

PLANNING COMMISSION

Meeting Date: 12/16/19

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (# 2)

AGENDA ITEM # 3

Applicant/Project Name: North city Master Sign Program P# CSP19-00003

Brief Description: Public Comments emailed to staff.

Date 12/16/19
Time 5:45 p.m.

Memorandum

TO: Planning Commission

FROM: Planning Division

DATE: December 16, 2019

PROJECT NO: CSP 19-00003 (Item 3 – North City Master Sign Program)

Prior to tonight's Planning Commission Meeting, the attached two (2) emails were submitted to City staff regarding Agenda Item 3. Since Agenda Item 3 has been requested by the applicant to be continued, the concerns in the letter will be addressed during the rescheduled and re-noticed future public hearing.

Meeting December 16, 2019. Project No. CSP19-00003

Liz Santos

Mon 12/16/2019 3:34 PM

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

Cc: Henry Santos

Planning Division City of San Marcos (City of San Marcos)

Art Piñon, Associate Planner

December 16, 2019

I am, Elizabeth Santos, one of the owners both of 134 and 140 E. Barham Drive, San Marcos, Ca. I'm currently out of the country and received a letter late last week.

I took the weekend to review. I apologize for the late and final hour response.

It appears the map does not recognize the residential homes on Barham that are adjacent to the subject's project as shown on sheet 65 of 67 of the Item #3 pdf. The map indicates three types of signage - A2, A3, and B1 - that can impact our lots on Barham. A few comments regarding the signage:

1. Due to the size of these signage, structural design will be required. Is the city going to propose story poles to be put in place for the community to visually see the impacts for the new structure being added for the development? New view and light pollution into our home.

2. Other signs are described to be beacons for the development, which may be setting a baseline for the A2, A3, and B1 signs listed on the development. All signs indicate that "the quality of brightness to meet surrounding neighborhood standards," is this evaluated at the existing standards of the light residential and light commercial base line.

3. A2 signage stands 20' tall with illumination at the final 1.5' top portion of the sign. Is illumination on the corner of Barham and Twin Oaks Rd. Does this take into account the visualization into the neighboring properties?

4. B1 signage, 6' tall by 3' wide, also appears to illustrate illumination that aids in attracting direction to the pedestrians accessing the development. However, this signage on Barham does not show its location and impacts relative to our property. At this point, the illuminate appears to be going through our front windows.

5. A3 signage on barham stand 12' tall. It does not appear to illuminate down the road east and west on Barham, however please confirm that this illumination will not be brightening the neighbors to the west and indeed blocked by the proposed structures within the development.

Please advise to the following, and as the proposal stands now, we do not support the lighting of the project with the missing information and ongoing inquiries that you have. We agree that this is needed, however the site map alone does not recognize our property and impacts that it has to our home.

Sincerely,

J . Elizabeth Santos

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Tonight's meeting

Liz Santos

Mon 12/16/2019 3:59 PM

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

Cc: Henry Santos

Art Piñon,

Due to us being out of the country we cannot attend tonight's Planning Commission meeting to provide public testimony on the project. Please make sure to document and acknowledge our concerns to the PC staff prior and/or during the public hearing.

Sincerely,

J. Elizabeth Santos

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