

# PLANNING COMMISSION

Meeting Date: 11/6/2023

## ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (2)

### AGENDA ITEM # 3

Applicant/Project Name: Restaurant Row Specific Plan  
Project Number: SP22-0004

Brief Description: Letters of support

Date: 11/3/2023  
Time: 4:00 pm

## Sean del Solar

---

**From:** Helen Peak <[hhp@lfap.com](mailto:hhp@lfap.com)>  
**Sent:** Saturday, October 28, 2023 5:33 AM  
**To:** Phil Scollick <[PScollick@san-marcos.net](mailto:PScollick@san-marcos.net)>  
**Cc:** Michelle Bender <[MBender@san-marcos.net](mailto:MBender@san-marcos.net)>  
**Subject:** FW: Neighbor support for OCRR redevelopment

**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.

---

On Oct 27, 2023, at 4:55 PM, Lyn Gruber <[REDACTED]> wrote:

**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.

Honorable City Council Members,

My business shares a parking lot with Old California Restaurant Row. We've been in our current location for 19 years and while we miss the vibrant area that Restaurant Row used to be, I was pleased to hear that this new project will bring new life to what has become more of an attractive nuisance including skateboarders and homeless.

A representative from the development team met with me and my staff to talk about the proposed changes. While it's hard to give up Restaurant Row, we're looking forward to being able to walk the new park or play pickleball at lunchtime and enjoy lunches one of the new spots that'll move into the project once it's built.

I understand these are difficult decisions and appreciate the time and effort you all put into making sure developments are right for the City and would encourage you to vote to approve this project.

Thanks,

Lyn Gruber  
Koppel & Gruber Public Finance  
334 Via Vera Cruz, Suite 256  
San Marcos, CA 92078  
[REDACTED]

T. [REDACTED]  
Direct Line: [REDACTED]  
F. [REDACTED]  
C. [REDACTED]  
[www.kgpf.net](http://www.kgpf.net)

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

## Sean del Solar

---

**From:** Rod Jones <[REDACTED]>

**Date:** October 30, 2023 at 9:26:04 AM PDT

**To:** Maria Nuñez <[MNunez@san-marcos.net](mailto:MNunez@san-marcos.net)>, [msanella@san-marcos.net](mailto:msanella@san-marcos.net), Rebecca Jones <[RJones@san-marcos.net](mailto:RJones@san-marcos.net)>, Sharon Jenkins <[SJenkins@san-marcos.net](mailto:SJenkins@san-marcos.net)>, Ed Musgrove <[emusgrove@san-marcos.net](mailto:emusgrove@san-marcos.net)>

**Subject:** Public Comment - OCRR

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

**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.

Mayor Jones and Councilmembers Nunez, Sannella, Jenkins and Musgrove,

I am in support of Lennar's plans for a mixed-use neighborhood at Restaurant Row. While I understand that some may be focused on the negative, I am choosing to look at what our city is gaining. As a 20 year plus member of this community, I've seen the growth and evolution of our city and am proud of what San Marcos is becoming. As a Council, you are demanding that developers meet our high expectations and create places and communities where San Marcos citizens can be proud of.

I believe that Lennar is stepping up to that challenge. Not only are the active and invested members of our community, but I was pleased to hear about the attention they paid to recognize the history of Jim Eubanks and Old California Restaurant Row.

I am optimistic this project will be approved at Planning Commission and ask that you too help bring the updated vision for Restaurant Row to fruition.

Rod Jones

[REDACTED]  
San Marcos, CA 920[REDACTED]