

PLANNING COMMISSION

Meeting Date: 10/15/18

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (# 2)

AGENDA ITEM # 2

Applicant/Project Name: Loma San Marcos
Project Number # SP18-0001, CUP18-0004 and Addendum to MND 03-681

Brief Description: Staff memo with correspondence

Date 10/15/18
Time 6:15 p.m.

MEMORANDUM

TO: Planning Commission
FROM: Planning Division
DATE: October 15, 2018
SUBJECT: Planning Commission Meeting – October 15, 2018
Agenda Item # 2 (SPA18-0001, CUP18-0004 – Loma San Marcos)

Submittal of Letter

Frances Donnelly - 1691 Avery Road, San Marcos, CA:

Frances Donnelly submitted the attached letter dated October 15, 2018 expressing concerns with the proposed Loma San Marcos Specific Plan Amendment and Conditional Use Permit modification. Ms. Donnelly is a resident of San Elijo Hills and is concerned with the project proposal to restrict left hand turns out of the facility. Ms. Donnelly further indicates in her letter that a traffic signal should be located at the project intersection with San Elijo Road. With the left turn restriction, vehicles leaving the Loma San Marcos site wishing to go westbound, would need to go east to San Elijo Hills and utilize Baker Street to get back on westbound San Elijo Road. Ms. Donnelly states that the added traffic coming into San Elijo Hills utilizing Baker Street will impact her living environment since her residence faces westbound San Elijo Road.

The use of Baker Street to redirect traffic leaving the site to access westbound San Elijo Road was analyzed in the Traffic Impact Analysis (TIA). The TIA concluded that trips leaving the project site going east into San Elijo Hills using Baker Street would have no significant impacts to the function of the street network. Further the left turn restriction is temporary and will be replaced with a signalized intersection as part of a future project phase. Based on traffic generated by the proposed project, a traffic signal is not warranted at this time.

The removal of the left turn movement at the project intersection with San Elijo Road will remove a point of conflict improving safety at the intersection as well as the overall operation of the intersection. City staff will be available to answer any additional questions concerning this matter.

The item listed above is attached and has been added to the packet on the City's website.

