre.com) <marc.frederick@cbre.com>
Subject: Re: 263-285 E Carmel St. San Marcos Ca

Thanks. Much appreciated.

Sent from my iPhone

On Feb 9, 2022, at 8:12 AM, Pinon, Arthur <APinon@san-marcos.net> wrote:

Mr. Ziman,
Your letter has been received and will be included with the packet distributed to the Planning Commission and City Council, the decision makers on the project. If you have any questions or other comments, please feel free to reach out.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

Public Counters at City Hall and Public Works are open from 8:30 am to 4:30 pm Monday-Thursday, and every other Friday. For real-time updates about the City's response to COVID-19, visit www.san-marcos.net/covid19.

From: Allan Ziman <allanz@sidscarpet.com>
Sent: Wednesday, February 9, 2022 7:53 AM
To: Pinon, Arthur <APinon@san-marcos.net>
Cc: Frederick, Marc @ CBRE San Diego Capital Markets (Marc.Frederick@cbre.com) <marc.frederick@cbre.com>
Subject: 263-285 E Carmel St. San Marcos Ca

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Hi Art. Please see attached letter. Please forward to the appropriate parties as soon as possible for their review and consideration. Thank you in advance for your cooperation.

Allan Ziman
Sid's Carpet Barn, Inc.
132 W. 8th St.
National City, CA 91950
619-742-9571 cell

Pinon, Arthur

From: Pinon, Arthur
Sent: Wednesday, February 2, 2022 10:47 AM
To: Michael Zumbahlen
Subject: RE: Project SP21-0002

Hi Mike,

This project is still under review and no Planning Commission or City Council meetings have been scheduled to hear the project yet. No decisions have been made and no permits relative to this project have been approved.

The grading taking place west of Twin oaks Valley Road is for a number of projects. First, is the Fenton South project which consists of the construction of 220 detached residential dwelling units. Second, is the extension of Discovery Street connecting Twin oaks Valley Road to Discovery Street. And third is a mass grading plan to prepare the University District Specific Plan Area (west side) for future development. Aside for a request to allow building height increases west of Twin oaks Valley Road, no buildings plans have been submitted to the City for buildings of this height west of Twin Oaks Valley Road.

The only plans we have received for a 12 story building is the proposed project at the northwest corner of Campus Way and North City Drive, which is bundled up with the specific plan amendment. However, this project cannot be approved until the specific plan amendment (to allow for buildings of this height) is approved.

Please follow this [link](#) to keep up with the proposal and to review the plans and exhibits.

You will receive notification for any future Planning Commission and City Council meetings for this project.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

At the current time, public counters are CLOSED. The City remains open for virtual business via email and phone from 7:30 am to 5:30 pm on Monday through Thursday and closed every other Friday ([click here](#) to view the scheduled closures).

For real-time updates about the City's response to COVID-19, visit www.san-marcos/covid19. Please refer to the City's website (www.san-marcos.net) for contact information by Department.

From: Michael Zumbahlen [REDACTED]
Sent: Saturday, January 29, 2022 6:28 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: Re: Project SP21-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Art.

It has been some time since the Planning Meeting and our last email communication. I (we, the community) have not heard anything on the Planning Commission and City Council making a decision on the waivers to this project. I was under the belief we would be notified of the meeting dates and could attend to ensure our voices were heard. Are these meetings still pending?

The reason for the question is the massive earth moving project at the corner of Twin Oaks and Discovery Street. Is this work being done to allow for the construction of the 12 (and/or 16 story) buildings we were opposed to at the Planning Meeting?

I also noticed in your early email ([The 12 story building we are currently discussing with the developer is located at the northwest corner of Campus Way and North City Drive, extends to the northeast corner of North City drive and June Way, and is bordered to the north by the County administrative offices.](#)) the 12 story building proposed was going to be built on the other side of Twin Oaks behind the County Offices. What is the order of construction projects?

Sorry to bother you with this, however, things appear to be moving forward and nothing is know to the citizens being affected/impacted.

