



NOTICE OF PUBLIC WORKSHOP

WHEN: Thursday, July 16, 2020 at 6:00 PM (via Internet/GoToMeeting)
PROJECT: SP20-0001, GPA20-0001, CUP20-0004, & V20-0001: Breakers Real Estate
LOCATION OF PROPERTY: Southeast corner of Twin Oaks Valley Road and Richmar Avenue

This notice is to inform you of an upcoming public workshop for a proposed 3-story, 138-unit assisted living and memory-care facility on a 3.78-acre property in the Heart of the City Specific Plan Area-Commercial (SPA-C) Zone. Project includes an amendment of the Heart of the City Specific Plan and a General Plan Amendment to remove the Richmar Specific Plan sub-plan designation of the property and remove the Richmar Avenue bridge from Mobility Element maps; a Conditional Use Permit for review of the project design; and a Variance for setback reduction.

The workshop is intended to provide to the public an overview of the proposed project. Your input is requested for this workshop. No official decisions will be made during this meeting. The developer will use information from the discussion to determine how to proceed with the project. Please see the following City website to view the proposed plans.

<https://www.san-marcos.net/departments/development-services/planning/public-workshops>

For more information, please contact Norm Pedersen, Associate Planner, in the Planning Division at 760-744-1050, extension 3236, or email at npedersen@san-marcos.net.

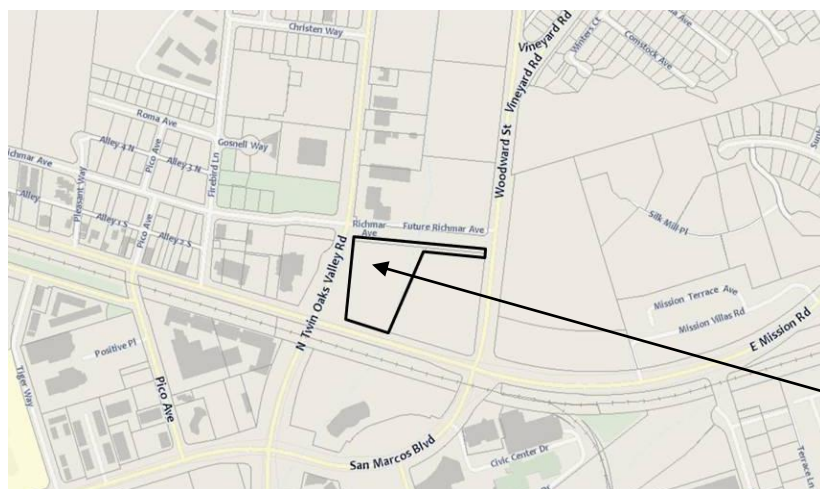
Pursuant to Governor Newsom's Executive Order N-25-20: In the interest of reducing the spread of COVID-19, this public workshop will be conducted as a webinar. Members of the public can participate in the workshop via the internet at: <https://global.gotomeeting.com/join/251750653> For voice access only, the workshop can also be accessed by phone at: 1-877-309-2073 and enter Access Code 251-750-653.

A presentation of the proposed project will be shown at the webinar. A copy of the presentation (PDF file) will be posted the day of the workshop at the aforementioned City website to download for viewing if you participate by phone only.

After the presentation, the workshop will include an opportunity for members of the public to provide input regarding the proposed project. The project applicant and City staff will be available to answer questions, asked via the webinar, phone, or email, during a public input session. There will be a 3-minute break after the presentation where the public can submit questions via email by sending comments to npedersen@san-marcos.net and write "Workshop Comment for SP20-0001" in the subject line. Emailed questions will be read aloud and responded to during the public input session. The workshop will conclude upon completion of the public input session.



Vicinity Map:



PROJECT LOCATION