

PLANNING COMMISSION

Meeting Date: 10-15-18

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (#1)

AGENDA ITEM #2

Applicant/Project Name: Loma San Marcos

Project #: SP 18-0001, CUP 18-0004 and Addendum to MND 03-681

Brief Description: (2) E-mails from Frances Donnelly dated 10/3/18 & 10/10/18

Date 10/12/18

Time 11:00am

From: Farace, Joseph [<mailto:JFarace@san-marcos.net>]
Sent: Wednesday, October 3, 2018 5:28 PM
To: Frances Donnelly <frances@hzs.com>
Subject: RE: Loma San Marcos - Planning Commission Public Hearing Notification

Hi Ms. Donnelly. Thank you for your email. Please see my responses to your questions below in **red** and let me know if you have further questions.

Thanks - Joe



Joseph Farace | Principal Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3248
jfarace@san-marcos.net | www.san-marcos.net

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From: Frances Donnelly [<mailto:frances@hzs.com>]
Sent: Wednesday, October 03, 2018 1:53 PM
To: Farace, Joseph <JFarace@san-marcos.net>
Subject: RE: Loma San Marcos - Planning Commission Public Hearing Notification

Dear Mr. Farace,

Thank you for the notice. I am a little confused however. My recollection is that a number of issues were raised by the public at the last hearing and I think some questions for the developer/submitter were identified. **Issues brought up at the June 20 public workshop where considered during this process. Please see responses below.** How do I follow up on that content or get a chance to review any documentation changes that have occurred? **The entire Planning Commission (PC) packet of information will available of the City website next Monday or early Tuesday.** I've included a link to the Planning Commission page below. The PC Packet will include a staff report, Specific Plan Amendment resolution along with the revised Specific Plan document, a Conditional Use Permit resolution with conditions regulating the proposed use and environmental documentation including among other items, a traffic analysis.

In particular:

1. I had raised a concern that the temporary conversion of the space for youth sports might enable a total conversion to a sporting facility in future rather than a filming production facility. I believe there was some request made that such a process not be enabled as a byproduct of this change in zoning or change in permissions for use of the site. How do I follow up on that? **The CUP is conditioned to require that the youth sports activity be part of an ongoing film operation**

on the site. Further the CUP has conditioned Phase 1A, (the Phase that includes the youth sports filming) to expire in 3 years. You'll will be able to view these conditions and others early next week when the PC packet is made available.

2. I would also like to understand if the original permitting was inclusive or exclusive of live audiences or was audience access not specifically addressed? Would you be the correct person to help me with this question? Yes, I'm the correct person. The original approved Specific Plan included/contemplated live audiences at the facility.
3. There was mention in the meeting of a completed traffic analysis report being accessible and I would like to review that data, how can that be enabled? The traffic analysis will be included as part of the PC Packet which will be available to the public early next week.
4. I understand that the Copper Hills project adding 360 approx. homes and commercial space has been approved by San Diego and now we are waiting to hear if it will be annexed/managed by San Marcos. I am not particularly against such a development but I would like to be confident that traffic pattern analysis has incorporated this increased traffic impact on San Elijo Road and access to the commercial facilities in San Elijo until such time as build out of the planned commercial facilities is complete. The County of San Diego appears to be moving forward with changes to the County General Plan to allow 300+ homes and commercial on the site. No request for development permits are being processed through the County. The Copper Hills property owner are as you correctly state processing entitlement permits through the City as well as pursuing annexation from the County to the City. However the City project is in its early stages. The Phase 1A project will be temporary in nature and as stated above allowances for the youth sports filming will expire in 3 years. Since the Loma San Marcos project approvals are already in existence, the Copper Hills environmental documentation will be analyzing potential traffic impacts of their project plus the traffic of the existing approved movie studio use. Copper Hills will be responsible for its own applicable traffic mitigation. Given the project is being developed by the same firm as is leading the efforts for Loma San Marcos it seems reasonable that this additional impacts can be incorporated. I can see where it might be beneficial for both projects if road and transit investments can be coordinated as it does provide for a 'best case' option rather than having to create solutions from more limited options.
5. Can you also provide me with direction or a hand out or link that identifies what my next steps as a impacted resident should be in terms of documenting concerns, reaching out to the planning commission ahead of the meeting, requesting an opportunity to comment etc.? As noted I've provided a link below to the PC website so you can review the Planning Commission documents when they become available early next week. You can also submit letters to Planning Commission secretary Susie Neveu (contact on public notice attached to the last email – you should also be receiving a copy in mail) or directly to me, and you can speak before the Planning Commission at the October 15 public hearing.

Fundamentally my issue is that there is a difference in the quality of life I enjoy living across from a commercial facility that operates, mostly on typical business hours and one that supports 'waves' of visitors until the 10:00 p.m. hour week nights and weekends. There is also an impact to my quality of life with the enforcement that all exiting traffic move east (right) on San Elijo road and then some portion of it will make a return trip by utilizing Cooke/Baker to turn around and travel West on San Elijo. I and my fellow residents who live between this facility and the turnaround point at Baker/Cooke personally experience this impact of a portion of traffic being doubled up in batches as events start and stop. We will also experience the impact on our local street of it being backed up as these 'waves' of turning vehicles utilize our neighborhoods. With the opening of the long expected commercial units in the downtown area of San Elijo and the fact that exit from the commercial occurs ONLY on Baker/Cooke

it seems highly likely we will be dealing with intermittent traffic backups simply to accommodate the unexpectedness of the 'turnaround' traffic. We are expected to agree to this in order to prevent the developer from making an initial investment in the originally defined traffic improvements. Thank you for this comment. The traffic analysis analyzed traffic from the site going into the Town Center and using Baker Street as a turnaround for vehicles wanting to go westbound on San Elijo Road. The traffic analysis concluded that based on traffic volumes, the Baker Street the San Elijo Road intersections would operate at acceptable levels of service. Once you have had a chance to review the traffic analysis I'd be happy to discuss with you.