Thanks for you time.

Mike Zumbahlen

On Thursday, November 18, 2021, 08:23:02 PM PST, Pinon, Arthur <apinon@san-marcos.net> wrote:

Hi Michael,

Thank you for sharing your comments and concerns regarding the project, as well as attending the workshop. This email, and all attachments, will be included into the project file and considered by the Planning Commission and City Council in making a decision on the project. If you have any other comments or questions, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977

apinon@san-marcos.net | www.san-marcos.net

At the current time, public counters at City Hall and Public Works are open from 8:30 a.m. – 4:30 p m.

The City remains available for virtual business via email and phone from 7:30 a m. to 5:30 p.m. on Monday through Thursday and closed every Friday.

For real-time updates about the City's response to COVID-19, visit www.san-marcos/covid19. Please refer to the City's website (www.san-marcos.net) for contact information by Department.

From: Michael Zumbahlen [REDACTED]
Sent: Wednesday, November 17, 2021 3:05 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: Project SP21-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Art.

I was going to simply let go of my frustrations concerning this project after the developer stated to the lady that stood up and said (How do we stop this, we don't want the 12 and 16 story buildings?) and the developer stated "You Can't!".

Maybe his dismissive tone could have been better, but I believe we need to stand united and hold to the 8 story height limits. His tone and answer is the reason I couldn't simply let go.

I attached my comments from that evening (most of which I did not get to voice) in the first attachment below. The second attachment is information I gathered from Yelp reviews and information related to the current completed buildings. The Walk Score, Transit Score and Bike Score does not present well for the Project. The reviews are very telling and should send a message this concept is marginal at best.

To grant waivers or deviations and dense pack residents will impact every aspect of an "environmental impact study" and render past studies null and void.

Please carefully study my first document. My points are very concerning and please feel free to share my thoughts and concerns with those that can make a difference.

I leave you, and those you share this with, the following children's story summary:

What is the summary of "if you give a mouse a cookie"?

- Summary. This story describes a set of events that occurs after a boy (City) gives a mouse (developer) a cookie. Once the mouse is given the cookie, he asks for a glass of milk, which ends up leading to a series of additional requests. Each event that occurs makes the mouse want something new, creating a seemingly endless stream of demands.

Thank you for listening and guiding the City's decision related to this matter.

Mike Zumbahlen

Block C Apartments

250 North City Dr, San Marcos, CA 92078

- [Map](#) - [San Marcos](#)

Last Updated: Today

Managed By



Floor Plan Summary

Monthly Rent	Bedrooms	Bathrooms	Sq. Ft.
\$2,451 - \$6,189	Studio - 3 Beds	1 - 3 Baths	348 - 1,450 sq. ft.

Ratings

WALK SCORE®

51

Somewhat Walkable

TRANSIT SCORE®

0

Minimal Transit

BIKE SCORE®

54

Bikeable-Minimal Bike Lanes

REVIEWS:

1.

Parking:

5/10

Parking sucks. You get 1 parking space and any additional parking spots are \$170 PER MONTH. It's also in a shared parking garage. Shared with Urge, the restaurants below the apartments, and other stores that are opening up. The walk from the garage to the apartment alone was about 5 minutes. Then when construction came in, the walk turned into 5-10 minutes...

Also, a parking garage encourages racing. Oh man, the amount of times I've heard a car rev it's engine and squeal in the parking garage

Leasing office:

6/10

Used to be great! When we first moved in, it was just Van (the manager) & Sydney. They'd always respond to emails and calls and try their best to make life easier. I was definitely complicated but they handled everything so well!

But then.. halfway through our lease, management completely changed. New faces came in, they never answered phone calls, never resolved issues. Even spoke with a girl at the gym about a roach problem she was having and the leasing office couldn't care

less!

Fire alarms:

UGH! During the first couple of months, fire alarms were going off every other day due to new restaurants coming in under our complex. It was so ridiculous! Especially if you have children or dogs, this is terrifying to them. It got so bad, that when an alarm went off, people would sit on their porch asking others if it were real. No one took them seriously anymore. No one got out of bed anymore which makes this VERY dangerous if it were a real emergency.

