



**ATTACHMENT D**  
**PUBLIC COMMENT**

**From:** [REDACTED]  
**To:** [Sarah Cluff](#)  
**Subject:** (Conversion)Age Restricted park(s) Chapter 20.245 to No age restrictions parks.  
**Date:** Thursday, August 28, 2025 10:04:18 AM

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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.

To: Sarah Cluff, Associate Planner,

Our names are: George Wendleton & Darlene Armstrong - Co,Owners of 1145 Barham Drive, Space 40

\*With regard to (TA24-0005) age restriction living -V- No age restriction,

As we received this measure today in our mail, both Darlene were concerned and we wanted to insure our voice in the coming workshop, we will be out of town on a well earned vacation and did want to voice our thoughts and opinions for the change to chapter 20.245. (TA24-0005).

It is with strong conviction and personal preference, that any and all thoughts of making a change to this restriction i.e. 20.205 on any of the seven parks Especially 1145 Barham Drive, that will open the door to commingling and/or disallowing seniors to their earned ability and financial right to have their private living park to be converted to an all exclusive family park a betrayal to our voice and right as seniors when we decided to perches the space that we own here in San Marcos.

Although I'm speaking for myself and Darlene, it is our opinion and the opinion of some of our neighbors we have talked to in passing that a change such as this would be an invasion of our rights that we spent a lifetime to earn if the chapter 20.245 is changed and/or modified.

Please consider the numbers of other populous in the seven (7) parks and their ability to voice their concerns or not have the ability to step forward to resist this measure due to their age and balance of mind to even associate their opinion due to disability of mind or physical ability to be part of the forum to make a change that will open the door to additional charges that could raise the prices of rents and/or other charges seniors have been given due to the zoning laws that protects seniors from higher fiscal costs and the ability to live at a level that is comfort instead of that which would choke most seniors ability to afford what they worked so hard to achieve in their retirement.

I understand the need for change, and if their were special conduits of financial aspects also considered for the seniors that occupy those dwellings already established as "Senior Property" with the same financial considerations that are now enjoyed due to the fixed incomes through SSI and personal investments the change would establish a consideration for seniors and the ability for the mobil home management to also accommodate families to coexist on separate financial plan i.e. rent and those costs that would be fixed for the senior i.e. 65 and older with no one living in the home under 65.

Indeed, this would honor a fiscal plan that would protect those that have the senior perk -V- those that are 64 and lower and/or within the age group of non-senior that are considered as adults with children under 18 and the elders of the family between the age of 18 to 64 are those that have the ability to work and afford the family fiscal ability to live as a (Non-Senior), therefore, than the change of the chapter and/or subchapters of 20.245 would make it fair for families and existing seniors.

Thank you for the announcement given in advance so everyones voice can be heard due to the announced change, it is my thought and hope that as a change is made the seniors affected through this fiscal living change is considered and special circumstances given for the senior.

Thanks,

George E Wendleton (69) & Darlene M Armstrong (66)



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**RE: (Conversion)Age Restricted park(s) Chapter 20.245 to No age restrictions parks.**

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**From** Sarah Cluff <scluff@sanmarcosca.gov>

**Date** Thu 8/28/2025 5:23 PM

**To** [REDACTED]

Good afternoon, Mr. Wendleton and Ms. Armstrong,

Thank you for your comments on TA24-0005. To clarify: the proposed text amendment action is a Senior Park Overlay intended to preserve existing senior-only parks; it does not convert any parks to all-ages. The amendment would add protections/standards and does not change rents or park management.

If you'll be out of town, you're welcome to submit written comments for the public record to me, though I am doing double duty while assigned jury duty, I will be reviewing emails in hopes of your input regarding this amendment to ensure these seven parks remain Senior Parks. Also, for accuracy, the amendment references SMMC 20.245 (not SMMC Section 20.205).

We appreciate your input and will include it in the project file.

All the best,

Sarah Cluff

Sarah Cluff | Associate Planner

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

T: (760) 744-1050 x3227

scluff@san-marcos.net | [www.san-marcos.net](http://www.san-marcos.net)

Public Counters at City Hall and Public Works are open from 8:30 am to 4:30 pm Monday-Thursday, and every other Friday.

