

PLANNING COMMISSION

Meeting Date: August 5, 2019

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (# 1)

AGENDA ITEM # 2

Applicant/Project Name: Vision Trilingual Preschool
Project #: CUP 19-0005

Brief Description: Public Comments – via email.

**Date 08/05/19
Time 3:41 p.m.**



Development Services

Memorandum

TO: Planning Commission
FROM: Planning Division
DATE: 8/5/19
SUBJECT: CUP19-0005

Vision Trilingual Preschool

Please include the attached public comment (received 8/3/19) and response in the Planning Commission Agenda Packet.

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CITY OF SAN MARCOS, CALIFORNIA

1 Civic Center Drive | San Marcos, CA 92069 | (760) 744-1050

Pedersen, Norman

From: Pedersen, Norman
Sent: Monday, August 05, 2019 10:34 AM
To: 'Kathe Robbins';
Subject: RE: [Possible Spam] application for school/parking lot change

Ms. Robbins,

Thank you for your inquiry regarding the proposed preschool at 403 N. Twin Oaks Valley Road.

As indicated in the previous email from Ms. Begin (project applicant), the proposed playground would be installed in a location which would not obstruct the current access in or out of the retail center nor interfere with on-site circulation. With the playground installation, the retail center will comply with the appropriate number of parking spaces for the preschool and other businesses in the center as required by the City Parking Ordinance.

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

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050
npedersen@san-marcos.net

From: Kathe Robbins
Sent: Saturday, August 03, 2019 11:51 AM
To: Pedersen, Norman
Cc: Pedersen, Norman
Subject: [Possible Spam] application for school/parking lot change

Hi,

Would you answer a few questions I have about the conversion of the parking lot into a playground???? I use this location regularly for nail, copying and banking machine services and find the lot very crowded. How do you plan to configure the ingress and egress and maintain enough parking spaces? Thanks
K Robbins

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Kathe



Virus-free. www.avast.com

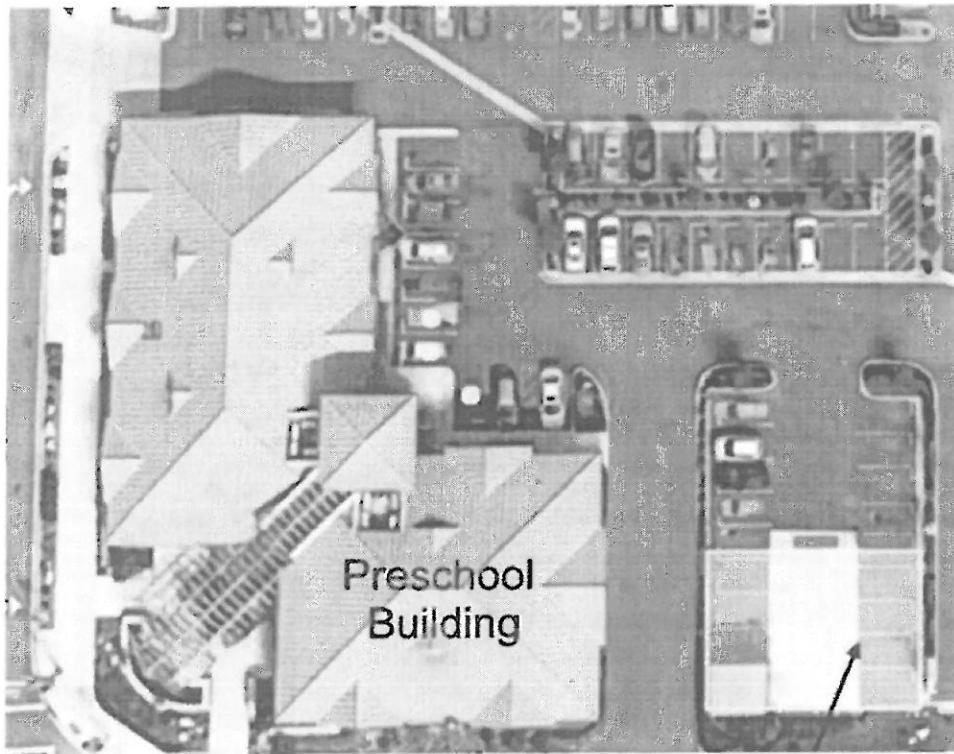
Pedersen, Norman

From: Karyne Begin
Sent: Saturday, August 03, 2019 8:17 PM
To: Pedersen, Norman
Cc:
Subject: Fwd: Questions on parking and ingress and egress at Twin Oaks Valley Shopping Center, San Marcos

Ms. Robbins, Please confirm you did receive this email and the screenshot below shows clearly.

Norm Pederson of the City of San Marcos, forwarded your email to me asking about the effect of our proposed preschool on the parking and ingress and egress at the Twin Oaks Valley Shopping Center related to our proposed preschool.

Mr. Pederson has worked closely with us to mitigate all parking and traffic issues at the center. There will be no change to ingress and egress. The existing ways in and out of the center remain the same. We do not block any existing traffic flows in and out of the center or within center at any time. The playground will go in the area of the yellow rectangle shown in the screen shot below. You can see from this screen shot that there will not be any changes to the pathways into or out of the center.



There are three shortterm pick up and drop off parking spots right in front of the building marked on the screenshot above with the yellow circles. These will be used primarily in the early morning and the afternoon for parents to park a short time and drop off their children. If those are occupied the parents will park elsewhere and walk their children to the building. For the rest of the day and evening those three spaces will be available for short term parking for the public to stop in for copies, 7-Eleven etc.

The bulk of traffic to the preschool is short term early in the morning when the children are dropped off and late in the afternoon when the children are picked up. Wherever the parents park, unless the parents stay to do business in the shopping center they will be in and out in a few minutes.

I hope that gives you a good understand of the issues related to your concerns. Please let me know if you have addition questions or concerns.

Karyne Begin