Maintenance:

7/10. They were all friendly and repaired things in a timely manner. However, when they built the building, they forgot to install a lot of important things so maintenance was coming into our home about 4 times a month for the first few months. Also ridiculous! And the time frames they would give we're like Mon-Fri from 8-5pm. I mean, I don't know about anyone else but I don't like having strangers in my home with my dog and my personal belongings when I'm not there.

Construction of the building:

3/10 very poorly built. Like I said, we were the first tenants in our apartment. When doing the move in inspection, I saw the flooring was not installed properly. Lots of areas that popped up. Kitchenware and cabinets were also really cheap. Very difficult to clean and cook. From first glance, everything looks great. But the further you dig in, you can see how poorly built it is.

Construction:

UGH Like I said, they're new. They're still doing a shit ton of construction. We were woken up EVERY DAY due to the loud noises coming right outside our window. They'd start around 8am-5pm. Even with the window closed, the noise was ridiculous. I don't understand why I would pay \$2k in rent when I can't even enjoy a good night's rest. The noises never stop here at block c, whether it's fire alarms, construction, speeding in the parking lot, etc.

Moving out:

1/10 was hell. We put in our 30 days notice and heard nothing back from them regarding a move out inspection. Every time I called the apartment, no one would answer. I didn't have time to stop by as I was already moving to another place and had work all the time.

What made me laugh was that they sent ANOTHER bill for the next month's rent!!!! I mean, they forgot we were moving out?

By the time we got the bill, we realized they didn't even know to call us for an inspection. I mean, we even came in asking for paint colors and a list of what we needed to do.

So we reached out and finally spoke to someone. It was about 3 days before move out.

They scheduled an inspection the day before move out.

2.

Block C is an expensive dormitory, not a luxury apartment building. Nobody cleans up after their dog, my car was mistakenly towed from the parking garage, the pool/common area is Beer Pong City for 6 hours a day, the trash room is overflowing and disgusting constantly, there's a party in the hot tub every night until midnight even though it closes at 10, I've seen drunk kids pull the fire alarm, I've seen drunk girls peeing in the bushes, I've had to call the cops on my neighbors at 3am for loud parties on weeknights, there are police and firetrucks there at least a few times a week, I've seen multiple accidents in the parking garage where the offender just drives away, I've seen a car fire in the parking garage, list goes on. It's the most expensive dump you will ever live in.

3.

If you like living with a bunch of annoying college kids who party till 3 am every night I would recommend block c for you. Parking is terrible. The amount of loud noises you hear everyday makes paying 2k and up terrible!! They built these apartments so terrible and cheap. You can hear every little noise from your neighbors' apartments! It's like living with people who have lead feet! You hear everything from upstairs!

The gym is nice but the equipment is always out of order. Maintenance is nice but the office people are very unprofessional. When their boss isn't around they party by the pool area and play loud music.

It's like living in a dorm. In the parking garage there is always cars revving their engines and starting all the alarms. You share parking with all the neighboring restaurants and the school. They make you pay \$170 every month for basically no parking. Friday nights good luck finding parking. Worst place I've lived so far. I'm so happy I'm leaving!

4,

DO NOT MOVE IN HERE IF YOU ARE A STUDENT AT CSUSM. The split between families and student is around 90% families 10% students, who are currently looking to move out. The families that live here have young kids that are ALWAYS in the common areas so do not expect to have any sort of social activity outside of your apartment. You will hear footsteps everywhere in your apartment, even if you are on the top floor. The elevators are constantly broken and the bridge from the parking garage to the 215 apartment complex has been broken for MONTHS. They say that parking is private and make you pay \$170 BUT anyone can and will park next to you, even if they are not a resident of the apartment. There are a lot of retail shops which looked nice before moving in, but now after living here for months, I wish they had never been built. The amounts of people that come to dine and checkout retail is insane. There is no room on the first three stories of the parking garage on Thursday, Friday, and Saturday nights which makes me question why I even bothered buying a parking pass. I won't even mention management because all of the other reviews are spot on about how bad they drop the ball. As a student of CSUSM, I wish so badly that CSUSM would step in and buy the apartment complex and rent it only to students or recent grads. Expect to walk around the common areas and see couples 40+ open their doors and take their dogs for their once-a-month stroll around Urge and back. This is my third apartment I have lived in and I can say with confidence that I will not be renewing my lease until new management is put into play or the school across the street steps in and does something about all of these old people stealing cheap rent from students.