-----Original Message-----

**From:** [REDACTED]

**Sent:** Thursday, August 28, 2025 10:04 AM

**To:** Sarah Cluff <scluff@san-marcos.net>

**Subject:** (Conversion)Age Restricted park(s) Chapter 20.245 to No age restrictions parks.

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Thanks,

George E Wendleton (69) & Darlene M Armstrong (66)



**From:** [Scott Nightingale](#)  
**To:** [Sarah Cluff](#)  
**Subject:** Fw: Amendment TA24-0005  
**Date:** Monday, September 1, 2025 6:13:39 AM

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FYI - see below

**SCOTT NIGHTINGALE** | Principal Planner | Development Services  
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069  
**T:** (760) 744-1050 x 3281 **C:** (619) 782-8036  
[snightingale@san-marcos.net](mailto:snightingale@san-marcos.net) | [www.san-marcos.net](http://www.san-marcos.net)



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**From:** [REDACTED]  
**Sent:** Sunday, August 31, 2025 7:59 PM  
**To:** Scott Nightingale <[snightingale@san-marcos.net](mailto:snightingale@san-marcos.net)>  
**Subject:** Amendment TA24-0005

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Good day to you, my name is Andrew Effenberger and I'm here to speak in support of the proposed text amendment TA24-0005. This amendment is not just a zoning update—it's a safeguard for some of our city's most vulnerable residents.

San Marcos' seven age-restricted mobile home parks represent more than affordable housing they are stable, community-oriented environments where seniors can age in place With dignity. The proposed overlay ensures these parks remain dedicated to senior only occupancy, protecting residents from displacement and preserving housing tailored to their needs.

Allowing conversions to all-age occupancy would undermine decades of planning and expose seniors to market pressures they cannot absorb. Many residents live on

fixed incomes and rely on the predictability and accessibility these parks provide. Without this amendment, we risk losing a critical layer of our housing safety net.

This proposal aligns with the city's General Plan goals for housing equity and supports fair housing principles by maintaining age-appropriate options for older adults. I urge staff and Council to move forward with this amendment and continue prioritizing policies that protect Long-term residents and foster inclusive age-conscious planning.

Thank You for your attention to this matter Andrew Effenberger resident of SMME San Marcos Calif.

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**RE: senior park amendment TA24-0005**

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**From** Sarah Cluff <scluff@sanmarcosca.gov>

**Date** Tue 9/2/2025 5:22 PM

**To** FRANZ LISZT [REDACTED]

Good afternoon, Mr. Effenberger,

Thank you for your comments on TA24-0005 regarding the Residential Mobilehome Park Senior Overlay intended to preserve existing senior-only parks.

I appreciate your patience, as you may have received my jury duty out-of-office message upon sending your email. Now that I have had a chance to review your message, I have added your comments to the project file for consideration.

We appreciate your reaching out to provide input on the project.

All the best,

Sarah Cluff

**Sarah Cluff** | Associate Planner

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

T: (760) 744-1050 x3227

[scluff@san-marcos.net](mailto:scluff@san-marcos.net) | [www.san-marcos.net](http://www.san-marcos.net)

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**From:** FRANZ LISZT [REDACTED]

**Sent:** Sunday, August 31, 2025 6:01 PM

**To:** Sarah Cluff <scluff@san-marcos.net>

**Subject:** senior park amendment TA24-0005

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Good day to you, my name is Andrew Effenberger and I'm here to speak in support of the proposed text amendment TA24-0005. This amendment is not just a zoning update—it's a safeguard for some of our city's most vulnerable residents.

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Allowing conversions to all-age occupancy would undermine decades of planning and expose seniors to market pressures they cannot absorb. Many residents live on fixed incomes and rely on the predictability and accessibility these parks provide. Without this amendment, we risk losing a critical layer of our housing safety net.

This proposal aligns with the city's General Plan goals for housing equity and supports fair housing principles by maintaining age-appropriate options for older adults. I urge staff and Council to move forward with this amendment and continue prioritizing policies that protect Long-term residents and foster inclusive age-conscious planning.

Thank You for your attention to this matter Andrew Effenberger

**From:** [REDACTED]  
**To:** [Sarah Cluff](#)  
**Subject:** Notice of Public work shop  
**Date:** Friday, August 29, 2025 1:36:52 PM  
**Attachments:** [image050741.png](#)  
[SMMRA Flyer for Sept. 4, 2025.pdf](#)  
**Importance:** High  
**Sensitivity:** Confidential

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Hi, I am writing you regarding the flyer attached, I was wondering how our community became part of this community change , the reason is we went through this 13 years ago with the City Of San Marcos, and when we started to attend the meetings, the city lawyer informed us that Valle Verde was excluded from any future changes to the community, we are non-profit organization <https://www.caritascorp.org/>  
Please advise,

Thank you,

**Diane Roman**  
Regional Manager | Valle Verde Estates

[REDACTED]  
1286 Discovery Street  
San Marcos, CA 92078

[REDACTED]

---

**Re: Notice of Public work shop**

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**From** Sarah Cluff <scluff@san-marcos.net>

**Date** Thu 12/11/2025 5:00 PM

**To** Diane Roman 

Good day, Diane,

Thank you for your patience while City staff and the City Attorney's Office reviewed the records related to Valle Verde Estates.

Based on the documentation available, the City Attorney's Office reviewed the Regulatory Agreement for Valle Verde Estates and noted the following provision under Section 3(m), Residential Rental Property:

“(m) The Borrower will cause the Spaces in the Project to be occupied by Senior Citizens, to the extent permitted under federal and State laws. Such occupancy restriction may be reviewed from time to time by the Issuer and such future changes to the occupancy restriction may be memorialized in an agreement separate and apart from this Regulatory Agreement.”

This language, which reflects existing occupancy requirements at Valle Verde Estates, is consistent with the senior-restricted occupancy currently proposed in the senior overlay zone. The City Attorney further confirmed that the Regulatory Agreement does not automatically exempt Valle Verde Estates from future updates to the San Marcos Municipal Code or other City regulations, such as placing the park within a senior overlay zone.

If you have any additional questions or would like to discuss further, please feel free to reach out.

All the best,

Sarah Cluff

**NOTE:** *City offices will be closed Dec. 25–Jan. 4.*

*Public safety and emergency services will continue to be available.*

*Service requests may be submitted anytime through the [San Marcos app](#).*



**To our Wireless Applicants:** *The City of San Marcos will be closed December 25, 2025–January 2, 2026. Please kindly submit wireless projects by December 15, 2025, for review before the closure. We will reopen on Monday, January 5, 2026, and will*

*be available to receive submittals at that time. Thank you for your cooperation and understanding.*

**Sarah Cluff** | Senior Planner  
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069  
T: (760) 744-1050 x3227  
[scluff@san-marcos.net](mailto:scluff@san-marcos.net) | [www.san-marcos.net](http://www.san-marcos.net)

Public Counters at City Hall are open from 7:30 am to 5:30 pm Monday-Thursday, and 7:30 am to 4:30 pm every other [Friday](#).

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**From:** Diane Roman [REDACTED]  
**Sent:** Tuesday, September 9, 2025 4:54 PM  
**To:** Sarah Cluff <[scluff@san-marcos.net](mailto:scluff@san-marcos.net)>  
**Subject:** RE: Notice of Public work shop

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Sarh,  
Hello, my apologies for the not connecting, I appreciate your assistance. Also, we have a Bond agreement with the City Of San Marcos in 2017. I will wait to hear from you.

Thank you,

**Diane Roman**  
Regional Manager | Valle Verde Estates

[REDACTED]  
1286 Discovery Street  
San Marcos, CA 92078

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**From:** Sarah Cluff <[scluff@san-marcos.net](mailto:scluff@san-marcos.net)>  
**Sent:** Tuesday, September 9, 2025, 4:44 PM  
**To:** Diane Roman [REDACTED]  
**Subject:** RE: Notice of Public workshop  
**Sensitivity:** Confidential

You don't often get email from [scluff@san-marcos.net](mailto:scluff@san-marcos.net). [Learn why this is important](#)

Good afternoon, Diane,

As I haven't connected with you following the voicemail I left last week, I wanted to let you know that I have reached out to our City Attorney's office regarding the status of Valle Verde. I will follow up with you as soon as I receive any additional information from their office to share.

All the best,

Sarah Cluff

**Sarah Cluff** | Associate Planner  
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069  
T: (760) 744-1050 x3227  
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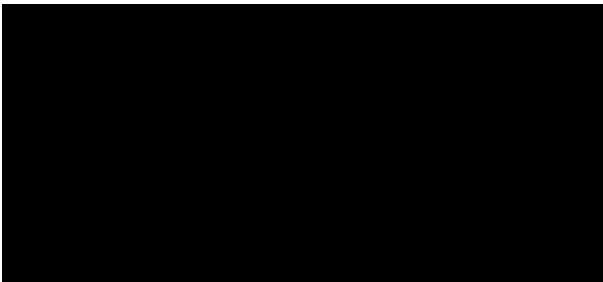
**From:** Diane Roman [REDACTED]  
**Sent:** Friday, August 29, 2025 1:36 PM  
**To:** Sarah Cluff <[scluff@san-marcos.net](mailto:scluff@san-marcos.net)>  
**Subject:** Notice of Public work shop  
**Importance:** High  
**Sensitivity:** Confidential

You don't often get email from [REDACTED] [Learn why this is important](#)  
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<https://www.caritascorp.org/>  
Please advise,

Thank you,

**Diane Roman**  
Regional Manager | Valle Verde Estates  
[REDACTED]  
[REDACTED]  
1286 Discovery Street  
San Marcos, CA 92078



---

**FW: recommendation to make age restricted mobile home parks non-age restricted**

---

**From** Song LeBaron <slebaron@sanmarcosca.gov>

**Date** Mon 6/15/2026 7:54 AM

**To** Sarah Cluff <scluff@sanmarcosca.gov>

For your records.