Frances Donnelly

1691 Avery Rd,

San Marcos, CA 92078

October 15 2018

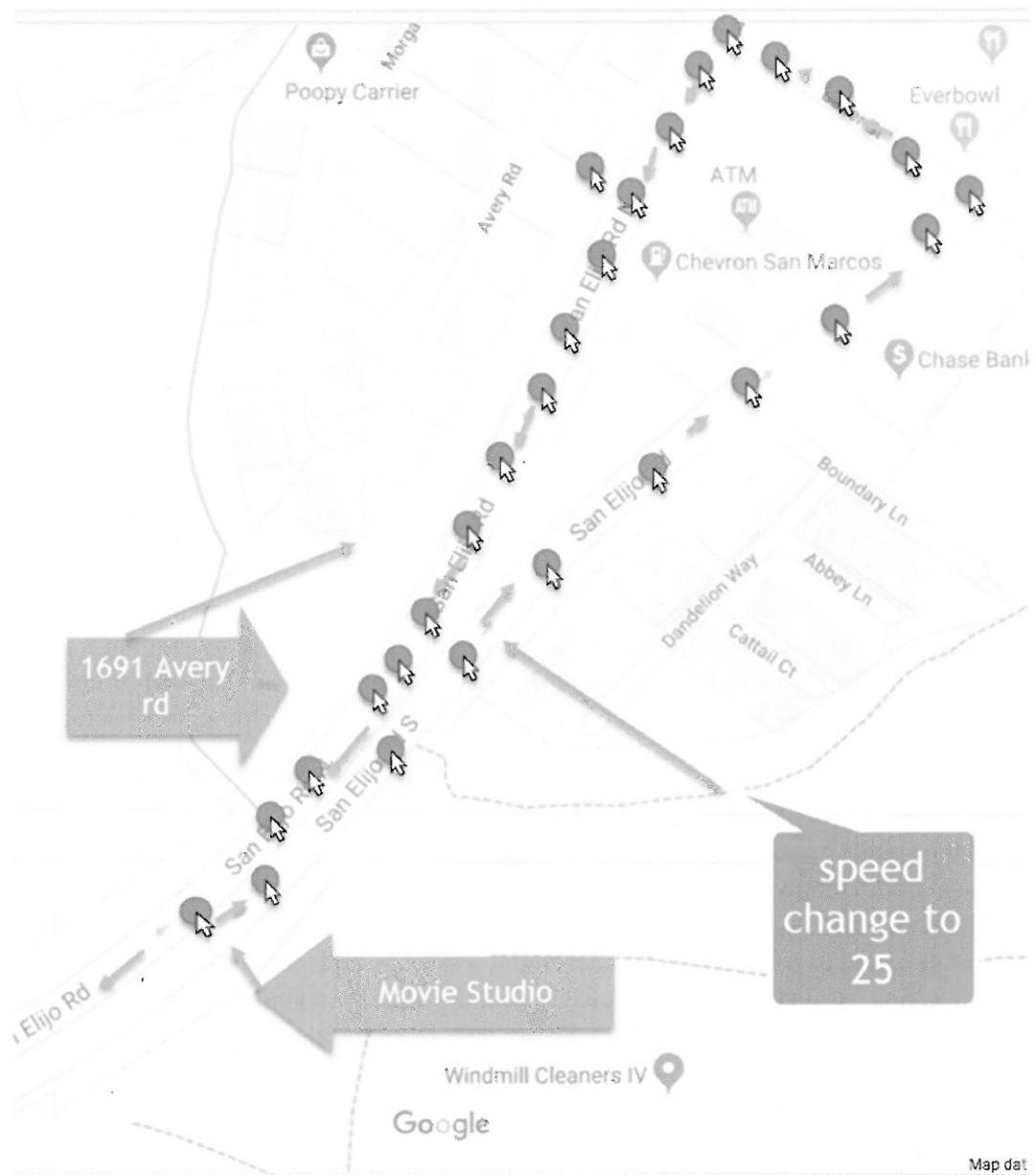
Reference: Planning Commission Meeting Agenda Item Loma San Marcos Movie Studio

Dear Planning Commission Members,

I am unable to attend the planning commission meeting on October 15th due to an employment commitment. I am grateful for the opportunity to communicate my concerns about the proposed Loma San Marcos project in writing and for the help that the members of the planning department have provided me in ensuring that this communication can occur.

My name is Frances Donnelly and I reside at 1691 Avery Rd, San Marcos. In the included screen shot I have marked my residence using google maps. My residence is part of a multi-unit building and my specific unit is the east most section of the identified space. The living areas of my residence face south towards the site in question, although the front entrance to the site is more west of my residence. The dining room, kitchen and master bedrooms of my residence are on the east side and parallel to San Elijo road and there are no additional structures between my residence and the road, although the actual site is elevated from the road. It would I think be reasonable to identify that my residence is most singularly impacted by this proposed plan due to the geography of my location.

As you can see from the google maps screenshot my residence is in closest proximity to both the inward and outward additional traffic that would occur if your agree to this modification in original permissions. I have indicated with green dots and arrows the flow of traffic for any vehicles desiring to move west on San Elijo Rd. Please understand that if the traffic management was instituted as originally approved then none of the vehicles desiring to head westbound would impact the San Elijo community. Please also bear in mind that these vehicle trips will not be averaged out over some multiple of hours but will more like be in groups as events are concluded on the site. They will also occur on weekdays during those hours when the part of my residence closest to the road is the area I will be using the most. In addition please be aware that at the pink arrow I have indicate the point where west bound traffic goes from 45 miles an hour to 25 and on the opposite (east bound) the traffic is switching from 25 miles an hour to 45 miles an hour.