Project SP21-0002

Comments on Proposed Multi-Story Apartment Complex:

Environmental Impact For the attendees the definition of an environmental impact report is a **study of all the factors** which a land development or construction projects would have on the environment in the area, including **population, traffic, schools, fire and safety protection**, endangered species, archeological artifacts, and **community beauty**.

1. 12 Story (or more) 484 (was 440 in San Diego U.T.) unit Apartment Complex (average 1.7 cars per household=**822 cars**) (Phase A&B = 1,012 Parking Spaces)
73 Apartment Units (average 1.7 cars per household = **124 cars**)
25,000 SF Grocery Store (Trader Joes or Whole Foods footprint & Multi-Parking Spaces & Loading Docks)
55,000 SF Office Space (Multi-Parking Spaces & Delivery Parking)
5 Story Mixed-use Project with 6,000 SF Commercial Space (Multi-Parking Spaces and Delivery Parking)
23 Commercial Condo's (Multi-Parking Spaces and Delivery Parking)
Elimination of foot bridge adds to cross walk signals increasing traffic delay for ~35 seconds each way.
One more parking structure (how many spaces in current and new proposed structure and Charging Stations for EV Now and Future?).

Active/Pending Projects at this location and their impact to current infrastructure:

2. 40 Acre 600 Home Shea & Lennar development (average 2 cars per household = **1020 cars**)
3. Kaiser Hospital 7 Story 200+ bed hospital with staff and visitors with an undetermined number of commuters entering and exiting the medical facility daily.
 - a. Staffing ~1,100 = **366 cars** per shift so 2X in/out 3 times a day.
 - b. Large Number of Emergency vehicles/Suppliers and Visitors
 - c. **Where is the Parking Structure??? TBD??? Surface Parking is inadequate already.**
4. CSUSM returning to in-person learning and its growth. Traffic impacts at all time of day into late evening.
5. Fry's conversion to Costco Business Center (incoming and outgoing delivery trucks) on Bent to San Marcos Blvd, Boardwalk to Via Vera Cruz and/or Grand to Via Vera Cruz/Los Posas.
 - a. Customers (you and me) access.
 - b. Panera on the corner of Bent and San Marcos Boulevard.
6. Restaurant Row Sale and Development Plans? Rumblings of mixed use similar to the failure at Creekside Drive and North City.
7. Property re-zoning across from Brokin Yolk. Re-zoning request from 33.2 acre Commercial Site to a Residential 3 (R-3-6) allowing for high density development.
8. KB and Lennar Homes North of Borden = traffic down Los Posas and Other Projects.

9. Mixed use business/residential failure on Creekside (~5 tenants) and to date North City (~8 tenants). **Does not appear to be successful.**

Infrastructure

Impact of the these projects to current infrastructure (emergency services, traffic, schools, water & sewer, electric, etc.).

Most Concerning: Fire Department Equipment and Training for high rise buildings, Schools and Traffic Gridlock.

