

PLANNING COMMISSION

Meeting Date: 9-18-2023

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (#1)

AGENDA ITEM # 5

Applicant/Project Name: Marcos Specific Plan

Project Number: SP22-0003, GPA22-0001, R22-0001, MFSDP22-0002,
TSM22-0002, CUP22-0002, TPM22-0001, SDP22-0003, ND23-012

Brief Description: Marcos Specific Plan – Public Comment

Date 9-14-2023

Time 12:00 PM

From: Frances Donnelly [REDACTED]

Sent: Monday, September 11, 2023 6:09 PM

To: Chris Garcia <cgarcia@san-marcos.net>

Cc: Joseph Farace <JFarace@san-marcos.net>; Saima Qureshy <SQureshy@san-marcos.net>

Subject: RE: ref. Item #5 SP22-0003, GPA22-0001, R22-0001, MFSDP22-0002, TSM22-0002, CUP22-0002, TPM22-0001, SDP22-0003, ND23-012, Marcos Specific Plan - Artists Village Residential aspect

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Chris,

I am delighted as a resident of San Marcos with how responsive the staff in the planning department are to my inquiries. I have been engaged with a few projects over the years and always feel like we are all working towards the same goal, really great living and working resources in the city. Thank you for quick feedback.

I realize from reading the documentation that there were public meetings about this project and there were no attendees from the public. I am sorry that you did not get more community response. I think I am signed up for the right email list finally, but I failed to see anything about this project up till now. I am sorry to be a bit late to the game.

I am a long-term homeowner, my current property is my fourth acquisition in as many decades, and it is in a multi-family development in San Elijo Hills. Folks, like me, with history in multi-family both as residents and members of the HOA board, can easily identify that parking, after getting folks to clean up after their pets, is the most dissatisfying factor affecting multi-family living. Okay, having to follow rules when a resident doesn't want to, is the number one issue. But parking frustration is a close second.

Here in San Elijo, we have great parking options for street parking outside our developments, and it is my experience with that which causes me to want to follow up and do what I can to influence similar resources for residents elsewhere.

Parking, or rather lack of sufficient flexibility that includes accessible overflow, is one of the factors that can very easily create hesitation to buy or rent in multi-family developments after hearing stories of reported frustration over parking. Inadequate overflow parking found on safely accessible nearby surface streets or public parking spaces means that folks in multi-family communities don't love their communities as much. They can't host a celebration or a book club meeting easily, they can't feel confident that a visitor who stays a few days will have comfortable multi-night parking. I don't know that there is any number of parking spaces that can be large enough to accommodate every case, but easy access to additional resources, as a factor included in the design phase of these developments would be great. Not only would residents in multi family be more content, but their efforts to use adjacent streets encourages moving around, encourages caring about the state of our environment and improves security because folks want their cars or their trip to and from them to be secure.

I can see that there is some street parking on Linda Vista that should be accessible if the bridge is maintained as pedestrian access, this is helpful. A sharing agreement with the adjacent development for a limited number of spaces, maybe only available after 8:00 p.m. with a displayed placard that allowed overnight parking would be an idea too. Awareness that the shared spaces might be in the event corner and therefore not available due to events, would not be unreasonable in my opinion either. The most

important thing to me is that these needs be considered and codified in a way that owners in the community won't have unexpected future changes to worry about.

Thanks again for the information.

Frances Donnelly C.Q.P.A., C.S.Q.E.
Director Product Development and Sales
Horizons International, Inc.

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From: Chris Garcia <cgarcia@san-marcos.net>
Sent: Monday, September 11, 2023 4:49 PM
To: Frances Donnelly [REDACTED]
Cc: Joseph Farace <JFarace@san-marcos.net>; Saima Qureshy <SQureshy@san-marcos.net>
Subject: RE: ref. Item #5 SP22-0003, GPA22-0001, R22-0001, MFSDP22-0002, TSM22-0002, CUP22-0002, TPM22-0001, SDP22-0003, ND23-012, Marcos Specific Plan - Artists Village Residential aspect

Frances,

Thank you for your comments on the proposed Marcos Specific Plan residential and commercial project. I have provided a response to your questions/concerns regarding on-site and off-site parking, as well as vehicular access gates.

I understand the concern of additional parking spaces for larger apartments with three or more bedrooms. The City of San Marcos Municipal Code (SMMC Chapter 20.340) establishes off-street parking requirements for multi-family development projects. Generally, one parking space is required for studio units, one and a half parking spaces for one-bedroom units, and two spaces for units with two or more bedrooms. Since all 102 units contain two or more bedrooms the parking required is 204 parking spaces. Each unit will have an attached two-car garage for a total of 204 spaces which complies with the parking requirements of the municipal code. Additionally, guest parking must be provided at one space per three units, or 34 parking spaces for this project. Since 34 guest parking spaces are proposed, the project complies with the city's off-street parking requirements. Although down the road and not applicable to this or other near-term projects, the city is looking to update the city's Zoning Ordinance which includes parking and other development standards. It is possible that parking requirements are modified with this effort. Nothing is eminent, but please keep an eye out for public input requests on this future code update.

