

# PLANNING COMMISSION

Meeting Date: 12/02/2024

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

### AGENDA ITEM # 3

**Applicant/Project Name:** Lennar Homes of California  
**Project Number:** SDP24-0006

**Brief Description:** Letters of Support

**Date** 12/02/2024  
**Time** 4:40 p.m.



December 2, 2024

Chair Rios and members of the Planning Commission,

The San Marcos Chamber Board of Directors received a presentation on the project, and we were pleased to hear that this project will bring new commercial to San Marcos Boulevard along with 71 new homes for sale. It is my understanding that the project is on tonight's agenda for consideration and approval. On behalf of the San Marcos Chamber of Commerce please accept this letter of support in my absence.

San Marcos and our neighbors along the 78 corridor are working tirelessly to attract businesses and opportunities to North County. Our own CSU San Marcos has evolved from a commuter school to a growing institution with a bustling culture that is spurring growth of our new downtown area. We need new homes to meet the needs of the city and keep our local workforce here in North County in general, but specifically in San Marcos.

The Chamber recognizes the need to address our current housing affordability and supply crisis. The need for attainable workforce housing cannot be expressed with enough urgency. San Marcos has done an excellent job managing growth in a thoughtful, context-sensitive way. This project is an example of how a developer can work within the General Plan to deliver housing in a manner that is consistent with the city's long-range planning.

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "Rick Rungaitis".

Rick Rungaitis  
CEO  
San Marcos Chamber of Commerce

From: **Nichole Hess** <[nicholedawn12@gmail.com](mailto:nicholedawn12@gmail.com)>

Date: Mon, Dec 2, 2024 at 2:39 PM

Subject: 12/2 public comments and support

To: <[SdelSolar@san-marcos.net](mailto:SdelSolar@san-marcos.net)>

To whom it may concern,

I hope I'm not too late to submit comments for tonight's meeting. I've been meaning to send something in since the public workshop several weeks ago. Anyways, I was happy to hear that something is finally happening with the old Sear's building. It's really about time – that place has become such an eye sore.

Anytime a new development pops up I always hold my breath to see what's going to be proposed, but I was pleasantly surprised to hear that this project is actually leaving the zoning alone. I understand that sometimes that needs to be changed, but it takes the guess work and angst out of the process when I learn that this is exactly the type of building that is intended for this property. I also like that some retail space is included and think this will be a good extension to the new Restaurant Row.

I hope you approve these new homes tonight.

Sincerely,

Nichole Hess  
San Marcos Resident