In the Union Tribune Article our San Marcos Economic Development Director (Tess Sangster) said (on ~August 8th 2021) “the city is “all in” on North City, and **acknowledges that not everyone in San Marcos welcomes more homes and businesses, because of the daily traffic jams that now clog San Marcos Boulevard and Highway 78.** In that article it was stated **To reduce mid-city traffic**, the city last year embarked on a multiyear [\\$104 million project](#) in the San Marcos Creek area that will open up alternate routes. Discovery Street will push through to East Barham Drive, and Bent Avenue will be connected to Craven Way. **This project was not a project to reduce mid-city traffic, look at the project website (p.s. you are already projecting to be 2 years behind schedule).**

SUMMARY

Everything mentioned above comes with lengthy construction and significant traffic impacts (detours, etc), street maintenance issues due to heavy truck traffic and quality of life of the citizens and guests of San Marcos.

I implore you to deny the requested building plan waiver for a 12 story building and deny any request for waivers/amendments to our current code for building heights.

Limit this building to the same height limits already constructed (~8 Stories) in the North City Development. **We support the 8 story limits.....but please no waivers.**

Please stand strong and do the right thing!

Thank you.

Mike Zumbahlen

Discovery Hills Resident

Pinon, Arthur

From: David Sasuga [REDACTED]
Sent: Monday, June 6, 2022 5:25 PM
To: Pinon, Arthur; Jackson, Gina
Subject: Planning Commission Public Comment - UDSP 2021 Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My name is David Sasuga. My family's restaurant, Umami Japanese is a tenant of Seabreeze Properties. Seabreeze has proven to me that they are forward thinkers with strong integrity. Everything they do is top-notch which makes us very proud to be a part of North City. As such, I have a vested interest in the kind of development being proposed for the continued build-out of this project.

Seabreeze, in partnership with the city of San Marcos has done a great job in creating a multi-faceted business, residential and educational community. Our restaurant, Umami Japanese has been a part of this community for about three years now. While North City is certainly becoming a wonderfully vibrant community, in hindsight, some of the common areas are a bit tight with narrow walkways and tight access to certain spaces.

My understanding of the proposed amendment is they would build a bit higher in order to create more open space, more accessible walkways, more open dining areas, and other amenities at ground level. This would be a real win for the community. They would be doing this without adding additional rentable space. This would certainly be more costly for them to build but the benefits of more open areas where the community can enjoy an enhanced, more spacious environment creates value for everyone involved. This is the kind of proposal that benefits San Marcos, now and well into the future. Please allow Seabreeze to make their proposed amendments and improvements to the North City Project.

Sincerely,

David Sasuga



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
brian@lozeaudrury.com

Via Email

June 6, 2022

Planning Commission
c/o Gina Jackson
Planning Commission Secretary
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069
gjackson@san-marcos.net

Art Piñon, Senior Planner
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069
APinon@san-marcos.net

**Re: Comment on Addendum to the University District Specific Plan Final EIR (SCH No. 2008101083) for University District Specific Plan Amendment (SP21-0002 / SP22-0002 / GPA21-0005 / SM21-0002 / SDP21-0003)
Planning Commission Agenda Item 2**

Dear Honorable Planning Commissioners and Mr. Piñon:

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the University District Specific Plan Amendment Project (SP21-0002 / SP22-0002 / GPA21-0005 / SM21-0002 / SDP21-0003), including all actions related or referring to the proposed construction of a 484-unit, 12-story mixed-use project with 18,741 square feet of ground floor commercial space at the northwest corner of Campus Way and North City drive; a 25,000 square foot grocery store with 55,000 square feet of office space at the southeast corner of Carmel Street and Campus Way; and a 73 apartment unit, 5 story mixed-use project with 4,812 square feet of commercial space on the east side of Campus Way ("Project"), to be heard as Agenda Item 2 at the Planning Commission's June 6, 2022 meeting.

SAFER objects to the use of the Addendum to the University District Specific Plan Final EIR (SCH No. 2008101083) prepared for the Project. Under the California Environmental Quality Act ("CEQA"), an addendum is not appropriate because the Project is not within the scope of the prior program EIR and there is new information available since certification of the 2002 EIR indicating new significant impacts and/or the availability of new mitigation measures. Therefore, SAFER requests that the Planning Commission decline to approve the Project at this time and, instead, direct staff to prepare an EIR for the Project prior to any approval.

