

# PLANNING COMMISSION

Meeting Date: 09/20/21

## ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (# 1 )

### AGENDA ITEM # 2

**Applicant/Project Name:** Affirmed Housing – Mariposa Phase 2  
**Project Number:** MFSDP20-0002 & EX21-014

**Brief Description:** Public Comments received by email on  
9/18/21 & 9/19/21.

**Date** 09/20/21  
**Time** 9:40 a.m.

## Pedersen, Norman

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**From:** Dennis Nosco  
**Sent:** Saturday, September 18, 2021 4:56  
**To:** PM Pedersen, Norman  
**Subject:** Project MFSDP20-0002 & EX21-014

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Pedersen,

I am writing to object to this proposal and ask the Planning Commission to NOT approve this multi-family building project commonly called Mariposa Phase II.

The reasons that I think this project should NOT be approved by the Planning Commission are:

- The area where this project is proposed is already very crowded both in terms of both traffic (especially during the school day) and parking. There are already approved plans in the same area to add over 100 NEW affordable housing apartments that will add to the crowded traffic and parking situation in the area. The addition of the 66 new affordable housing apartments proposed by this project will put a significant strain on the roads and parking in this area.
- It is unfair to upscale subdivisions like Vallecitos Ridge where home values average over \$900,000 to continue to have more and more affordable housing units right outside their subdivision. The homeowners in subdivisions like Vallecitos Ridge bought their homes in good faith that their home values weren't going to be placed in jeopardy by the actions of the Planning Committee.
- Even before the nearly 200 additional affordable housing units (above what existed last year) are constructed, most of the crime in this area was concentrated around the existing apartments on Richmar, Marcos St. and Liberty Street, many of which were/are going to be affordable housing units. Addition of more affordable housing units in the same, concentrated area increases the risk of this becoming a higher crime area. Again, the impact on the more upscale houses in the area needs to be considered when adding low income housing to an area. There have been a number of car and house break-ins over the years in Vallecitos Ridge including one caught on video this past week in the subdivision.

In summary, it appears that the Planning Commission, most of whom appear to live in expensive houses (\$930,000 to \$1.3 million) in areas of San Marcos where there is no or only a small number of affordable housing units, are approving plans that concentrate the low income housing in one area, adversely impacting the quality of life for everyone in the area, but especially for those people living in upscale housing in the area. San Marcos had become one of the most desirable areas in North County to live. I know it is lucrative for the city and builders to take advantage of state incentives to construct affordable housing but simply adding more affordable housing to areas mainly because they are already zoned for apartments is very short-sighted and, in my opinion, unfair to people who bought homes in the area with that perception that they were moving into a good area. Affordable housing, if it is added in San Marcos, should be spread out, especially to areas that currently have little or no affordable housing and, preferably, to open areas such as the vacant lot at Woodward and Mission Road. Spreading out the affordable housing in San Marcos is not what appears to be happening and that should be changed.

Sincerely,

Dennis Nosco  
Vallecitos Ridge homeowner.

## Pedersen, Norman

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**From:** Jiwan Kim  
**Sent:** Saturday, September 18, 2021 8:58 PM  
**To:** Pedersen, Norman  
**Cc:** Narae Shin  
**Subject:** Mariposa Phase II - Against new construction

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Norm,

I am a resident of the Vallecitos Ridge in San Marcos and would to write this email to disapprove the new construction of any more affordable housing near our community. There is already enough affordable housing being built in phase I of Mariposa and affordable housing in this area.

Below are some reasons:

- The amount of crime is rising due to affordable homes in one densely packed area. We are seeing more theft in our community. As well as recently seeing police officers with guns drawn right outside our gates when we have a small child. Helicopters flying around a lot of times looking for suspects.
- The amount of construction dust in our backyard and all over our home is very concerning. Everything is just covered in dust and the noise begins at 7am with heavy machinery.
- The traffic is getting worse out of Dundee lane.
- The San Marcos middle school rating is horrible and will only get worse.

What are the plans to actually improve this area instead of jamming in more affordable housing?

Regards,

Jiwan Kim

## Pedersen, Norman

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**From:** Sandeep Mouli Nalluri  
**Sent:** Saturday, September 18, 2021 10:34 PM  
**To:** Pedersen, Norman  
**Subject:** Against new construction Mariposa Phase II

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Norm Pedersen,

I'm writing this email to convey that I'm **against the new construction of Mariposa Phase II** which would add 66 additional affordable housing apartments right outside our subdivision gate (Vallecitos Ridge).

We already have problems resulting from high numbers of apartments in this area. Parking and traffic (especially during school days) is horrendous. Crime in our area is concentrated around low income apartments that already exist and we have seen some instances of breaking into our neighborhood. Constructing more units in this area will only increase these issues further.

Therefore, please consider our opinion on this decision and I request to please stop this development.

Thanks,  
Sandeep Nalluri  
San Marcos, CA 92069

## **Pedersen, Norman**

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**From:** Christiane Barreto Lenhard  
**Sent:** Sunday, September 19, 2021 2:22 PM  
**To:** Pedersen, Norman  
**Subject:** Mariposa Phase II

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sr. Pedersen,

My name is Chris Lenhard and I am a homeowner in Vallecitos Ridge.

The purpose of this letter is to say that we, my husband and I, are against the new construction of Mariposa Phase II. Please, reconsider your decision!

Sincerely,  
Chris and Jose Lenhard