

From: [Scott Donnell](#)
To: [Cynthia Vigeland](#)
Cc: [Robert Efird III](#); [Eric Lardy](#)
Subject: FW: Regarding site 4
Date: Monday, October 16, 2023 10:08:09 AM

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

From: Michael Kroopkin <mikek26@me.com>
Sent: Friday, October 13, 2023 4:48 PM
To: Scott Donnell <Scott.Donnell@carlsbadca.gov>
Subject: Regarding site 4

Dear Mr. Donnell,

This note will probably sound familiar as I have written 3 other times regarding site 4 located on El Camino Real. That location would be a horrible location, not only because the traffic situation on that location is already very busy but also because it will create an issue for fire and police to be able to get to emergencies down El Camino. The project would stand out like a sore thumb in this beautiful open area.. Between the project already being built down the street with appx. 300 units and THIS project. you will be adding appx. 1000 more vehicles throughout the day on ECR. This project creates a safety situation for the neighborhood as well as the city. I strongly request you reconsider. I know you are thinking a third lane would help, your thinking is not correct and I believe you need to wake up and start considering your current residences and the safety for all (and the noise issue). I love our City just do not want to see you make some large mistakes.

Michael J. Kroopkin
2322 Masters Rd
760-931-6786

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From: [Scott Donnell](#)
To: [Cynthia Vigeland](#)
Cc: [Eric Lardy](#); [Robert Efird III](#)
Subject: FW: Map 2
Date: Monday, October 16, 2023 10:09:51 AM

From: Christine Smoczynski <chris_enhls@yahoo.com>
Sent: Saturday, October 14, 2023 5:12 PM
To: Scott Donnell <Scott.Donnell@carlsbadca.gov>
Subject: Re: Map 2

- Site 8, currently home to Cottage Row Carlsbad apartments, southeast of the Palomar Airport Road and Aviara Parkway intersection. This land would be rezoned to increase density.
- Our community currently has 2 huge apartment homes going up on Palomar Airport Rd and Aviara.... In excess of 300+ units.
- Adding more high density construction on Cottage Row, in addition to what is already being constructed, can easily change the entire character of our beautiful neighborhoods!
- We also have low income/affordable units nearby on Aviara.
- I think we have enough!!!
- Please keep me informed on plans to rezone Cottage Row!!!

Sent from my iPhone

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From: [Laura Lorentzen](#)
To: [Planning](#)
Subject: Potential Housing Site Chestnut
Date: Monday, October 16, 2023 3:21:22 PM

Hello,

I understand you are considering allowing a development at the corner of Chestnut and El Camino, that would change the current zoning from 8 homes to a community with 28 homes.

I would strongly suggest you do not approve this. We understand the need for housing, and someone owns the land and wants to develop for highest and best use. But I would say Chestnut can simply not handle that much extra traffic on that corner. I have a daughter at Carlsbad High School and Chestnut is so hard to get out on from Westhaven, the small streets that are already on Chestnut there have near miss accidents daily. My daughter was hit by a vehicle at the corner of Skyline and Tamarack in the crosswalk, hit and run. There is too much congestion on our streets and we do not need triple the traffic for a new community in our little section of Carlsbad.

PLEASE, do not approve this enormous project on that small corner of a highly congested section of our town.

Thank you for your consideration.

Warm Regards,

Laura Lorentzen
3820 Skyline Road
Carlsbad, CA 92008
(760)579-8803
lauralorentzen@sbcglobal.net

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From: radioright@aol.com
To: [Planning](#)
Subject: Site Number 3 - Chestnut at El Camino Real Parcel - Congested Soeedway Proposal
Date: Monday, October 16, 2023 3:36:04 PM

Dear Planning Commission,

We are writing to express our deep concern regarding the adverse impact that an R-15 designation for Site Numbers 167-080-34, 49 and 50 (parcel: Chestnut at El Camino Real) would have on surrounding Carlsbad neighborhoods, Carlsbad High School, local churches and safe access to the shopping mall.

As long-time residents and property owners in Carlsbad we are concerned that traffic congestion will increase and present more gridlock than there already is on Chestnut Avenue where Carlsbad High School already experiences serious congestion. It's already very dangerous and difficult to navigate Chestnut Avenue, while turning left or right from the adjacent neighborhoods.

Traffic on El Camino Real in this area and leading to the freeway is already congested throughout the day and the density you are considering will compound the problem.

Please develop this site at the current General Plan Designation (R-4) so that it does not endanger existing neighborhoods and turn El Camino Real into more of a ***Congested Speedway***.

Thank you,

Ellen Ponte and
William C. Levenson

3814 Skyline Road
Carlsbad CA 92008

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