Sincerely,

A handwritten signature in blue ink that reads "Brian B. Flynn".

Brian B. Flynn

Pinon, Arthur

From: Jackson, Gina
Sent: Monday, June 6, 2022 12:18 PM
To: Kaye Prosser; Pinon, Arthur
Subject: RE: Planning Commission Public Comment - UDSP 2021 Amendment

Good afternoon,

Your comment has been received and will be read into the record at the Planning Commission meeting this evening.

Respectfully,



GINA JACKSON | Senior Office Specialist | Development Services
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3233
gjackson@san-marcos.net | www.san-marcos.net

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For real-time updates about the City's response to COVID-19, visit www.san-marcos.net/covid19. Please refer to the City's website (www.san-marcos.net) for contact information by Department.

City Hall is closed every Friday.

From: Kaye Prosser [REDACTED]
Sent: Monday, June 6, 2022 11:34 AM
To: Pinon, Arthur <APinon@san-marcos.net>; Jackson, Gina <GJackson@san-marcos.net>
Subject: Planning Commission Public Comment - UDSP 2021 Amendment

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Dear San Marcos Planning Department,

My name is Kaye Prosser, a resident of San Marcos CA in the North City area. I truly believe that the North City project would be a great addition to the community. Having the developers proceed in this endeavor would not only be great economically for the city but improve our community as it create more housing and variety to the available housing in this area. I have lived in North city, worked here and now graduated from CSUSM. What I have seen be created here is more than just a development it is a collaboration of wonderful people who want the best for our city. This project has my full support, and I hope to see it passed.

Thank you for taking the time to read and I hope you choose to move forward with the North City plan!

Respectfully,

Kaye Prosser

From: [Madison Cavanna](#)
To: [Pinon, Arthur](#); [Jackson, Gina](#)
Subject: Planning Commission Public Comment - UDSP 2021 Amendment
Date: Monday, June 6, 2022 6:20:44 PM

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Hello,

This email is in regards to Item #2 on the Agenda - "22-1897"

My name is Madison and I am 24 years old, a college student, and a Block C resident.

Because of where I live I don't have to use my car. Ever. I walk 7 minutes to my school CSUSM every day, 2 minutes down a couple flights of stairs to my job at Copa Vida, 12 minutes to the closest grocery store, and on the fun days 2 minutes to Draft Republic for a burger and beer!

The main times I use my car are on the weekends to go visit family or my boyfriend. I picked this place to live because I feel safe, love the social and safe environment right outside my door, and I get to save a lot of money on gas.

One of my favorite parts of living here are all the people I've met in the little sitting areas and coffee patio right outside my building. I wish for this plan to go through because I wish there was more room for people to hang out. There are too few areas to sit and relax and the benches and chairs provided are always in use. More room would allow for more people to be able to add to our environment and community. The farmer's markets would be a lot more spacious if there was more room for all the people that show up.

This community is by far my favorite that I have lived in and I really want the social scene to grow.

Thank you.
Madison Cavanna

Pinon, Arthur

From: Jackson, Gina
Sent: Thursday, June 2, 2022 10:27 AM
To: Richard Dennison; Pinon, Arthur
Subject: RE: 6/6 meeting comments submittal

Hello Mr. Dennison,

Your comment has been received and will be read into the record during the public comment section of the Planning Commission meeting for this project.

Respectfully,



GINA JACKSON | Senior Office Specialist | Development Services
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3233
gjackson@san-marcos.net | www.san-marcos.net

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City Hall is closed every Friday.

From: Richard Dennison [REDACTED]
Sent: Thursday, June 2, 2022 7:08 AM
To: Jackson, Gina <GJackson@san-marcos.net>; Pinon, Arthur <APinon@san-marcos.net>
Subject: 6/6 meeting comments submittal

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Please reply with acknowledgement of this email and submittal to the record.

I am unable to attend the 6/6 meeting, and wish to submit comments on the Resolution PC 22-4989 (SP21-0002).

I OPPOSE the removal of the 78 Flyover bridge/Johnston St. Bridge. the bridge would be smart planning for the future, for improved routes for bikes and peds, more vehicular flow options to north side of town, alternate route to kaisier for medicals, access to new park site, access to future school site. I concur with the rest of the resolutions as part of the 6/6 meeting agenda related to the project .

I've lived in San Marcos for 24 years, have experience in government and planning, and planning now for the future with more infrastructure is a smart move long term. While it is an inconvenience with

higher costs, impacts on Shea development and potential parcels on north side of 78, now is the time to plan. Do not approve removal of this bridge.

Richard Dennison



Pinon, Arthur

From: Pinon, Arthur
Sent: Tuesday, July 5, 2022 5:46 PM
To: wmd jackson
Subject: RE: North City Variance Height

Hello,

Thank you for your comment on the North City project. This email will be included as an attachment to the staff report. If you have any questions, please feel free to contact me.

Thank you,

Art Piñon | Senior Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3234 | **C:** (760) 310-4977
apinon@san-marcos.net | www.san-marcos.net

Public Counters at City Hall and Public Works are open from 8:30 am to 4:30 pm Monday-Thursday, and every other [Friday](#). For real-time updates about the City's response to COVID-19, visit www.san-marcos.net/covid19.

From: wmd jackson [REDACTED]
Sent: Monday, July 4, 2022 4:20 PM
To: City Hall General Email <CityHall@san-marcos.net>
Subject: North City Variance Height

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Please do NOT let the developers break their promise of limited height here! We should not be a city of broken views and corruption like San Diego.

Pinon, Arthur

From: Pinon, Arthur
Sent: Thursday, July 7, 2022 7:58 AM
To: Josephine Carroll
Subject: RE: University District Specific Plan Amendment, Comments on SP21-0002

Hi Josephine,

Thank you for providing the City with your comment on the project. The City Council will see this letter as an attachment to the staff report, and will be considered in making a decision on the project. If you have any other questions or comments, please let me know.

Thank you,

Art Piñon | Senior Planner
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apinon@san-marcos.net | www.san-marcos.net

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From: Josephine Carroll <peachyjyun@gmail.com>
Sent: Wednesday, July 6, 2022 9:27 PM
To: Pinon, Arthur <APinon@san-marcos.net>
Subject: University District Specific Plan Amendment, Comments on SP21-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Mr. Pinon,

I am sending this email because I cannot attend the upcoming City Council meeting on Tuesday, July 12, and I would like to have my voice heard to the City Council in opposition to the amendment from the developer, Seabreeze, for the following project numbers:

SP21-0002, SP22-0002, GAP21-0005, TSM21-0002 and SDP21-0003.

1) I vehemently oppose the amendment to increase the currently approved 3-story high buildings in this proposed area to include up to 12-story buildings. Hasn't anyone thought about preserving the pristine view of the "ridgeline?" These city residents have done all it could to preserve the ridgeline and now the developer wants to amend the already approved amendment? What, for a little more open space and footprint? I have nothing against pedestrian friendly streets. It's the fact that up to 12-stories will cut right through the ridgeline view! What happened to the small town feel of San Marcos that attracted so many residents here? Who said the residents want a "cosmopolitan/fast paced, metropolis city?" That is NOT why we moved to San Marcos 20 years ago and own three homes here!

2) I vehemently oppose the removal of the SR78 Bridge flyover. This bridge will serve a well-needed crossover for those residents residing on both sides of the freeway. This allows residents to freely walk over the freeway without driving. It will also reduce commute (direct route vs. roundabout vehicular access around the freeway) and reduce potential pedestrian-vehicular accidents. There is a tremendous need to serve the residents on the north and south side of this area and this bridge will provide a well-needed service to the nearby communities.

Thank you for allowing me to voice my concern for the developer's amendment request.

I would appreciate a response to my email so that I know you received my comment and will be shared at the upcoming City Council meeting on July 12, 2022.

Thank you.