

From: [Dr.k.Bahmanpour](#)
To: [Planning](#)
Subject: Housing project - Site 8
Date: Friday, October 13, 2023 12:17:39 AM

Dear Carlsbad Mayor's Office,

I am writing on behalf of my family, who have been residents of Carlsbad since 2010. As a homeowner in the Aviara area, I have a deep understanding of Carlsbad's culture and environment. I am writing to express my objections regarding Site 8 and the Cottage Row Carlsbad area project.

Currently, there are two new building constructions taking place next to Cottage Row by WERMERS on Aviara Parkway. The addition of more apartment housing in Cottage Row is leading to a rapid increase in density and population within this small section of the city. This growth is not only contributing to heightened traffic and congestion in our neighborhood but is also interfering with the local habitat.

I have noticed an increase in white owl sightings in my backyard, and coyotes have been pushed into our neighborhood, posing a threat to our household pets. I tragically lost my cat last year to a coyote. I implore you to consider relocating Site 8 to a different part of Carlsbad, as our Aviara streets simply do not have the capacity to accommodate this sudden growth.

Thank you for your attention to this matter and for considering the well-being of our community.

Sincerely,
Kaveh Bahmanpour MD , FAAFP
1278 Mariposa road
Carlsbad , CA 92011
Cell: 949-292-8337

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From: [Peter Filice](#)
To: [Planning](#)
Subject: Rezoning for Higher Density Housing
Date: Thursday, October 12, 2023 8:29:17 PM

Planning Commissioners:

I think it's a huge mistake to rezone for higher density housing. North County is already densely populated. We need to be thinking of quality of life. Traffic and noise will increase. It would be nice to keep North County San Diego from becoming like another LA suburb...concrete and buildings.

It is very sad to think that some of the beautiful undeveloped areas will soon be taken over by housing.

There's got to be a better way. Think of what our children will be inheriting. We need open space. Keep Global Warming in mind when making your decisions.

A Concerned Resident,

Peter Filice

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Eli Snyder

From: Jen Fornal <jenfornal@gmail.com>
Sent: Thursday, October 12, 2023 11:28 AM
To: Planning
Cc: jfornal@chestnutcarlsbad.com
Subject: Information re: Site 3 of Housing Element for Planning Commission Members

Dear Planning Commission Members:

We understand staff will present the Housing Element EIR at your next meeting. As the owners of Site 3, we want you to know of our desire to remain on the proposed Housing Element map as a contributing site to the City's RHNA.

Our goal has always been to work with our neighbors to develop a project suitable to the location and provide housing opportunities for Carlsbad families and seniors. Our current design represents what we believe is the best answer to that challenge.

You can view our project concept here: www.carlsbadchestnut.com.

Our family has owned the El Camino Real and Chestnut site since 1989. We are long-time residents of Carlsbad with an interest in helping the City meet its goals to create more affordable housing. I have been highly involved with our local schools as a volunteer and recently as a candidate for the CUSD school board. I currently serve as Vice Chair for the Carlsbad Educational Foundation and have recently become a member of the Development Team for Chestnut Carlsbad.

I hope you see the merit of what our team has been working on for the last several years to avoid any citizen misunderstandings and build more affordable homes in Carlsbad. Of course, we understand residents have concerns and feedback. We look forward to working with the community to vet a final design. More immediately, we have addressed most of the recorded objections to Site 3 on the Home page of the www.chestnutcarlsbad.com site.

Please do not hesitate to contact me with any questions.

Sincerely,

Jennifer Fornal
VP of Communications
Chestnut Carlsbad, LLC

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From: [Lisa Rutan](#)
To: [Planning](#)
Subject: Re: Public hearing on potential sites for future housing
Date: Thursday, October 12, 2023 8:28:53 PM

How much more do we really need to build? Can't we have open space? Is this the city wanting it for increased tax revenue? I don't see other cities being developed like Carlsbad has.
Lisa Rutan

Sent from my iPhone

On Oct 12, 2023, at 8:09 PM, City of Carlsbad <planning@carlsbadca.gov> wrote:



Planning Commission to review Housing Element EIR and recommend sites to rezone for future housing

The City of Carlsbad [Planning Commission](#) will hold a public hearing on Oct. 18, 2023, at 5 p.m. to review the final environmental impact report and public input for potential sites and recommend which to rezone for future housing in Carlsbad to meet state requirements. The commission will also consider changes to the General Plan and other land use documents.

The report, appendices and related documents are available on the [project webpage](#).

Planning Commission meeting

Wednesday, Oct. 18, 2023
5 p.m.
City Council Chamber
1200 Carlsbad Village Drive

[Public hearing notice](#)
[Agenda and staff report](#)

How to participate

- Email comments to planning@carlsbadca.gov
- Provide comments in person

Three ways to watch the meeting from home: