

# PLANNING COMMISSION

Meeting Date: 06/17/2024

## ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (#4)

### AGENDA ITEM # 4

**Applicant/Project Name:** Pacific Specific Plan

**Project Number:** SP22-0001, GPA21-0002, R21-0002, MFSDP24-0001,  
TSM24-0001.

**Brief Description:** Comments from Eric Olson

Date 06/17/2024

Time 2:20 p.m.

**From:** [Chris Garcia](#)  
**To:** [Gina Jackson](#)  
**Subject:** FW: Notice Of Public Meeting on June 17, 2024  
**Date:** Monday, June 17, 2024 1:53:41 PM

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**From:** Eric Olson [REDACTED]  
**Sent:** Monday, June 17, 2024 1:50 PM  
**To:** Chris Garcia <cgarcia@san-marcos.net>  
**Subject:** Notice Of Public Meeting on June 17, 2024

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Hello Mr. Garcia,

My name is Eric Olson, and I am the owner of the property located at 1348 La Mirada Dr. I am writing you as I am unable to attend the Public Meeting on June 17, 2024.

I have owned the above-mentioned property since 1984. I inquired about the zoning status of this vacant 33.2-acre parcel before I purchased my property and was told by the City of San Marcos this parcel was zoned for INDUSTRIAL USE ONLY as it is located right in the middle of the City's industrial area.

I would like to go on record that I am respectfully OPPOSED to the proposal to change in the zoning on this project from industrial to high residential density which would allow a 228-unit multi-family RESIDENTIAL project. Simply put, residential projects should be considered in residential zoned areas

Allowing this proposed project would add 500+/- cars each day to this industrial area which would have a negative effect for all trucks making daily deliveries to all the existing industrial businesses that boarder this project. Also, potential parking issues, loud noise and crime, etc. would adversely affect the property values of all the surrounding industrial property owners.

I would like to also mention my Liability / Fire Insurance Policy for my La Mirada property has recently been cancelled due to our location on La Mirada Dr is within a 5-mile radius of a high-risk fire area. Has this issue of obtaining Liability / Fire insurance been addressed with the developer? This is a major issue that should be addressed.

I would like to request the City of San Marcos contact each industrial property owner that borders this proposed project with a survey to seek their input on this proposed project.

I would appreciate a response to this letter at your earliest convenience.

Thank you,

Eric Olson