Currently, parking is not permitted along the project frontage of Grand Avenue and no on-street parking is proposed along Grand Avenue with this project. Parking will continue to be available along Linda Vista Drive and pedestrian access to and from the residential project will be available through the commercial

site and across the existing bridge. At this time, there is no reciprocal parking agreement for the residents to parking on the commercial site.

No vehicle gates are currently proposed at the residential access with Grand Avenue. Bollards or a vehicle gate will be used at the existing bridge to limit vehicle access to emergency vehicles only. However, pedestrian access across the bridge will be available.

Please let me know if you have any further questions or concerns.

Sincerely,



Chris Garcia | Senior Planner

City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069

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At the City of San Marcos, the health and safety of our community is our top priority. For real-time updates about the City's response to COVID-19, visit www.san-marcos.net/covid19

From: Joseph Farace <jfarace@san-marcos.net>

Sent: Monday, September 11, 2023 1:23 PM

To: 'Frances Donnelly' [REDACTED]

Cc: Chris Garcia <cgarcia@san-marcos.net>; Saima Qureshy <SQureshy@san-marcos.net>

Subject: RE: ref. Item #5 SP22-0003, GPA22-0001, R22-0001, MFSDP22-0002, TSM22-0002, CUP22-0002, TPM22-0001, SDP22-0003, ND23-012, Marcos Specific Plan - Artists Village Residential aspect

Hi Frances. Nice hearing from you. Copied above is the project planner, Chris Garcia who can provide responses to your questions. Thanks, Joe



Joseph Farace | Planning Division Director

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Public counters are OPEN from 8:30 am to 4:30 pm. The City remains open for virtual business via email and phone from 7:30 am to 5:30 pm Monday through Thursday and closed every other Friday ([click here](#) to view the scheduled closures).

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From: Frances Donnelly [REDACTED]
Sent: Monday, September 11, 2023 1:10 PM
To: Joseph Farace <JFarace@san-marcos.net>
Subject: ref. Item #5 SP22-0003, GPA22-0001, R22-0001, MFSDP22-0002, TSM22-0002, CUP22-0002, TPM22-0001, SDP22-0003, ND23-012, Marcos Specific Plan - Artists Village Residential aspect

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Dear Mr. Farace,
I regularly receive notice of the planning commission agenda, for which I am appreciative.

I see that the above item is due for presentation on 9/18/2023. I have reviewed the contents and will admit that I find the proposed combined developments very appealing and theoretically a great contribution to enlivening the corridor along Grand Ave. I do, however, have one concern. I find the parking availability within the 102 unit residential development to be basically inadequate when considered in light of my own experience living in a multi-family development in the city of San Marcos.

As a practical matter, 3 bedroom (or greater) multi-family units do lead to the need to have accommodation/parking for 3 cars, in spite of our high desire to encourage use of public transportation. The availability of only one driving accessible entrance/exit for this development onto Grand Ave precludes the availability of additional overflow parking for the residential units. Given that there are 102 units it seems reasonable that the non-garaged spaces made available, which is only 34, will need to be increased to accommodate a reasonable expectation of growth and change in the community.

I was unable to determine from reading the documents which planner I should approach to confirm the status of parking, or not, on Grand Avenue. I am also interested in understanding if there will be some type cooperation agreement with the commercial areas to the east to accommodate parking. My remaining item is to understand if this will be a gated community. Cost to an HOA of gates are quite high and there are other negative impacts to social interaction when gate related isolation is encouraged. However, if parking is problematic then a gate control is often very necessary.

Can you please let me know which planner I can contact to obtain answers to my questions. Thank you.

Circulation/Parking:

The proposed development will be accessed by a single driveway on Grand Avenue, with an emergency vehicle and pedestrian access at the southern end of the project site across the existing bridge connecting the project to the East-End commercial development. The site design consists of 15 residential buildings with minimum 24-foot wide driveways for internal circulation and 20-foot wide alleys providing direct access to garages. Landscaping, lighting, and several pedestrian walkways are delineated adjacent to the internal driveways.. All common open space gathering areas can be accessed via pedestrian walkways throughout the development. Connections to the public sidewalk on Grand Avenue are provided at the project entry and at the

File #:TMP-1969

eastern trail along the creek.

The Marcos Specific Plan parking requirements are consistent with the requirements of the City Parking Ordinance (SMMC Ch. 20.340), which requires off-street parking to be provided at a ratio of two spaces per 2- or 3- bedroom unit, and one space for every three units for guest parking. Based on the number of dwelling units proposed, the project is required to provide a minimum of 238 parking spaces. The project proposes a 2-car garage for each unit totaling 204 garage spaces. The 34 guest parking spaces are located as open parking spaces throughout the project site. The required Covenants, Conditions, and Restrictions (CC&Rs) for the project will include a requirement that garages shall be utilized for the parking of vehicles, which will be enforced by the HOA. In accordance with the latest adopted Title 24 Building Code and City Climate Action Plan (CAP) requirements, the project is required to have 102 EV capable garage spaces for the proposed condominiums and four EV-ready guest parking spaces. The project will exceed this requirement by installing 102 Level 2 EV chargers (one per garage) and four EV-ready guest parking spaces.

Frances Donnelly C.Q.P.A., C.S.Q.E.

Director Product Development and Sales

Horizons International, Inc.

[REDACTED]

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