I have been resident at this location for approx. 8 years and prior to that I resided at the intersection of La Costa and Rancho Santa Fe. I have been a 20 year resident of this area of North County and was aware at the time of purchasing my property that the Recycling plant, that is the subject of this planning meeting, had been zoned as a movie studio and that such permission held several requirements including road improvements as part of meeting the intended use. I find the opportunity of such an enterprise to be healthy and beneficial for our community.

However, as sometimes happens, original plans change and alternatives are proposed. Sadly I find I am not able to fully embrace or support the proposed change in this case. My objections are three fold.

1. The adjustment that the developer is seeking in order to avoid installing traffic lights means that I and other residents who have property lining San Elijo road between the movie studio site and Baker will be exposed to an 'unnatural' double traffic impact. I define this as unnatural because if the developer were required to observe the original requirements then this traffic would not be passing my residence at all while instead it will do so twice. This is because the developer is proposing that 100% of all traffic exiting the site will enter the San Elijo Hills town center and then a portion of that traffic will basically 'u turn' using Baker and return west. This means that owners of property that line San Elijo road up to Baker will be exposed to double impact from the vehicles leaving the site who would normally choose to turn West. If the required traffic light that is part of the original plan was installed then these residents, myself included, would not be impacted by this flow of traffic at all as west bound vehicles would simply head west and avoid the San Elijo hills town center.
2. I believe that the traffic study that has been submitted is flawed in how it represents data relative to the actual behavior in our community.
 - a. The Wednesday Nov 29th that was used may not have been representative of general traffic patterns given that it was a Wednesday and often the local schools do not run the same hours on last Wednesdays of the month. This is also the week following Thanksgiving and school patterns are not consistent.
 - b. The traffic study was completed before the existing commercial buildings that were recently added to the town center were occupied, thus avoiding any documentation of 'peak' impacts. In this regard I want to note that Baker can accommodate approx. 9 vehicles and that, since the first 4 of the more than 8 commercial entities have taken up occupancy, during late afternoon and early evening hours this filler is completely occupied resulting in vehicles unable to progress.
 - c. There is an open but undefined possibility that an additional development currently called Copper Hills may impact the traffic pattern on San Elijo road. As this development was approved for only 60 residences at the time of the traffic analysis the impact of the recently approved 351 homes and 120,000 sq ft. plus commercial was not included in this analysis. This is relevant because access to San Elijo road for this much larger development will have an impact on the community and installing traffic control at the movie studio may cause the community to become more sensitized and more reactionary.
 - d. In the provided traffic report the analysts have identified that they expect that 80% of vehicles will be west bound from the movie site. The impact of these west bound trips as they impact the increase of traffic from Baker west on San Elijo does not appear to be called out. Instead these trips appear to be blended into the traffic normally flowing west bound at this intersection. This would be an inaccurate representation of the data.
3. The location of my residence with two sides exposed to this aspect of this modification is that I will personally experience either or both a degeneration in the comfort of my property and a decrease in value. This occurs directly as a result of your approval of the developers request. The noise level my location will incur in the short term due to the single trip of ALL exiting traffic plus the additional trip of returning traffic will impact my residence such that I am likely going to have to upgrade my windows and front door at my own expense in the near term to accommodate that impact. Additionally there is an unknown impact on my property value

depending on how long this adjustment is allowed to continue. My residence has an appraisal value that includes the enjoyment of the 'view' that exists because there are no residents and much open space. However this view will become less valuable if it is no longer possible to enjoy it because of artificially increased noise levels.

I understand that you must observe the opportunities for developers and their clients to realize value from their efforts and investments. This result can be achieved if the movie studio goes forward as originally defined. Therefore I ask only that you hold developer and their client to the original terms or that you delay any approval until such time as the parties involved reach a compromise that protects and satisfies the interests of all in the community equally.

Thank you for your attention.

Frances Donnelly