Here is the link to the PC webpage. <http://www.san-marcos.net/departments/development-services/planning/planning-commission>. Thank you for all your input on this project. It's been really helpful. Please call me if you would like to discuss anything. Joe

Thank you.

Frances Donnelly
Director Product Development and Sales
Horizons International, Inc.
(800) 287 8014 ext. 811
(760) 822 3735 (mobile)

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www.hzs.com

From: Farace, Joseph
Sent: Wednesday, October 10, 2018 5:45 PM
To: 'Frances Donnelly' <frances@hzs.com>
Subject: FW: Loma San Marcos - Planning Commission Public Hearing Notification

Hi Ms. Donnelly – thanks again for your email. Please see my responses below. Don't hesitate to contact me if you have further questions. Regards - Joe



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From: Frances Donnelly [<mailto:frances@hzs.com>]
Sent: Wednesday, October 10, 2018 10:40 AM
To: Farace, Joseph <jfarace@san-marcos.net>
Subject: RE: Loma San Marcos - Planning Commission Public Hearing Notification

Good Morning Joe,
Thanks for your detail responses to my questions. I have taken the time this morning to review the documents posted on the meeting web site. 492 pages is not a small task and I can't image how much work into creating and compiling all that data. Needless to say there were a bunch of whereas's etc. that were kind of meaningless.

I am unable to attend the Monday night meeting in person due to a business commitment out of state that I simply cannot change. In the meantime I will do as you suggested and send my comments to the secretary for the planning commission and will copy you.

I may have mentioned previously that I am not generally adverse to this development or even the likely project at Copper Hills. My father and his father were both property developers here in the United States and in Ireland, so I am familiar with the rigors and rules that must be dealt with. As a member of the public I feel that we also have a responsibility to encourage 'best work' from those who want to develop and from those like yourself who are responsible for managing and overseeing the projects. When I got a chance to read the documents this morning I was very pleased to see items like the 3 year limit on youth sports included.

My fundamental concern about this project is that it provides the developer with a method of phasing their investment in traffic control at the expense of myself and my neighbors. This is because we will be subject to the noise and invasion of car trips that if traffic was managed as originally planned would not be impacting us. This is both a personal and professional issue for me. Personally because my residence

is located on Avery Road directly above where the car trips east on San Elijo before turning on Baker and then west on San Elijo will be most apparent. The main living and sleeping areas of my residence face directly across from the facility. Professionally because I am a member of the Home Owners Association Board for Morgan's Corner. In my mind the worst case personal situation is that I will have to invest in upgraded windows in order to mitigate noise of the car trips that just wouldn't be passing my location if the traffic signals were immediately installed and on a professional basis I wonder if I should be asking for some kind of sound wall construction in the area that overlooks San Elijo road. I perceive that sound wall construction would be quite time consuming as it necessitates surveying, permits and of course negotiation with both the San Elijo Master Development and or the Morgan's Corner HOA. I also realize that there may be a policy that noise is expected to increase so an acceleration in that event due to an accommodation for the developer is not really grounds for mitigation in itself. I am thinking of this more as a 'good neighbor' win given that the cost of traffic signals is avoided initially and San Elijo residents will not be dealing with the impact of such construction prior to Copper Hills coming on line.

My question to you this morning is can you direct me to any documentation that provides city policies or rules in regard to objections to planning submissions? In particular I want to understand three factors:

1. If an objection to the plan is not recorded during the planning commission session can that objection be raised at a future point, say in front of the city council? **Yes, you can provide a letter to the City Council even if you don't submit correspondence to the Planning Commission.** However, please note that this email and your October 3 email which was received after the notice of the project was provided **will be forward to the Planning Commission.** My limited experience when living in Carlsbad was that a resident couldn't introduce new objections, they had to have first raised them with the planning commission. I want to be sure that I don't miss communicating during the correct opportunity. **See above response. I would however recommend that you submit separate correspondence to the Planning Commission as part of this process.**
2. Will communications submitted to you and/or to Susie Nevue be distributed to the individual members of the planning commission in advance of Monday's meeting or do I need to find a way to contact them individually? **Yes, we will forward your correspondence to the Planning Commissioners including this email and the October 3 email you provided me.**
3. Does the suggestion of reduce speed on the section of San Elijo from the project driveway to Baker and Baker back to the project driveway fall under the auspices of the planning department? **Your traffic related suggestions fall under the Public Works Department Traffic Division. I will forward this email to Traffic Division staff.** Having vehicles exit the driveway and accelerating to 'blend' into oncoming traffic at 45 miles an hour and then rapidly decelerating to 25 to make the turn at Baker or to proceed through the San Elijo community seems counterproductive. Setting the beginning of the 25 mile an hour zone at the project driveway might be more consistent.

Thank you again for your help.

Frances Donnelly

Director Product Development and Sales

Horizons International, Inc.

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