**Song LeBaron** | Sr. Management Analyst | Development Services

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

**T:** (760) 744-1050 x3239 | **C:** (760) 703-3910

[slebaron@sanmarcosca.gov](mailto:slebaron@sanmarcosca.gov) | [www.sanmarcosca.gov](http://www.sanmarcosca.gov)

---

**From:** Georgie Cossitt [REDACTED]

**Sent:** Saturday, June 13, 2026 1:27 PM

**To:** Song LeBaron <slebaron@sanmarcosca.gov>

**Subject:** recommendation to make age restricted mobile home parks non-age restricted

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Please vote against the recommendation to make current San Marcos age- restricted mobile home parks non-age restricted. This would seriously impact the lifestyle and property value of current owners who have chosen properties with age restrictions. Georgie S. Cossitt, 1930 W. San Marcos Blvd., Spc. 5, San Marcos, CA 92078.

---

**Re: recommendation to make age restricted mobile home parks non-age restricted**

---

**From** Sarah Cluff <scluff@sanmarcosca.gov>  
**Date** Tue 6/16/2026 8:10 AM  
**To** [REDACTED]  
**Cc** Song LeBaron <slebaron@sanmarcosca.gov>

Good morning, Mr. Cossitt,

Thank you for submitting your comments regarding TA24-0005. We appreciate your engagement and your advocacy on behalf of your community.

I wanted to clarify that the proposed text amendment is intended to establish a Senior Mobilehome Park Overlay to help preserve existing senior-only mobilehome parks. The proposed action would not convert any senior parks to all-ages parks. Rather, it is intended to add protections that would help maintain the existing senior age-restricted status of the identified parks and prohibit their conversion to non-age-restricted parks.

Your comments will be included in the project record provided to the Planning Commission for its July 6 hearing.

Please feel free to contact me with any additional questions or comments. Thank you again for taking the time to share your concerns and participate in the public review process.

All the best,

Sarah Cluff

**Sarah Cluff** | Senior Planner  
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069  
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**From:** Georgie Cossitt [REDACTED]  
**Sent:** Saturday, June 13, 2026 1:27 PM  
**To:** Song LeBaron <slebaron@sanmarcosca.gov>  
**Subject:** recommendation to make age restricted mobile home parks non-age restricted

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**FW: July 6, 2026 Public Mtg**

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**From** Song LeBaron <slebaron@sanmarcosca.gov>

**Date** Mon 6/22/2026 9:30 AM

**To** Sarah Cluff <scluff@sanmarcosca.gov>; Yvette Arenas <yarenas@sanmarcosca.gov>

-----Original Message-----

**From:** Christine Parkman [REDACTED]

**Sent:** Monday, June 22, 2026 8:53 AM

**To:** Song LeBaron <slebaron@sanmarcosca.gov>

**Subject:** July 6, 2026 Public Mtg

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We are mobile home owners at Palomar Estates West, Spc 314. We cannot attend the meeting on July 6th, however, we wish to state we DO NOT want our park converting to an all aged (family park) residence. Presently you must be 55+ to live in the park, and we strongly request this requirement continue.

Please consider our voice although we cannot be present. Thank you Richard Brent & Christine Parkman

---

**Re: July 6, 2026 Public Mtg**

---

**From** Sarah Cluff <scluff@sanmarcosca.gov>

**Date** Wed 6/24/2026 5:03 PM

**To** [REDACTED]

Good afternoon, Ms. Parkman and Mr. Brent,

Thank you for taking the time to share your comments regarding TA24-0005. We appreciate your input and value your participation in the public review process.

I wanted to provide a brief clarification regarding the proposed ordinance. The purpose of the text amendment is to establish a Senior Mobilehome Park Overlay that would help preserve the existing age-restricted status of designated senior mobilehome parks. The overlay would add protections to help ensure these parks remain reserved for residents 55 years of age and older.

Although you are unable to attend the July 6 Planning Commission meeting, your comments will be included in the public record and provided to the Planning Commission as part of its consideration of the proposed amendment.

If you have any additional questions or would like to discuss the proposal further, please don't hesitate to contact me. Thank you again for your engagement on behalf of your community.

All the best,

Sarah Cluff

**Sarah Cluff** | Senior Planner  
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069  
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**From:** Christine Parkman [REDACTED]  
**Sent:** Monday, June 22, 2026 8:53 AM  
**To:** Song LeBaron <slebaron@sanmarcosca.gov>  
**Subject:** July 6, 2026 Public Mtg

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